



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 17th DECEMBER 2020.
THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.

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

Apologies: Councillor Julija Boultone (left the meeting at 6:08pm due to technical difficulties)

91. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

92. PUBLIC FORUM

One member of the public, Kiran Singh, was present in the meeting until 6:55pm. No representations were made.

93. MINUTES

The Minutes of the Planning Committee held on 26th November 2020, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 26th November 2020 are confirmed and signed as a correct record.

94. 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/20/1887 GB Investments & Cancilla Construction Ltd Demolition of two houses of multiple occupation and construction of five storey purpose built student accommodation consisting of 17 apartments totalling 54 bed spaces and associated external works 3 Wise Terrace CV31 3AS

RESOLVED that an objection is raised on the following grounds:

1. The size, bulk and massing of the proposed development is overdevelopment of the site which is not in line with Local Plan Policy BE1f) nor with Neighbourhood Plan Policies RLS1 2), RLS3 c) and RLS 15 b)
2. The proposal does not create a sufficiently active frontage to the canal thus having a negative impact on the Conservation Area
3. Potential for overlooking from existing adjacent properties, having a negative impact on future residents' amenity
4. Lack of sufficient on-site parking provision as per WDC Parking Standards SPD - the experience of Althorpe Street suggests that trying to prevent student parking in surrounding streets is very challenging.

5. HMO calculation of 40.77% far exceeds the 10% threshold in Local Plan Policy H6a)

Holding objection until comments are received from WCC Highways in terms of access, highway safety and parking.

The Town Council would like to see more cycle parking provision on site and better cycle access to the towpath. Also support the comments of the Police Designing out Crime Officer with regard to the development being built to the minimum standard that complies with Secured By Design (New Homes 2019) Silver and this being made a condition of this application.

W/20/1764 Indigo Brain Architecture Change of use of a ground floor garage/workshop and 2 no. first floor apartments to a 3 bedroomed dwelling 8 Eastfield Road CV32 4EX

RESOLVED that a holding objection is raised on the following grounds:

Support the comments of the Ecology officer in requiring a bat survey to be submitted prior to determination of the application, and to support the comments of the Health and Community Protection officer with regard to the issues raised around the location and possible adverse impacts on the proposed development of the electricity substation.

The Town Council also notes the possibility of overlooking the neighbours' amenity space from the proposed terrace space.

W/20/1626 Ms Ellie Seymour Erection of single storey wrap around extension to side and rear of existing dwelling to create additional living space 27 Kelvin Road CV32 7TF

RESOLVED that an objection is raised on the following grounds:

The WDC Residential Design Guide states that a single storey flat roofed extension should not be introduced to the side of semi detached dwellings - this design does not concur with this.

W/20/1589 Mr & Mrs Martin Proposed demolition of single storey lean to utility room and erection of side/rear single storey extension, minor internal alterations and revision to fenestration 3 Acacia Road CV32 6EF

RESOLVED that no objection is raised - it would be preferable if the design could be reconfigured so it was not in breach of the 45 degree line any longer.

W/20/1685 Mr M Hurst removal of existing front boundary wall and gates and construction of a new wall, piers and wrought iron railings/wrought iron gate to a total overall height of 1.7m. 40 Northumberland Road CV32 6HB

RESOLVED that no objection raised subject to no objection from the Conservation officer

W/20/1765 Achieving Results in the Community CIC Extension to "outdoor classroom" structure by an additional 7m x 3m Foundry Wood Princes Drive CV31 3PH

RESOLVED that no objection is raised - the Town Council is supportive of this application as it will enable more activities for a larger number of participants to take place at Foundry Wood.

95. 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 determinations in the Report are noted.

96. PLANNING APPEAL NOTIFICATIONS

There were none.

97. PLANNING APPEAL DECISIONS

The following Planning Appeal Decisions were noted:

Application No: W/20/0980
Applicant: Mr Jas Pangli
Site: 9 Camberwell Terrace CV31 1LP
Description: Renovating an existing basement by increasing the ceiling height, introducing a new lightwell as means of fire escape and reinstating a smaller existing lightwell.
Decision: Dismissed

Application No; W/19/2006
Applicant: Sureway Property Services Group
Site: Unit 1 Moss Street CV31 2DA
Description: The application sought planning permission for a 32 bed HMO (in association with 15 bed HMO previously approved under reference W/15/0994 dated 10 August 2015) following demolition of existing commercial buildings on land at the rear of 1-3 Althorpe Street at Unit 1, Moss Street, Leamington Spa, Warwickshire CV31 2DA without complying with a condition attached to planning permission Ref W/15/2154, dated 30 December 2016. The condition in dispute is No.15 which states that: "The building hereby permitted shall be used solely as a student hall of residence and ancillary purposes thereto, being occupied solely by persons enrolled in a full time course of higher education." The reason given for the condition is: "A condition (15) restricts the development to use as a students' residence to reflect the on-site parking provision made."
Decision: Dismissed

Application No: W/19/1949
Applicant: Mr Steven White
Site: Garage 22 St Mary's Terrace CV31 1JT
Description: Conversion of existing storage into residential dwelling
Decision: Dismissed

Application No: W/20/0247
Applicant: Mr Patrick O'Sullivan
Site: 3-5 Mill Street CV31 1ES
Description: Subdivision of 3 and 5 Mill Street to create two separate dwellings, single storey extensions to the rear, dormers within rear roof slope, application of render to front elevation, insertion of windows at first floor level to front elevation, new front boundary wall with railings

Decision: Dismissed

Application No: W/20/0775

Applicant: Mr & Mrs Lightfoot

Site: 10 Almond Avenue CV32 6QD

Description: Porch and single storey extension to front, two storey side extension and single storey rear extension

Decision: Allowed

98. TREE PRESERVATION ORDERS

There were none.

99. AOB

- Members were reminded that the deadline on the WDC consultation on HMO Licensing/Planning Permission was 8th January 2021 and to complete the online survey if they had not already done so.
- All Planning Committee members had been sent an electronic invitation by Rajinder Reddy of WDC Planning Enforcement to a Planning Enforcement training session on either 18th or 25th January 2021. The session on the 18th January was now full. If any members did wish to attend the session on 25th January, they were asked to contact the Democratic Support Officer (DSO) and she would pass any more names onto Rajinder. Councillor McAllister commented that both sessions were scheduled to take place during the day when she would be at work and would find it difficult to attend although she would like to. This point to be raised with Rajinder by the DSO.
- Members were informed of an online consultation running between 16th and 23rd December by Aldi regarding their proposal to build a new store on the site of the old Mothercare unit on the Leamington Shopping Park. This store would then replace the existing store on Queensway. This Committee will have the opportunity to comment further when the planning application comes through.

The meeting commenced at 6:00pm and concluded at 7:13pm.

Signed

Dated