



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING MEETING HELD
ON 21st JULY 2021.
THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.

Present: Councillors Jennifer McAllister (Chair), Amanda Stevens, Janet Alty, David Brunson and Nick Wilkins

Apologies: Councillors Julija Boulton and Mubarik Chowdry

Absent: Councillor Navdeep Kaur Atwal

32. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

Councillors Alty and Wilkins declared a non-pecuniary interest in application W/21/0952 as they had seen a preview of the plans prior to this meeting. All members declared a non-pecuniary interest in application W/21/1034LB as the applicant is a fellow Town Councillor.

33. PUBLIC FORUM

No representations.

34. MINUTES

The Minutes of the Planning Committee held on 1st July 2021, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 1st July 2021 are confirmed and signed as a correct record.

35. MATTERS ARISING

There were none.

36. 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/21/0952 Shree Krishna Resource Centre Demolition of existing
single storey temple (operational in industrial shed) and two storey community centre and
erection of replacement two storey temple with associated works, including 8 no.parking
spaces 10B High Street CV31 3AN

RESOLVED that the Town Council supports this application for the redevelopment of the Sri Krishna Temple, subject to the required information being supplied to the LLFA as requested and the minimum separation distances to relevant neighbouring buildings being confirmed by the case officer.

In accordance with the Council's Code of Conduct, Councillors Alty and Wilkins, having declared a non-pecuniary interest in the above item by reason of having seen a preview of the plans prior to this meeting remained in the meeting and took part in the discussion thereon.

W/21/0965 Warwick District Council Variation of condition 2 (plan numbers) of permission W/20/0158 (erection of 6 dwellings), to allow for design changes to plots 3, 4, 5 and 6 to provide single terrace of 4 properties; ridge heights to plots 5 and 6 to be raised (no higher than approved height). Land East of Turpin Court CV31 3JU

RESOLVED that no objection is raised.

W/20/2165 Mr S Singh Erection of a two storey rear extension to existing 4 bedroom HMO (Use Class C4) with an additional parking space to the rear.
6 Charlotte Street CV31 3EB

RESOLVED that a holding objection is submitted until it is confirmed that the amount of outdoor amenity space provided by this proposed development meets the minimum requirement in the WDC Residential Design Guide and until it is confirmed that the proposed development does not breach the 45 degree line to neighbouring properties.

The Town Council notes the comment of Cllr Chilvers regarding the lack of current accessibility along the rear access to the proposed rear parking space and concurs with his request that this route is made properly accessible if the rear parking space is allowed. The Town Council also supports the comments of the Ecology officer on this site regarding the provision of required information before the application is considered

W/20/2166 Mr S Singh Erection of a two storey rear extension to existing 4 bedroom HMO (Use Class C4) with an additional parking space to the rear.
14 Charlotte Street CV31 3EB

RESOLVED that a holding objection is submitted until it is confirmed that the amount of outdoor amenity space provided by this proposed development meets the minimum requirement in the WDC Residential Design Guide and until it is confirmed that the proposed development does not breach the 45 degree line to neighbouring properties.

The Town Council also supports the comments of the Ecology officer on this site regarding the provision of required information before the application is considered

W/21/0572 Mr C Nijjar Demolition of existing garages and erection of new two-bedroom dwelling (resubmission of W/20/0517). 21 Lee Road CV31 3JG

The Town Council would like to maintain its objection from the previous application on this site (W/20/0517):

1. Breach of the 45 degree line to the neighbouring property at no. 23
2. The amenity space at no 23 would be below the standard of 50 sq m for a 3 bed house and the shape of the garden makes it unuseable.

3. Overlooking of the neighbour's garden at no 23, contravening Local Plan Policy BE3
4. Overdevelopment of the site resulting in non-compliance with Local Plan Policy BE1 a) and f).
5. Lack of required space to park 2 cars side by side on site at no 23 as proposed. The Town Council also supports information being provided to Ecology as requested.

W/21/0841 Bryant Newman Priest Ltd Proposed erection of three storey dwelling Rear of 93 Warwick Street CV32 4RJ

RESOLVED that the Town Council supports this application for residential redevelopment of this brownfield site. It supports Leamington Neighbourhood Plan policies RLS 1), 2), 3) and RLS 3 a), b), c) and g).

W/21/0873 The Big Table Group Proposed display of two internally illuminated fascia signs. 21 Livery Street CV32 4NP

RESOLVED that the Town Council supports this application for improved signage.

W/21/0479 Furey Variation of condition 2 (plan numbers) of application W/18/2270 to allow for internal reconfigurations of approved flats to provide study areas, removal of internal staircase and, amendments to waste storage area, increase in size of cycle storage area, minor external alterations to rear elevation. 2-8 Kenilworth Street CV32 4QS

RESOLVED that the Town Council supports this application with improved facilities for homeworking and an increase in cycle storage on site.

W/21/0524 Mr B Williams Proposed conversion of basement to habitable space, including the creation of front and rear lightwells. Loft conversion including erection of rear dormer and rooflights. Revisions to fenestration. Erection of front boundary treatment 35 Granville Street CV32 5XW

RESOLVED that no objection is raised.

W/21/1034LB Mr Bill Gifford Repairs to main entrance porch roof 22 Augusta Place CV32 5EL

RESOLVED that no objection is raised.

W/21/0937 AJD Housing Ltd Change of use from dwelling (Use class C3) to a 4 bed House in Multiple Occupation (HMO)(Use class C4). 41 St Pauls Square CV32 4TX

RESOLVED that no objection is raised.

W/21/1216 The Boston Tea Party Advertisement consent for 2 no. Hanging signs, 1 no. Projecting sign, 3 no. fret cut signs, 1 no. internally illuminated menu box and 1 no. Painted egg sign Ask 1A Clarendon Avenue CV32 5QU

RESOLVED that no objection is raised.

W/21/1153 CK Hutchison Networks (UK) Ltd Prior approval for a Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works. (Electronic Communications network) Highway verge at Lillington Avenue CV32 6UN

RESOLVED that the Town Council wishes to raise an objection to this application on the following ground:

The height of the structure and its close vicinity to a residential area would cause harm to the character and appearance of the streetscene, and would have a negative impact on the neighbours' amenity. The monopole would still be the tallest structure in this area by some way and the reduction in height from 18m to 15m does not sufficiently overcome the previous issues.

W/21/0525 Mr P Kunner Proposed demolition of existing brick garden wall erection of new wall and fence on realigned boundary line 20 Avonlea Rise CV32 6HT

RESOLVED that the Town Council wishes to raise an objection to this application on the following ground: The proposed height and materials of the boundary wall give this corner property a fortress-like quality which is out of keeping with the streetscene and not in line with the WDC Residential Design Guide.

W/21/1084 La Cala Homes Ltd Proposed 8No. x 1 bedroomed apartments to be formed within the existing roof space with external alterations including dormer windows and solar panels (the reconfiguration of the existing accommodation at Southfields providing 38No. apartments (22No. 2 bed; 16No. 1 bed units) - which involves internal alterations only and is not development within the meaning of Section 55 of the Act), resulting in a total of 46No. apartments; alterations to existing car park layout; provision of external covered bicycle shelter; external alterations to include cladding and render and Juliet balconies. Southfields 57 Lillington Road CV32 6NS

RESOLVED that the Town Council does not object to the redevelopment/reallocation of this site but would make the following points: The number of proposed parking spaces, whilst an increase on previous provision, falls short of the required number of parking spaces as laid out in the WDC Parking Standards SPD. There appears not to be any inclusion of an affordable housing element in the application - has this been considered and if so, what was the outcome?

W/21/0670 Mr & Mrs Pasqualon Erection of proposed two storey front extension. Erection of proposed single storey side extension. Erection of proposed single storey rear extension. Erection of first floor side extension over existing garage. Proposed rendering of front, side and rear elevations. 54 Beverley Road CV32 6PJ

RESOLVED that no objection is raised - however, the Town Council notes the comments of the neighbour and recommends the proposed window in question on the south-west elevation be obscured or removed if at all possible.

W/21/1165 Deeley Homes Demolition of existing industrial units, erection of 15 no. residential dwellings (Use Class C3) and associated parking, vehicular access and landscaping. Land at the corner of Ramsey Road/St Mary's Road CV31 1PP

RESOLVED that the Town Council is supportive of this application to redevelop this site for residential use, subject to no objection from WCC Highways particularly with regard to vehicular accessibility and flow via the canal bridge to the north of the site. The inclusion of a 40% affordable housing element and the requisite number of parking spaces per property is very welcome.

W/21/0655 Mr K Marshall Proposed erection of single storey side/rear extension and excavation of existing lightwell area with installation of new basement windows to front elevation bay. Proposed front rooflights. 90 Plymouth Place CV31 1HW

RESOLVED that no objection is raised, subject to no objection from Conservation.

37. 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 the Planning Determinations are noted.

38. PLANNING APPEAL NOTIFICATIONS

There were none.

39. PLANNING APPEAL DECISIONS

There were none.

40. TREE PRESERVATION ORDERS

There were none.

41. WDC PLANNING COMMITTEE

Cllr McAllister reported back from the WDC Planning Committee held on 20th July 2021 at which she had represented the views of the Town Council Planning Committee on application W/20/1887 - Demolition of two houses of multiple occupancy and construction of a five storey purpose built student accommodation consisting of 17 apartments totalling 54 bed spaces and associated external works at 3 Wise Terrace CV31 3AS.

The application was first on the agenda. Two residents and Cllr McAllister objected against it and the agent spoke in support. The outcome of permission granted was guided by the outcomes of appeals on adjacent PBSA's in the area which had created a precedent. Both Cllr McAllister and one of the residents present noted a lack of detailed knowledge of Neighbourhood Plan policies, despite the relevant ones being outlined in the Town Council's grounds for objection. The Democratic Support Officer will discuss with the Head of Planning at their next quarterly meeting.

42. AOB

There was none.

Planning Committee – 21st July 2021

The meeting commenced at 6:00pm and concluded at 7:21pm.

Signed

Dated