



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 19 APRIL 2018 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors John Knight (Chair), Heather Calver, Ann Morrison, Jill Barker, Janet Alty, Tom Kenyon Brown and Andrew Thompson.

Apologies: Councillor Hayley Grainger

Absent: Councillor Daniel Howe

155. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

156. PUBLIC FORUM

No representations

157. MINUTES

The Minutes of the Planning Committee held on 29 March 2018, having been circulated, were considered and agreed.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 29 March 2018 are confirmed and signed as a correct record.

158. MATTERS ARISING

There were none.

159. 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/18/0536 Mr John Wallis Conversion of basement to form 1 no
one bedroom flat 35 Tachbrook Road CV31 3DW

RESOLVED that the town council wishes to object to this application on the following ground:

This basement conversion appears to lack the requisite means of escape from fire and would thus not provide a satisfactory and safe living environment for future occupants.

W/18/0575 HB Invest Erection of a single storey residential unit to
replace 3 old lock up garages Land rear of 21 Dale Street CV32 5HH

RESOLVED that no objection is raised

JLK.

W/18/0182 Star Pubs Proposed display of various signage; sign a: 2x timber effect gable boards with individual letters with through-light illumination; sign b: 1x non-illuminated amenity board; sign c: 1x externally illuminated projecting sign; sign d: 2x non illuminated fascia boards; sign e: 2x new A2 internally illuminated menu cases; sign f: refurbish 2x existing lanterns; sign g: 7x LED new flood lights; sign h: 3x window vinyls The Fox and Vivian 32 Clarendon Avenue CV32 4RZ

RESOLVED that the town council wishes to object to this application on the following ground:

Concur with the Conservation officer regarding the proposed changes to the exterior of this significant corner property being out of keeping with the surrounding conservation area. The signage as proposed contravenes policy HE2 of the Local Plan and Warwick District Council's guidance on shopfront design. The design and size of the signage would be harmful to the appearance of this building as would the secondary lettering. Signage more in keeping with the style and age of this pub and its surrounding conservation area would be supported.

W/18/0427 Mr R Mobed Erection of single storey rear/side extension and external alterations 2 Adelaide Road CV31 3PW

RESOLVED that no objection is raised - the town council would still like to see the original chimney and timber framed windows retained as per our comments on application W/17/2416.

W/18/0584 Ms P Sohal Proposed change of use of workshop to one bedroom dwelling 5a Camberwell Terrace CV31 1LP

RESOLVED that the town council wishes to object to this application on the following grounds:

1. Contravention of policy EC3b) of the Local Plan whereby change of use from employment to residential is only permissible if it "can be demonstrated that the use of the building for the existing or alternative employment uses would not be viable." The Local Plan then goes on to state at point 3.38 that the site in question should be marketed for a period of 2 years. The applicant states the property has been marketed as a workshop for only 6 months. Has evidence been produced of this marketing?
2. The property now has a Velux window installed to the rear roofslope - the town council questions whether this would be a sufficient means of escape from fire from the first floor bedroom.
3. The town council also questions the insertion of a first floor for residential purposes when it was made clear during application W/12/0003 that the approval of first floor usage was unlikely. What has changed to make it more likely? The resubmission at W/12/0553 contains the comment from the then conservation officer that "the removal of the first floor element has alleviated the potential oppressiveness which would have been experienced by the occupiers of the neighbouring property No.4a." Therefore the insertion of this element now surely reintroduces this potential negative impact on neighbours' amenity.

W/18/0563 Mr & Mrs West Erection of a single storey rear and side extension with associated alterations 20 St Marys Crescent CV31 1JL

RESOLVED that no objection is raised

W/18/0417 Mid Counties Co-operative New signs to advertise child care premises 3 Upper Grove Street CV32 5AN

RESOLVED that the town council wishes to object to this application on the following ground:

Support the comments of the Conservation officer regarding there being too much signage in the three proposed locations around the building, and the need for simpler, less colourful design if possible to better reflect the character of the surrounding conservation area.

W/18/0550 Mr Symonds Variation of condition 2 of planning permission W/16/2117 dated 27 Feb 2017 (demolition of existing boundary wall and erection of detached coach house to provide a 1 bed dwelling house) to amend the design of the dwelling and external footpath Flat A Sherbourne Place Clarendon Street CV32 5SW

RESOLVED that the town council wishes to object to this application on the following grounds:

1. Inclusion of dormer windows in the new design at the front of the building - these were specifically refused at the previous application as they would result in a negative impact upon neighbours' amenity in terms of overlooking and they would be out of keeping with the surrounding area.
2. Use of inappropriate materials - the conditions of the existing permission state "the rooflights shall be conservation type with a central glazing bar and fitted flush to the roofplane. The roofing material for the development shall be natural slate. All rainwater goods for the development hereby permitted shall be metal." These conditions should be adhered to as agreed to ensure the new building is in keeping with the conservation area and other similar properties nearby.

160. PLANNING DETERMINATIONS

A schedule of applications (Report No. 7) determined by the Planning Authority since the last meeting had been circulated and was considered.

161. PLANNING APPEAL NOTIFICATIONS

Applicant No: W/17/1084
Applicant: Mr N Rai
Site: The Barbican Willes Road CV31 1BY
Description: Change of use to a house in multiple occupation
Decision: Allowed

162. PLANNING APPEAL DECISIONS

There were none

163. TREE PRESERVATION ORDERS

There were none.

JK

164. ANY OTHER BUSINESS

Members' attention was drawn to an ongoing consultation Warwick District Council is running regarding the proposed adoption of two new Supplementary Design Guides - the draft Residential Design Guide and the draft Parking Standards. The notification on commencement of the consultation period was sent to Parish and Town Councils via an automated email process. Unfortunately, it appears that whilst some Parish Councils received this notification others did not and Royal Leamington Spa Town Council was among the latter category. The Consultation period ends on 7th May.

Members were shown hard copies of the new documents and requested that if they had any comments to send them to the Democratic Support Officer (DSO) by Friday 27th April. Otherwise, the DSO would send in general comments regarding the improvement in information and guidance contained within both documents on behalf of the Town Council Planning Committee.

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

Signed *J. A. Kyghe*
Dated *10 May 2018*



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 10 MAY 2018

Planning Permission has been **REFUSED** by the Planning Authority in respect of the following applications:

W/18/0331 Mrs Sian Langdell Erection of a single storey rear extension following the demolition of the existing extension and the formation of a basement terrace area 7 St Marks Road CV32 6DL

RESOLVED that no objection is raised

WDC Reason for Decision

Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy HE1 of the Local Plan seeks to retain the integrity and form of unlisted buildings in the Conservation Area and resist alterations to these buildings where this would have an adverse effect upon the overall character of the conservation area.

In the opinion of the Local Planning Authority the proposed extension by virtue of its design that wraps around the existing two storey rear wing does not respect or enhance the character of the existing wing that would diminish the architectural quality of the host building. The proposal is considered to detract from the character, form and architectural features of the existing building that makes a positive contribution to the Conservation Area. The harm would be less than substantial but there are considered to be no public benefits which would outweigh the harm.

The proposal is therefore contrary to the aforementioned policies.

W/18/0399 Mrs Thornton Erection of first floor rear extension 14 Ascot Ride Lillington CV32 7TT

RESOLVED that no objection is raised

WDC Reasons for Decision

Policy BE3 of the Local Plan states that development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents. The Council has also adopted the Residential Design Guide as Supplementary Planning Guidance.

In the opinion of the Local Planning Authority the proposed first floor rear extension will breach the 45 degree line to No.12 Ascot Ride and therefore the proposal will result in material harm to the living conditions of the occupiers of that property by reason of loss of light and outlook.

The proposal is therefore contrary to the aforementioned policies.

W/18/0290 Ms & Mr Mulley & Stevens Erection of first floor side
extension over existing single storey side extension 44 St Marys Road CV31 1JP

RESOLVED that no objection is raised

WDC Reasons for Decision

Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy HE2 of the Local Plan seeks to retain the integrity and form of unlisted buildings in the Conservation Area and resist alterations to these buildings where this would have an adverse effect upon the overall character of the conservation area. The established character of this part of the Conservation Area is one of Victorian semi-detached dwellings of a uniform design and character which give the streetscene a harmonious and regular rhythm. The application property is considered to make a positive contribution to the streetscene and the character and appearance of the Conservation Area.

In the opinion of the Local Planning Authority the proposed extension is considered to detract from the character and appearance of the Conservation Area by unbalancing the pair of semis and by obscuring a prominent original side elevation which includes two original chimney breasts. The harm would be less than substantial but there are considered to be no public benefits which would outweigh the harm. The proposal is therefore contrary to the guidance set out in paragraph 134 of the NPPF.

W/18/0324 Mr S Nijjar Erection of a detached garage 46A
Edmondscote Road CV32 6AQ

RESOLVED that no objection is raised

WDC Reasons for Decision

Policy BE1 of the Warwick District Local Plan 2011-2029 states that development will only be permitted which positively contributes to the character and quality of the environment through good layout and design.

The proposed erection of a garage located in a highly prominent position would cause harm to the character of the area and the openness of the corner plot that is characteristic of the local area. Therefore the construction of a garage in the proposed location would result in the creation of an incongruous feature within the streetscene and local area.

The development is thereby considered to be contrary to the aforementioned policies.

Planning Permission has been **GRANTED** by the Planning Authority in respect of the following applications:

W/17/1701 PSP Warwick LLP Outline planning application including access and landscape, with all other matters reserved, for the demolition of Riverside House and the redevelopment of the site to provide new buildings ranging from 2.5 to 6 storeys for up to 170 residential dwellings (use class C3) at Milverton Hill Riverside House Milverton Hill CV32 5HZ

RESOLVED that an objection is raised for the following reason:

Lack of provision of any affordable housing on site. Policy H2 of the adopted Local Plan states that residential development within an urban area on sites of 11 or more dwellings will not be permitted unless provision is made for 40% affordable housing. The adoption and integration of affordable homes into this development would encourage inclusive and mixed communities as recommended in Policy H2. The town council feels strongly that a part of this development within this site should be made available as affordable housing to people wishing to purchase a property in Leamington Spa but who are unable to reach market prices.

The town council would also like to see any new residential development on this site being no higher than the existing Riverside House building where it would front onto Milverton Hill. There is also concern about a lack of green amenity space for future residents on the site.

