



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 15 AUGUST 2013 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA**

Present: Councillors: John Knight (Chair), Roger Copping (substituting for Cllr Bill Gifford), Balvinder Gill, Simon Lytton, Ann Morrison and Amanda Stevens.

An apology was received from Cllr Bill Gifford

In attendance: David Edmonds (WDC Planning Officer)

There were 7 members of the public present

42. DECLARATIONS OF INTERESTS AND REQUIREMENTS FOR DISPENSATIONS

Cllrs Gill and Copping declared non-pecuniary interests in planning applications W/13/1010 and W/13/1040. Cllr Stevens declared a non-pecuniary interest in planning application W/13/1022. Cllr Morrison declared a non-pecuniary interest in planning application W13/0896.

43. PUBLIC FORUM

The Chair invited relevant members of the public to make representations concerning planning application W/13/0954.

Professor Richard Beacham, a resident of Church Street, made representations supporting the proposal to convert an existing workshop to residential use. Professor Beacham had previously circulated background details of the proposal which followed the representations made by the architect, Mr Brian Bassett, at the Planning Committee meeting held on 25 July 2013.

Professor Beacham's report highlighted that the proposal would harmonise with other residences in the area and enhance the visual appearance and historical context of the adjacent listed buildings. On the issue of car parking the report indicated that residential parking would create less demand than for commercial use.

Professor Beacham distributed to Members the statement from the property agent, Bromwich Hardy, detailing the persistent, but unsuccessful, efforts to sell or rent the property on a commercial basis.

Mr Lyndon Jeremiah, the proposed builder, reinforced the proposals in his capacity as a builder specialising in the conversion of listed buildings and confirmed that any renovation work would be carried out in a sympathetic manner.

Professor Stephen Jackson, a resident of Church Street, then made representations objecting to the workshop conversion due to the negative effect on his property which is a Grade II Listed Building as well as similar properties in close proximity. Professor Jackson had also previously distributed a copy of his report to Members.

Professor Jackson highlighted an error on the submitted plans which showed reference to a "lean-to building" which was, in fact, his kitchen.

In addition there had been no provision in the proposal to generate new parking spaces which would exacerbate the current problems of parking for residents.

Professor Jackson also wished to rectify inaccuracies in Professor Beacham's report in that there had been no suggestion on his part to demolish the workshop, the existing use of the workshop had not been actively promoted this year and there was no reason why this building could not continue as workshop or some form of community based activity.

A written representation from Pauline Boyce, a resident of Church Street, objecting to the proposed application had also been circulated to Members prior to the meeting. This objection was on the grounds of loss of privacy, the detrimental effect on her Grade II Listed Building and the additional car parking demands on already congested L6 Residents' Parking bays. Ms Boyce's report included a photograph and a plan showing the close proximity to her property.

The Chair thanked the representatives for their attendance and for the information and plans that had been provided for Members and it was agreed that planning application W/13/0954 would be considered first.

44. **MINUTES**

The Minutes of the Meeting of the Planning Committee held on 25 July 2013, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 25 July 2013 are confirmed and signed as a correct record.

45. **PLANNING APPLICATIONS**

W/13/0954 Mr Richard Beacham Conversion of existing workshop to house. R/O 13/15 Church Street, CV31 1ER

The Committee Members then debated the issues raised and a vote was taken which resulted in two votes in favour of the proposal, two votes objecting to the proposal and one abstention. As a result the Chairman had the casting vote in favour of the proposal.

RESOLVED that no objection is raised, but the following comment is made: The Town Council recommends to Warwick District Council that a site visit is made to the property and that further consultation is undertaken with the Conservation Architect.

The representatives then left the meeting.

W/13/0896 Mr Mann Change of use from use Class C3 (Dwelling house) to use Class C4 (HMO). 12 Grove Place, CV31 2DB

RESOLVED that an objection is raised for the following reasons:

1. The over-concentration of HMO's in the area.
 2. The plans were of poor quality and difficult to interpret.
 3. There was inadequate provision for both parking and waste collection.
- The Town Council also commented that it was awaiting the emerging policy on HMO's.

Note: In accordance with the Council's Code of Conduct, Cllr Morrison declared a non-pecuniary interest in the above item by reason of her son living close to the site, remained in the meeting and took part in the discussion and voting thereon.

W/13/0990 Life Community Church Change of use from dwelling house (use Class C3) to HMO (use Class C4). The Manse, Charlotte Street, CV31 3EB

RESOLVED that an objection is raised for the following reasons:

1. The over-concentration of HMO's in the area.
 2. The plans were of poor quality and difficult to interpret.
 3. There was inadequate provision for both parking and waste collection.
- The Town Council also commented that it was awaiting the emerging policy on HMO's.

W/13/1027 Mr Vitish Hip to gable roof alteration and the erection of a box dormer to the rear roof slope. 7 The Close, CV31 2BL

RESOLVED that no objection is raised.

W/13/0715 Mr L Saidi Retention of timber pergola to front elevation (retrospective application). 31 Augusta Place, CV32 5EL

RESOLVED that an objection is raised for the following reason:
The proposal is unsympathetic and not in keeping with the character of the street scene and area.

W/13/0767 Mr Polton Erection of two first floor front extensions and installation of diesel generator. Nicholas Wilson House, 6 Dormer Place, CV32 5AE

RESOLVED that no objection is raised.

W/13/0968 Mr Ian Taylor Demolition of part of a garden store. Partial demolition/reconstruction of garden wall to Earl Street with new back gate and timber double gates to replace up and over garage door to rear garden. 24 Campion Terrace, CV32 4SX

RESOLVED that no objection is raised.

W/13/0969 CAMr Ian Taylor Demolition of part of a garden store. Partial demolition of garden wall to Earl Street. 24 Campion Terrace CV32 4SX.

RESOLVED that no objection is raised.

W/13/1002 Mid Counties Co-op Display of non-illuminated fascia sign. Formerly, Past Times, 100 Parade CV32 4AQ.

RESOLVED that no objection is raised.

W/13/0974 Mrs Tracey Randall Erection of a dwelling to a revised design to that approved under planning permission W/13/0335, in variation of condition 2, (retrospective application) Garages, Holly Street, Leamington Spa

RESOLVED that no objection is raised.

W/13/0939 Mr Gohil Erection of two storey rear extension. 53
Beauchamp Avenue, CV32 5TB

RESOLVED that no objection is raised.

W/13/1036 C/o Heritage Property Change of use from offices (use Class B1) to a
HIMO (use Class C4); removal of part of existing rear extensions; blocking up of
some windows and the insertion of three roof lights. Hawestone House, Portland
Mews, off Portland Street, CV32 5HD

RESOLVED that no objection is raised.

W/13/1067 Mr Hall Proposed change of use from existing restaurant (A3 Use
Class) to form 2 no. 2 bedroomed dwellings. 8-10 Augusta Place CV32 5EL

RESOLVED that no objection is raised.

W/13/0996 Mr Peter Barnes Proposed two storey side and rear extension.
23 Keith Road, Lillington, CV32 7DP

RESOLVED that no objection is raised.

W/13/1022 Mr Alex Twycross Demolition of existing porch, garage and
conservatory and erection of a single storey front /side and rear extension. 15
Lonsdale Road, Lillington, CV32 7EP

RESOLVED that no objection is raised.

Note: In accordance with the Council's Code of Conduct, Cllr Stevens declared a non-pecuniary interest in the above by reason of being an associate of the applicant, remained in the meeting and took part in the discussion and voting thereon.

W/13/0485 Mrs Jackie Todd Demolition of existing garage, store and part of
existing study and erection of a 2 storey side extension and single storey rear
extension to provide a granny annexe (same as previous planning permission no.
W/09/0900) Orcombe House, 120 Lillington Road, CV32 6LW.

RESOLVED that no objection is raised.

W/13/0491 LB Mr S Brown Replace basement windows with wooden windows. 43
Binswood Avenue, CV32 5SE

RESOLVED that no objection is raised.

W/13/1013 Mr & Mrs McCullough Proposed single storey extension to rear of
existing dwelling. 22 Kinross Road, Lillington CV32 7EE

RESOLVED that no objection is raised but the following comment is made:
The Town Council would like to have seen copies of the current layout.

W/13/1010 Warwick District Council Variation of Conditions 1 and 5 of
planning permission No. W/12/0825 to allow for a revised lighting specification and to
postpone the sustainable access improvements between the application site and the
station for three years. Land off Station Approach, CV31 3NS

RESOLVED that no objection is raised.

Note: In accordance with the Council's Code of Conduct, Cllrs Copping and Gill declared non-pecuniary interests in the above by reason of being Members of Warwick District Council, remained in the meeting and took part in the discussion and voting thereon.

W/13/0998 Mr January The construction of a fire escape light-well to the front elevation. 33 Highfield Terrace CV32 6EE

RESOLVED that no objection is raised.

W/13/0994 Paul White Associates Change of use of upper floors from offices to 17 flats. 1 Warwick Street Leamington Spa

RESOLVED that no objection is raised but the following comment is made: There appears to be no provision for affordable social housing so the Town Council assumes there would be some financial contribution to the local authority.

W/13/1039 Mr Lakbir Braich Erection of single storey front extension and new porch area, and two storey side extension. New pitched roof garage to side. 1 Astley Close, Beverley Hills, CV32 6PT

RESOLVED that no objection is raised.

W/13/1018 Mr Emmett Proposed new access to frontage from St Marks Road; removal of part of an existing wall and adding a dropped kerb. Proposed construction of wall to create a partition to the parking area. 1 St Marks Road, CV32 6DL

RESOLVED that no objection is raised.

W/13/1019 CA Mr Emmett Proposed part demolition of boundary wall to create a new access to frontage. 1 St Marks Road, CV32 6DL

RESOLVED that no objection is raised.

W/13/0999 Mr Robinson Proposed dormer window in rear roof slope. 8 Westgrove Terrace, CV32 6EA

RESOLVED that no objection is raised.

W/13/1044 Mr & Mrs Hobbins Erection of a conservatory. 67 Avenue Road, CV31 3PF

RESOLVED that no objection is raised.

W/13/1009 Mrs Sheila Kleinmann Construction of a driveway 77 Coniston Road CV32 6PF

RESOLVED that no objection is raised.

W/13/1040 Warwick District Council Replacement irrigation system for the bowling greens to include the replacement of the pipework and sprinklers and installation of a new 2m wide x 3m long and 2m high irrigation storage tank and pump house behind the existing Greenkeeper shed within a fenced compound. Leamington Spa Bowling Club, Archery Road, CV31 3PT

RESOLVED that no objection is raised.

Note: In accordance with the Council's Code of Conduct, Cllrs Copping and Gill declared non-pecuniary interests in the above by reason of being Members of Warwick District Council, remained in the meeting and took part in the discussion and voting thereon.

W/13/1016 The Europa Way Consortium Construction of up to 800 dwellings; a mixed use neighbourhood centre (up to 500sq.m.) to include retail development (Class A1 to A5) and/or community and health issues (Class D1); provision of a one form entry dual-use primary school (Class D2); formal and informal open spaces, including sports and recreation provision, children's and youth play areas and allotments/orchards; strategic landscaping and drainage work including surface water attenuation ponds as part of a sustainable urban drainage system; provision of three vehicular accesses off Europa Way, Saumur Way and The Malins; car parking; new footpaths and cycleways; and ground remodelling (outline application including details of access). Land between Myton Road and Europa Way, Warwick, CV34 6QD.

RESOLVED that no objection is raised, but the following comment is made: The Town Council is pleased to be consulted on this proposed application and trusts that the developer will work closely together with the District Council and County Council to ensure that a suitable infrastructure is in place prior to commencement. It is recommended that this development does not commence until the financial contribution towards the total infrastructure has been agreed not just within the development itself but covering the wider area.

W/13/0651 LB Mr Prinjha Remove and replace the corrugated plastic sheeting which currently forms the verandah roof. To replace this with a traditional lead roof finished in painted black. To then repair the render across the property and make good with a fresh coat of paint. 35 Leam Terrace, CV31 1BQ

RESOLVED that no objection is raised.

W/13/0706 Mrs Blakeman Demolition of existing garage and erection of new two storey dwelling and associated car parking at the rear (resubmission of withdrawn application No. W/10/0558) 34 Russell Terrace, CV31 1EZ

RESOLVED that no objection is raised.

W/13/0707CA Mrs Blakeman Demolition of existing gates to Plymouth Place (re-submission of withdrawn application no. W/10/0559 CA) 34 Russell Terrace, CV31 1EZ

RESOLVED that no objection is raised.

W/13/0924 Mr & Mrs R Sargent Removal of condition 7. 91 Leam Terrace, CV31 1DE

RESOLVED that no objection is raised.

W/13/1043 Mr Phillipe Marquez Erection of a single storey side / rear extension. 2 Randolph Close, Sydenham, CV31 1RH

RESOLVED that no objection is raised.

W/13/1070 Pavrai Ltd Change of use of office to a dwelling. Satchwell
Granary, 2 New Street, CV31 1HP

RESOLVED that insufficient information prevents the Town Council from making an observation.

46. PLANNING DETERMINATIONS

A schedule of applications determined by the Planning Authority since the last meeting had been circulated and was considered.

RESOLVED that the Planning Determinations are noted.

47. PLANNING APPEAL NOTIFICATIONS

There were none.

48. ENFORCEMENT APPEAL NOTIFICATIONS

There were none.

49. PLANNING APPEAL DECISIONS

To note the following Planning Appeal Decisions:

Application No: W/13/0102
Applicant: Mr G Lotta
Site: 23 Southlea Avenue, Leamington Spa CV31 3JN
Development: Refusal of planning permission for proposed alteration to rear roof to provide enlarged bedroom and en-suite bathroom in roof space.

Appeal: Dismissed

Appeal Ref: APP/T3725/F/13/2192484
Applicant: Barnado's
Site: 10 Victoria Terrace, Leamington Spa CV31 AB
Development: Alleged contravention of listed building control is the unauthorized display of a green logo advertisement on the front elevation of the building at ground level. Notice requirements are to permanently dismantle and remove from the building the unauthorized logo advertisement including all fixtures and fittings.

Appeal: Allowed
Costs: Dismissed

Application No: W/12/0913
Applicant: Oak Inn
Site: 89 Radford Road, Leamington Spa CV31 1JY
Development: Refusal of planning permission for part demolition, internal alterations, conversion and extension to create a convenience retail foodstore (use Class A1), including plant equipment, solar photovoltaics and associated highway, parking engineering and landscaping works.

Appeal: Allowed.

RESOLVED that the Planning Appeal Decisions are noted.

50. **TREE PRESERVATION ORDER NOTIFICATIONS**

There were none.

51. **ANY OTHER BUSINESS**

Since the Planning Committee meeting held on 25 July 2013, advice had been received from Warwick District Council regarding the following application which had originally been considered and an objection raised:

An application of a very similar design and proportions was granted in 2005 (Ref. W/05/1390) but not implemented. This extension was slightly smaller at first floor level than the one proposed in this application. This scheme extends an extra 2m at first floor level in line with the rear extension of No. 101, but no further at ground floor. Based on this I am of the opinion that there will be no detrimental impact on the living conditions of No. 101. The extra 2m at the first floor level is not considered to significantly increase the impact on No.97 due to the fact that the outlook from the side facing windows at present is onto the brick wall of the rear extension at No.101.

W/13/0683 Mr Kuldip Lal Rear extension to ground and first floor. 99 Willes Road, CV31 1BZ

Following consultation with Members present at the meeting on 25 July 2013, it was

RESOLVED that no objection is raised.

The meeting commenced at 6.30 pm and finished at 7.55pm

Signed

Dated