



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE**  
**HELD ON 11<sup>th</sup> JUNE 2020.**  
**THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.**

Present: Councillors Julija Boultone, Jennifer McAllister, Judith Clarke (substituting for Councillor Navdeep Kaur Atwal), Janet Alty, David Brunson, Mubarik Chowdry, Nick Wilkins and Amanda Stevens.

Apologies: Councillor Navdeep Kaur Atwal

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

Councillor Alty declared a non-pecuniary interest in application W/20/0346 as a former nearby resident of William Wallsgrove House at 26 Lillington Road and by knowing some of the registered objectors, Councillor Boultone declared a non-pecuniary interest in application W/20/0346 as a current resident of the area in question, Councillor Wilkins declared a non-pecuniary interest in application W/20/0346 as a member of the Oversight Group of William Wallsgrove House at Warwick District Council and Councillor Clarke declared a non-pecuniary interest in application W/20/0210 as a member of the AR2RA Residents Association.

**11. PUBLIC FORUM**

Mrs Christine Woodland of 28 Lillington Road CV32 5YY spoke on application W/20/0346 (William Wallsgrove House 26 Lillington Road CV32 5YY) and made the following points:

- She and her husband live in the property next door to the site in question and while the hostel was run by The Mayday Trust, a charity providing specialised support, life-skills training and accommodation for vulnerable adults, they felt it was appropriately managed and fitted in well with the local community and residents. This was assisted by the fact that the maximum number of hostel residents was eleven.
- When Warwick District Council (WDC) took over the property in 2018 and reopened it as a hostel for up to twenty-two rough sleepers, there was no prior communication or consultation with the neighbours. There have been continuing issues around litter, alcohol consumption in public, needles being left in the area, drug taking in local alleyways and fights in the street which the police have attended. There have been ten occupants of William Wallsgrove House since October 2019.
- The temporary permission WDC had in place for the hostel expired in March 2020 and the property has been housing a maximum of ten users during the lockdown period with no support services being available. No users of the hostel could be excluded during the lockdown period. The negative impact on neighbour's amenities and the local area continues to be felt and Mrs Woodland was of the opinion that the crime statistic tables lately submitted for the hostel and its surrounds are inaccurate and misleading.

The Chair thanked both Mr and Mrs Woodland for their attendance and Mrs Woodland for her representations, and agreed to consider application W/20/0346 – William Wallsgrove House 26 Lillington Road CV32 5YY - first.

## 12. MINUTES

The Minutes of the Planning Committee held on 21<sup>st</sup> May 2020, having been circulated, were considered.

**RESOLVED** that the Minutes of the Meeting of the Planning Committee held on 21<sup>st</sup> May 2020 are confirmed and signed as a correct record.

## 13. MATTERS ARISING

There were none.

## 14. PLANNING APPLICATIONS

Consideration was given to a schedule of planning applications (Report No. 8).

**RESOLVED** that no objections are raised to the planning applications in the schedule (Report No. 8), with the exception of the following which were discussed in greater detail:

*In accordance with the Council's Code of Conduct, Councillor Alty, having declared a non-pecuniary interest in the item below by reason of being a former nearby resident of William Wallsgrove House at 26 Lillington Road and knowing some of the registered objectors, remained in the meeting and took part in the discussion.*

*In accordance with the Council's Code of Conduct, Councillor Boulton, having declared a non-pecuniary interest in the item below by reason of being a current resident of the area in question, remained in the meeting and took part in the discussion.*

*In accordance with the Council's Code of Conduct, Councillor Wilkins, having declared a non-pecuniary interest in the item below by reason of being a member of the Oversight Group of William Wallsgrove House at Warwick District Council, remained in the meeting and took part in the discussion.*

W/20/0346 Warwick District Council Housing Services Application for a retrospective change of use from an 11 bed hostel (use class sui-generis) to a hostel for up to 22 people at any time and upto 30 people during severe weather conditions (use class sui-generis). The associated works include the relocation of the smoking shelter to the rear garden and the retention of a close boarded bin store to the front of the site (re-submission of W/19/1310) William Wallsgrove House 26 Lillington Road CV32 5YY

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

1. Contrary to Local Plan policy BE3 - negative impact on neighbours' amenity in terms of continuing anti-social behaviour, loss of privacy and noise.

2. Reading of both the report from the Oversight Group and the report from Homeless Link results in the conclusion that there is much work still outstanding at William Wallsgrove House and WDC to assure the Town Council that this proposed change of use at this time is appropriate. Serious issues around policies, accessibility, the role of support services, the effectiveness of partnership working and the timely delivery of requested data/information are ongoing. Should planning permission be granted, the Town Council would strongly request that a time limit is put on that permission so a further in-depth review can take place.

We would add:

3. The building's current internal disposition does not lend itself to occupation of numbers beyond 11 up to 30 - those figures would seem to be over occupancy of this property as it currently is.

The documents submitted since our previous objection on 30th March do not address the issues we raised then. What progress has been made against the recommendations made by Homeless Link? How have the concerns of the Oversight Group been addressed? Circumstances since 30th March have not been in any way as normal so drawing judgements from information gathered during this period cannot be relied upon to give a valid picture of usual activity at the hostel.

We would again request an in-depth review takes place of the operation and management of the hostel during normal operating circumstances and ask that a hold be put on this application until the issues above have been addressed.

We also seek confirmation that there have been no issues reported with both the waste storage at the front of the property and the smoking shelter to the rear.

(Mr and Mrs Woodland then left the meeting)

W/20/0677                      GB Investments and Cancilla Construction Ltd                      Demolition of two houses of multiple occupancy and construction of five storey purpose built student accommodation comprising 17 no apartments totalling 54 bed spaces together will all associated external works                      3 Wise Terrace CV31 3AS

**RESOLVED** that a holding objection is raised subject to the Town Council receiving comments from WCC Highways, the Conservation Officer and the Canal & Rivers Trust.

The Town Council is also of the opinion that a fourfold plus increase in beds here constitutes overdevelopment of this site.

W/20/0745                      Mr G Singh                      Demolition of an outbuilding. Erection of part-single, part-two storey side extension                      9 Grosvenor Road CV31 2NN

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

1. The proposed extensions are not subservient to the original building, constituting incongruous additions and overdevelopment of the site
2. The potential for overlooking and loss of privacy to the amenity spaces of numbers 7 and 11 Grosvenor Rd and 32 The Close is significant.
3. Fails to reinforce the established character of the area or respect the surrounding properties in terms of scale and massing.

These are the same grounds on which we objected to application W/19/1900. The plans submitted for the current application appear to be the same plans as those originally submitted for application W/19/1900. Those plans were subsequently amended and approved therefore we question the resubmission of the original plans to which we objected.

W/20/0565 Ms J Arrowsmith Proposed revisions to frontage, to include low wall, railings & gates, replacement windows and front door with canopy over. Proposed alteration to rear window to create opening for French doors with canopy over 83 Clarendon Street CV32 4PW

**RESOLVED** that no objection is raised, subject to no objection from the Conservation officer

W/20/0687 Mr D Winterburn Application for variation of condition 2 (plan numbers) of planning permission W/16/1457 to create one single dwelling rather than 2no. flats as previously approved. 11 Union Road CV32 5NB

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

The application includes a flat roof at first floor level. The WDC Residential Design Guide states that two storey flat roofed extensions should not be allowed as they are neither appropriate nor acceptable.

W/20/0376 Mr K Kang Proposed erection of two storey side extension and single rear and front extension 1 Oswald Road CV32 6EW

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

1. Not compliant with the WDC Residential Design Guide in that the proposed extension would run continuously from the existing roofline.
2. There is no setback between the original property and the new extension as there should be (min 450 mm). Thus the extension does not appear subservient to the original house.

W/20/0695 Ms Laura Stylianou Proposed erection of a part single and part-two storey rear extension 10 Quarry Street CV32 6AU

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

The application includes a flat roof at first floor level. The WDC Residential Design Guide states that two storey flat roofed extensions should not be allowed as they are neither appropriate nor acceptable.

W/20/0716 Mr S Malle Construction of two storey rear extension to provide 2 no. 2 bedroom apartments (re-submission of W/19/1139) 28 Kenilworth Road CV32 6JE

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

1. The proposed extension is not subservient to the existing listed dwelling and would dominate the existing building due to its height, length and massing, contrary to the WDC Residential Design Guide.
2. As such, this proposal would cause substantial harm to a designated heritage asset and no attempt has been made to show that this is not the case. This contravenes Local Plan Policy HE1.
3. This extension would make a negative contribution to the surrounding conservation area which does not support Local Plan Policy HE2.

4. It is also considered that the proposed extension does not meet the requirements of Local Plan Policy BE1 a), d) and f) due to its size and unharmonious design.

Comments from the Conservation officer would be welcome to further inform our decision.

W/20/0717LB                      Mr S Malle                      Construction of two storey rear extension to provide 2  
no. 2 bedroom apartments (re-submission of W/19/1139)                      28 Kenilworth Road  
CV32 6JE

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

1. The proposed extension is not subservient to the existing listed dwelling and would dominate the existing building due to its height, length and massing, contrary to the WDC Residential Design Guide.

2. As such, this proposal would cause substantial harm to a designated heritage asset and no attempt has been made to show that this is not the case. This contravenes Local Plan Policy HE1.

3. This extension would make a negative contribution to the surrounding conservation area which does not support Local Plan Policy HE2.

4. It is also considered that the proposed extension does not meet the requirements of Local Plan Policy BE1 a), d) and f) due to its size and unharmonious design.

Comments from the Conservation officer would be welcome to further inform our decision.

*In accordance with the Council's Code of Conduct, Councillor Clarke, having declared a non-pecuniary interest in the item below by reason of being a member of the AR2RA Residents Association, remained in the meeting and took part in the discussion.*

W/20/0210                      Mr Rajesh Punj                      Change of use from dwelling (use class  
C3) to a 4 bed HMO (use class C4) (retrospective)                      16 Princes Drive Edmondscote  
CV32 6AF

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

1. The latest HMO calculation now stands at 33% - over three times the set limit in Local Plan policy H6. It has become clear that there have been problems with calculating an accurate HMO calculation for this site. There is no upper percentage cap on applications which meet any exceptions to the H6 Policy - this means that there is no current way to stop HMOs proliferating on a road where recognised exceptional circumstances exist.

2. The 100m radius set out in the Local Plan policy H6 must be adhered to in all HMO calculations otherwise a questionable precedent is set for future HMO applications across the town. The use of a physical feature to enable that 100m radius to be reduced is a new device which is not contained within Policy H6 and is not one with which we are comfortable.

3. Although we acknowledge that Princes Drive is not a main thoroughfare in a mixed use area as defined by the Local Plan, we would state that the proposal would in all likelihood lead to an increase in activity along nearby residential streets. Whilst movement would increase along the Warwick New Road towards the town centre, there would also be the likelihood of increased movement along Princes Drive and into town via Avenue Road.

**15. PLANNING APPEAL NOTIFICATIONS**

There were none

**16. PLANNING APPEAL DECISIONS**

Application No: W/19/1265  
Applicant: Ms S Walton  
Site: 21 Elizabeth Road Queensway CV31 3LJ  
Description: Change of use of Class C3 (residential unit) to class C4 (HMO)  
Decision: Dismissed

Application No: W/19/1164  
Applicant: Midland Heart Ltd  
Site: 24 Church Hill CV32 5AY  
Description: Retrospective planning application for the replacement of sash windows, doors and associated works  
Decision: Dismissed

**17. TREE PRESERVATION ORDERS**

There were none.

**18. ANY OTHER BUSINESS**

Reminder to members re application W/20/0628 – 24 Russell Street to return comments on change to HMO calculation and maintaining the previous objection based on this updated information.

The meeting commenced at 6:00pm and concluded at 7:36pm.

Signed .....

Dated .....