



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE**  
**HELD ON 27<sup>th</sup> JUNE 2019 AT THE TOWN HALL,**  
**ROYAL LEAMINGTON SPA**

Present: Councillors Julija Boulton, Janet Alty, Navdeep Kaur Atwal, David Brunson, Mubarik Chowdry, Jennifer McAllister and Nick Wilkins

Apologies: Councillor Heather Calver

**24. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS**

There were none.

**25. PUBLIC FORUM**

No representations were made

**26. MINUTES**

The Minutes of the Planning Committee held on 27<sup>th</sup> June 2019, having been circulated, were considered.

**RESOLVED** that the Minutes of the Meeting of the Planning Committee held on 27<sup>th</sup> June 2019 are confirmed and signed as a correct record, subject to an addition as agreed under Matters Arising regarding clarification from Warwick District Council on Policy DP13(B) from the previous Local Plan.

**27. MATTERS ARISING**

There were none.

**28. PLANNING APPLICATIONS**

Consideration was given to a schedule of planning applications (Report No. 6).

**RESOLVED** that no objections are raised to the planning applications in the schedule (Report No. 6), with the exception of the following which were discussed in greater detail:

W/19/0727                      Mrs Olga Ogden                      Change of use from C3  
residential to four bedroom C4 HMO                      Flat 2 37 Clemens Street CV31 2DP

**RESOLVED** that an objection is raised on the following grounds:

1. At 15.8% for this property, the HMO calculation continues to rise on Clemens Street in contravention of Policy H6 of the Local Plan. Whilst the town council appreciates the property is on a main thoroughfare in a mixed use area, where is the line to be drawn with this policy?

2. No parking provision is proposed - WDC Parking Standards require 2 spaces for this size of dwelling. No bicycle parking is proposed either.

TB

W/19/0809                      P Lazzara                      Erection of a single storey front and side extension and dropped kerb                      24 St Margaret's Road CV31 2NS

**RESOLVED** that no objection is raised - the town council assumes a permeable surface will be used when this front garden is removed for additional parking

W/19/0959                      Mrs Anna McMorran                      Resubmission of W/19/0642 increasing the height of the eaves of the approved to 1.9m                      21 Grove Place CV31 2AN

**RESOLVED** that no objection is raised

W/19/0643                      Hamesha Furniture                      Proposed display of replacement non-illuminated fascia signage and window vinyl                      164 Parade CV32 4AE

**RESOLVED** that an objection is raised on the following grounds:

1. Fascia signage lettering should follow the WDC Shopfront Design Guidance in terms of size and mounting
2. The window vinyl proposed is not in keeping with this SPD and is out of keeping with the Conservation Area and the Parade

W/19/0644LB                      Mr Sandhu                      Listed Building Consent for repainting of existing wooden window frame and pillars of the shopfront to FARROW & BALL, Varde, No. 288 (green), new fascia signage and window vinyl                      164 Parade, Leamington Spa, CV32 4AE

**RESOLVED** that an objection is raised on the following grounds:

1. Fascia signage lettering should follow the WDC Shopfront Design Guidance in terms of size and mounting
2. The window vinyl proposed is not in keeping with this SPD and is out of keeping with the Conservation Area and the Parade

W/19/2387                      TAG Exclusive Properties Urban Ltd: Mr & Mrs Tucker  
Demolition of the existing building (currently Peacocks) and the construction of a new building comprising a basement for parking cars and retail storage, plus retail space on the ground floor with residential accommodation above on five floors creating 26 apartments consisting of 9 x one beds; 16 x two beds and 1 x three bed  
73 Warwick Street CV32 4RQ

**RESOLVED** that an objection is raised on the following grounds:

1. The height, mass and bulk of this proposed building has not been amended at all following the comments of CAF and still sits at six stories - this is out of keeping with this area and with the Conservation Area
2. 8 parking spaces are proposed - where would those residents without one of these spaces be expected to park? There are as yet no comments from WCC Highways regarding parking and access. Putting more parked cars onto the surrounding residential streets is not viable.
3. Query the absence of any mention of an affordable housing element in line with Local Plan Policy H2 as yet?

TB

4. Negative impact on the neighbours' amenity in terms of noise and potential overlooking

5. Flooding information required by the LLFA is still outstanding. 6. Concur with the views of the Conservation officer regarding the use of appropriate materials in windows.

The town council wholly supports the sensitive redevelopment of this key site on Warwick Street but would wish to see a lower, less bulky development better in keeping with the Conservation Area and the neighbouring properties.

W/19/0513 Mrs S Purewal Basement conversion to form 1 bedroom flat  
Manor Cottage 3 Spencer Street CV31 3NE

**RESOLVED** that no objection is raised

W/19/0514LB Mrs S Purewal Basement conversion to form 1 bedroom  
flat Manor Cottage 3 Spencer Street CV31 3NE

**RESOLVED** that no objection is raised

W/19/0902 Mrs Helen Ovenden Erection of a part two storey part  
single storey side and rear extension 76 Wathen Road CV32 5UZ

**RESOLVED** that no objection is raised

W/19/0783 Mr Dass First floor extension to rear with loft conversion to  
existing roof 50 Cubbington Road Lillington CV32 7AB

**RESOLVED** that no objection is raised - the town council planning committee assumes the proposed new bathrooms will have opaque windows.

W/19/0694 Mr Sidhu Change of use from C3 residential to four bedroom  
C4 HMO 22 Sandown Close Lillington CV32 7SX

**RESOLVED** that no objection is raised

W/19/0779 Mr & Mrs Makris Proposed front and side extension and new  
front window and velux windows 26 Woodcote Road CV32 6PY

**RESOLVED** that no objection is raised - the town council wonders why the velux windows are required in the loft as there are no plans showing any works to be done to the loft area?

W/19/0888 GSK Developments Ltd Application of the Variation of  
Condition 2 (plan references), discharge of condition 5 following approval of  
landscape scheme and removal of Condition 6 of planning permission W/17/2402  
31 Kenilworth Road CV32 6JG

**RESOLVED** that an objection is raised on the following ground:

Lack of sufficient relevant information to make an informed decision

(Further information was forthcoming from the case officer on 28<sup>th</sup> June 2019 which clarified the application and explained mistakes made in its description. This was circulated to members and a majority view of No objection was submitted to Warwick District Council on 2<sup>nd</sup> July 2019)

J/B

**29. PLANNING DETERMINATIONS**

A schedule of applications (Report No. 7) determined by the Planning Authority since the last meeting had been circulated and was considered.

**30. PLANNING APPEAL NOTIFICATIONS**

Application No: W/19/0281  
Applicant: Eversleigh House Nursing Home  
Site: Eversleigh House 2-4 Clarendon Place CV32 5QN  
Description: External works to provide car parking and landscaping

Application No: W/19/0091  
Applicant: Mr D Mitchell  
Site: 21 Northumberland Road CV32 6HE  
Description: Erection of railings and gates to front boundary (retrospective)

Application No: W/18/1276  
Applicant: Miss Melanie Duggan  
Site: 2 Satchwell Place CV31 1HT  
Description: Retrospective permission for installation of fence to front of property

**31. PLANNING APPEAL DECISIONS**

Application No: W/18/0683  
Applicant: Peter Clarke New Homes LLP & Peter Clarke & Co LLP  
Site: Lime Garage Myton Road CV31 3NY  
Description: Change of use from car showroom to offices for Chartered Surveyors, Estate & Letting Agents & Residential New Homes Sales Hub  
Decision: Allowed

Application No: W/18/1292  
Applicant: Mr Andrew McCormick  
Site: 1 Nursery Lane CV31 2PW  
Description: Erection of a proposed two bedroom dwelling  
Decision: Allowed

Application No: W/18/0163  
Applicant: Mr and Mrs S Saikhon  
Site: 60-62 Regent Street CV32 5EG  
Description: Change of use of first and second floors to residential (class C3) to provide 2 no. 2 bedroom flats  
Decision: Dismissed

Application No: W/18/2120  
Applicant: Mr Chris Reynolds  
Site: 50 Clarendon Avenue CV32 4SA  
Description: Demolition of existing two storey rear block, proposed new two storey extension, proposed extension to existing coach house, conversion of upper floor to useable space and creation of new garage door, proposed loft conversion with 2 no. pitched roof dormers  
Decision: Dismissed

**32. TREE PRESERVATION ORDERS**

There were none.

*T/B*

**33. ANY OTHER BUSINESS**

Councillor Alty inquired as to the outcome of the 4a Wise Terrace application (W/17/0218) – to be investigated and reported back at the next meeting.

Councillor Wilkins enquired as to what types and sizes of window vinyls are acceptable in retail properties on the Parade - to be investigated and reported back at the next meeting.

The meeting commenced at 6:00pm and concluded at 7:10pm.

Signed ..... *M. Prout* .....  
Dated ..... *18/07/19* .....

