



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING MEETING HELD
ON 21st APRIL 2022.
THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.

Present: Councillors Jennifer McAllister (Chair), David Brunson, Amanda Stevens, Mubarik Chowdry, Janet Alty, Ruggy Singh, Julija Boulton and Nick Wilkins.

Apologies: None

186. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

187. PUBLIC FORUM

No representations.

188. MINUTES

The Minutes of the Planning Committee held on 31st March 2022, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 31st March 2022 are confirmed and signed as a correct record.

189. MATTERS ARISING

The Democratic Support Officer gave brief updates on the current status of the following extant holding objections:

- W/21/1625 – 264 Valley Rd – objection from Environmental Health on grounds of negative noise impacts on existing residential properties, no objection from WCC Highways and no management plan has been made available. 5 support comments have been submitted; none are local residents. Still no further progress to report as yet.
- W/21/1397 – 2 Lawford Rd – objection from WCC Highways based on the unsatisfactory and non-compliant parking survey submitted by the applicant. Request a new survey be done to the current requirements in the WDC Parking Standards DPD. The Town Council resubmitted an objection on 17th March 2022 supporting the comments of the WCC Highways officer regarding their request for a new, WDC Parking Standards-compliant parking survey. No further updates.
- W/21/2166 – Demolition of The Waterside Inn and erection of a split level 4 and 45 storey apartment building comprising 42 residential homes – concern from Canal & Rivers Trust re scale and massing, visual impact on character and appearance of the canal conservation area, objection from Environmental Health requiring additional information on the noise assessment report and odour report and recommended conditions on air quality, lighting and land contamination, objection from the LLFA on insufficient information provided, concerns from Open Space around no Section 106 contribution and also about hedging, planting, pathways, boundary treatments, lighting and harm to local views. Also, objection

from Landscape on scale, height and massing, does not preserve the appearance of the area, inadequate replacement trees proposed, objection from Conservation in terms of development being overbearing and dominant at 5 storeys, WCC Infrastructure requires Section 106 contributions for education and libraries and Warwick Town Council concurs with the Town Council's grounds for objection.

Members agreed to resubmit their objection with the original grounds plus support for the objections/concerns now submitted from Conservation, Environmental Health, WCC Landscaping, the Canal & Rivers Trust and the LLFA.

- W/22/0232 – Land south of Chesterton Gardens – 200 dwellings (appearance, landscaping, layout and scale. 18 additional resident objections registered, Landscape objection on layout, planting, hedging and trees, Highways object on lack of information provided, Stage 1 Road Safety Audit required, issues with visibility splays where Public Right of Ways cross the access road, proposed cycleways are dangerous and inadequate, road usage issues, bus stop locations require adjustment and more drawings of waste collection lorry splays required. Stagecoach Buses state they will not provide any bus routes through this development due to lack of access and investment proposed. 4 new resident objections and an objection from Cllr Will Roberts (WDC).

A resubmitted objection from the Town Council on the grounds of supporting the comments of Landscape and Highways with an additional comment recording concern about the lack of any future proposed bus routes through this development was made as agreed on 1st April 2022.

190. 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/22/0545 Warwick District Council Installation of new artwork and fixings in Leamington Spa Station Underpass comprising of 14 no. wall mounted, aluminium signage trays, powder coated white and faced with full colour graphics on anti-graffiti laminate and individual cut aluminium lettering in black to read 'The Royal Leamington Spa Colour Palette' affixed on north and south facing internal overhead arches Leamington Spa Railway Station Old Warwick Road CV31 3NS

RESOLVED that the Town Council supports this application as an improvement to the railway station subway and a positive welcome to Leamington. The Council queries what is going to happen to the existing murals once removed?

W/22/0544LB W/22/0545 Warwick District Council Listed Building Consent for the installation of new artwork and fixings in Leamington Spa Station Underpass comprising of 14 no. wall mounted, aluminium signage trays, powder coated white and faced with full colour graphics on anti-graffiti laminate and individual cut aluminium lettering in black to read 'The Royal Leamington Spa Colour Palette' affixed on north and south facing internal overhead arches Leamington Spa Railway Station Old Warwick Road CV31 3NS

RESOLVED that the Town Council supports this application as an improvement to the railway station subway and a positive welcome to Leamington. The Council queries what is going to happen to the existing murals once removed?

W/22/0394TC Prior approval for the erection of an 20.0m telecommunications monopole, 4no. equipment housing cabinets and associated ancillary works Verge adjacent to MKM Building Supplies, Junction of Juno Drive/Queensway CV31 3RG

RESOLVED that no objection is raised

W/22/0456 Mr Gunn Erection of proposed two storey side extension following demolition of existing stores. Erection of proposed rear box dormer. Installation of partial garage conversion and erection of pitched roof. Erection of proposed 2 metre high fence and gate to western side boundary. Formation of proposed dropped kerb and installation of new hardstanding to driveway. Installation of cladding to first floor front elevation, front bay windows, rear box dormer and two storey side extension. Proposed replacement of all windows from single glazing to double glazing 28 Church Lane CV32 7RG

RESOLVED that an objection is raised on the following grounds:

1. Proposed development is out of keeping with the streetscene and surrounding Conservation area.
2. Support the comments of the Conservation officer regarding negative impact on St Mary Magdalene Church and the Manor House, inappropriate overdevelopment of a large corner plot and use of inappropriate external cladding materials.

W/22/0430 Mr & Mrs Wreford-Bush Variation of Condition 2 (approved drawings) of planning permission ref: W/20/0128 (Erection of two storey side and rear extension) alteration to side extension 4 Melton Road CV32 7DJ

RESOLVED that a holding objection is submitted as the information provided is inadequate to make an informed comment. The variation in condition needs to be clarified both in drawings and description. The application is also listed as invalid?

W/22/0594 Mr & Mrs Senior Hip to gable loft extension and erection of rear box dormer window. Erection of single storey rear extension 22 Braemar Road CV32 7EY

RESOLVED that no objection is raised.

W/22/0579 Mr & Mrs Barrett Erection of a two storey front, side and single storey front, side and rear extensions (Resubmission of W/21/1913) 47 Beverley Road CV32 6PW

RESOLVED that no objection is raised.

W/22/0283 Nicholas Dexter Studio Proposed variation of condition 2 (plan numbers) of permission W/20/0994 to allow for amendments to approved landscaping, including provision of a swimming pool 4 Innage Close CV31 1BL

RESOLVED that the Town Council supports this application for changes to the external layout of this new self-build as they are in keeping with the development and enhance the site.

191. 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

RESOLVED that the Planning Determinations are noted.

192. PLANNING APPEAL NOTIFICATIONS

The following Planning Appeal Notification was noted:

Application No: W/22/1929
Applicant: SKJ Property
Site: 23 Leam Terrace CV31 1BB
Description: Erection of garage with studio above

Application No: W/21/2092
Applicant: Mr Steven White
Site: 22 St Mary's Terrace CV31 1JT
Description: Application for the conversion and extension of existing garage into residential dwelling (re-submission of W/19/1949)

193. PLANNING APPEAL DECISIONS

There were none

194. TREE PRESERVATION ORDERS

There were none.

195. WDC PLANNING COMMITTEE

Cllr McAllister attended the WDC Planning Committee meeting held on 30th March 2022 re. application W/21/2084 (Southfields 57 Lillington Rd CV32 6NS). The application was refused contrary to the case officer's recommendation on the grounds that the proposal would result in harm to the amenity of the occupiers of No.59 Almond Avenue by virtue of a substandard separation distance from the proposed new dormer windows serving the second-floor apartment as set out within the Residential Design Guide.

The next WDC Planning Committee is scheduled for 26th April – the DSO will be in touch with members should representation be required on any of the applications called in for further consideration.

196. LICENSING APPLICATIONS

No current licensing applications called in for discussion

197. AOB

The DSO discussed the following items at the WDC/RLSTC Planning Liaison meeting held on 20th April 2022:

Planning Committee – 21st April 2022

- Town Council Planning Committee should be asked by WDC case officers if they wish to review a previous Planning comment if it was “No comment subject to no comment from...” and there is then a subsequent objection from the relevant department.
- Entries submitted onto the WDC Planning portal by WDC officers should be dated for when they were uploaded not when they were emailed through to the case officer.
- Variations of conditions requests and changes to drawings post-permission should be made explicit in both the descriptions and the drawings submitted.
- A list of green spaces in Leamington Spa which are mostly but not wholly owned by WDC would be useful if possible (e.g. The Old Brickyard off Villiers St). This to be investigated.

Members were reminded that the next Planning meeting is scheduled for Wednesday 11th May 2022 as the Annual Town Assembly is scheduled for Thursday 12th May 2022.

The meeting commenced at 6:00pm and concluded at 6:55pm.

Signed

Dated