



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 7th JANUARY 2021.
THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.

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

Apologies: Councillor Janet Alty

100. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

101. PUBLIC FORUM

No representations were made.

102. MINUTES

The Minutes of the Planning Committee held on 17th December 2021, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 17th December 2021 are confirmed and signed as a correct record.

103. 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/20/1681 Mr M Panejar Change of use of part of residential rear garden to business office and the erection of a single storey office building with associated boundary treatment. NB this building does not serve the occupiers of 45 St Margaret's Rd but is intended to be used by the owner of this site who lives at a different address Land to the rear of 45 St Margaret's Road CV31 2NX

RESOLVED that an objection is raised on the following grounds:

Negative impact on the rear of the existing property at 45 St Margaret's Road in terms of loss of privacy, overlooking and possible noise.

The Town Council queries where people using this building will park and would like reassurances that people accessing this proposed building will have no impact on surrounding neighbours.

W/20/1538 Linford Properties (Leicester) Ltd Application for conversion of upper floors into 2 no. flats. 35-37 Parade CV32 4BL

RESOLVED that no objection is raised subject to no objection from Conservation and Environmental Health.

The Town Council notes the proposed removal of a fire escape from the rear of the property and assumes this will be addressed by building regulations to ensure adequate means of escape for future residents in the event of a fire.

The Town Council supports the approach of a sensitive and appropriate conversion of this town centre property into residential usage.

W/20/1539LB Ltd Application for conversion of upper floors into 2 no. flats. 35-37 Parade CV32 4BL

RESOLVED that no objection is raised subject to no objection from Conservation and Environmental Health.

The Town Council notes the proposed removal of a fire escape from the rear of the property and assumes this will be addressed by building regulations to ensure adequate means of escape for future residents in the event of a fire.

The Town Council supports the approach of a sensitive and appropriate conversion of this town centre property into residential usage.

W/20/1804 Mr Saikhon Application for conversion of house to 2 no. 2 bed apartments and alterations to ground floor shop 130 Cubbington Road CV32 7AH

RESOLVED that an objection is raised on the following grounds:

Lack of adequate and required off-road parking provision for 2no. 2 bed flats. The parking to the front of the property cannot be guaranteed for future residents' use and whilst the property is within walking distance of the town centre as noted, residents would in all likelihood travel to other destinations and provision for car parking needs to be addressed more robustly. There are also issues about residents using the front four spaces (which is effectively the pavement) potentially reversing onto a busy road, causing highway and pedestrian safety issues. One of the spaces is unusable anyway as there are lampposts and a bin blocking it currently.

The Town Council supports the comments of the Environmental Health officer regarding the requirement for a noise insulation scheme to ensure future residents are not affected by noises from either retail shop located below.

W/20/1679 Mr & Mrs Penton Erection of proposed two storey rear extension and proposed front porch extension 6 Range Meadow Close CV32 6RU

RESOLVED that no objection is raised. The ridge line of the roof of the proposed extension runs continuously from the ridge line of the existing dwelling. To have a set down in the ridge line of the proposed extension would be preferable to ensure the subservience of the proposed extension.

W/20/1687 Ms T Hartley Erection of proposed single storey side and rear extension 148 Radford Road CV31 1LQ

RESOLVED that no objection is raised.

W/20/1549 Linford Properties (Leicester) Ltd Application for conversion of upper floors into 6 no. flats. 35-37 Parade CV32 4BL

RESOLVED that no objection is raised subject to no objection from Conservation and Environmental Health.

The Town Council notes the proposed removal of a fire escape from the rear of the property and assumes this will be addressed by building regulations to ensure adequate means of escape for future residents in the event of a fire. Also noted is a lack of cycle storage for a 6 flat property which would be warranted for future residents.

The Town Council supports the approach of a sensitive and appropriate conversion of this town centre property into residential usage.

W/20/1550LB Linford Properties (Leicester) Ltd Application for conversion of upper floors into 6 no. flats. 35-37 Parade CV32 4BL

RESOLVED that no objection is raised subject to no objection from Conservation and Environmental Health.

The Town Council notes the proposed removal of a fire escape from the rear of the property and assumes this will be addressed by building regulations to ensure adequate means of escape for future residents in the event of a fire. Also noted is a lack of cycle storage for a 6 flat property which would be warranted for future residents.

The Town Council supports the approach of a sensitive and appropriate conversion of this town centre property into residential usage.

104. DETERMINATION OF PLANNING APPLICATIONS

Consideration was given to a Report (Report No. 7) containing details of planning applications in which the Planning Authority had arrived at a decision contrary to the observations and decisions of this Committee.

RESOLVED that on this occasion there were no Determinations to be considered.

105. PLANNING APPEAL NOTIFICATIONS

There were none.

106. PLANNING APPEAL DECISIONS

The following Planning Appeal Decisions were noted:

Application No: W/20/0716 & W/20/0717LB
Applicant: Mr Shalbinder Malle
Site: 28 Kenilworth Road CV32 6JE
Description: Two storey extension to existing HMO creating 2 no. two bedroom apartments at the rear of the property
Decision: Dismissed

Application No: W/20/0801
Applicant: Fin McCarthy

Site: 5 Cubbington Road CV32 7AA

Description: Erection of a front boundary wall gate, piers and railing

Decision: Dismissed

Application No: W/20/0466

Applicant: WM Morrison Supermarkets plc

Site: Morrisons Old Warwick Road CV31 3NT

Description: Erection of 3 no. structures comprising MOT test pod, wheel repair pod and car body repair centre with associated advertisements

Decision: Dismissed

Application: W/20/0467

Applicant: WM Morrison Supermarkets plc

Site: Morrisons Old Warwick Road CV31 3NT

Description: Display of signage comprising of external vinyls on the side and rear facing elevations of the car body repair centre structure

Decision: Dismissed

Application No: W/20/0121

Applicant: Mr George Scott

Site: 129 Warwick New Road CV32 6AB

Description: Single storey rear extension

Decision: Allowed

107. TREE PRESERVATION ORDERS

There were none.

108. AOB

There was none.

The meeting commenced at 6:00pm and concluded at 6:43pm. .

Signed

Dated