



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**  
**MINUTES OF THE MEETING OF THE PLANNING MEETING HELD**  
**ON 10<sup>th</sup> MARCH 2022.**  
**THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.**

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

**163. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS**

Councillor Alty declared a non-pecuniary interest in application W/22/0232 as she had had a discussion regarding this application with a local resident.

**164. PUBLIC FORUM**

No representations.

**165. MINUTES**

The Minutes of the Planning Committee held on 17<sup>th</sup> February 2022, having been circulated, were considered.

**RESOLVED** that the Minutes of the Meeting of the Planning Committee held on 17<sup>th</sup> February 2022 are confirmed and signed as a correct record.

**166. MATTERS ARISING**

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

- W/21/1577 – Holly Bush Inn, Holly St – application withdrawn 23<sup>rd</sup> February 2022
- 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. 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. Members agreed that the Town Council holding objection be resubmitted as an objection supporting the comments of the WCC Highways officer.

*Cllr Wilkins entered the meeting at 6:10pm.*

**167. 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/22/0194LB                      Mr Bill Gifford                      Repair of garden wall pillar  
22 Augusta Place CV32 5EL

**RESOLVED** that no objection was raised.

W/22/0226                      Mr & Mrs Talbot                      Minor internal alterations,  
replacement/refurbishment of windows and replacement of roof windows to dormers on rear  
elevation                      41 Portland Street CV32 5EY

**RESOLVED** that no objection was raised - the Town Council notes and supports the inclusion of air source heat pumps in this proposal

W/22/0227LB                      Mr & Mrs Talbot                      Minor internal alterations,  
replacement/refurbishment of windows and replacement of roof windows to dormers on rear  
elevation                      41 Portland Street CV32 5EY

**RESOLVED** that no objection was raised - the Town Council notes and supports the inclusion of air source heat pumps in this proposal

W/22/0200                      Mr & Mrs Bari                      Erection of proposed garage following  
demolition of existing                      12 Milverton Terrace CV32 5BA

**RESOLVED** that no objection is raised.

*Cllr Alty entered the meeting at 6:25pm*

W/22/0125                      GSK Developments                      Demolition of existing building and  
erection of an apartment building comprising 8 units                      16 Cross Street CV32  
4PX

**RESOLVED** that the Town Council is supportive of an appropriate redevelopment of this brownfield site and acknowledges improvements in design but would like to raise an objection to this application on the following grounds:

1. Overdevelopment of the site
2. Negative impact on the neighbours' amenity in terms of loss of light and overlooking
3. Holding objection until comments are received from Conservation and WCC Highways

W/22/0196                      Mr M Birk                      Erection of joint single storey rear extension  
with 45 Montrose Avenue, loft conversion and alterations                      43 Montrose Avenue  
CV32 7DS

**RESOLVED** that no objection is raised.

W/22/0235                      Ms Gryparis                      To increase pitch of roof to bungalow with  
conversion of existing loft space with dormer windows to front and rear                      14 Conway  
Road CV32 5PA

**RESOLVED** that no objection is raised, subject to no objection from Conservation. The Town Council notes and supports the comments from Ecology requesting additional information and photographs.

W/22/0231                      Mr & Mrs Dhesi                      Proposed demolition of existing conservatory.  
Proposed erection of two storey front, side and rear extensions. Proposed conversion of  
existing garage                      18 MossPaul Close CV32 6NP

**RESOLVED** that no objection is raised, subject to no objection from Conservation. The Town Council notes and supports the comments from Ecology requesting additional information

*Due to technical difficulties, Cllr Alty left the meeting at 7:06pm.*

W/22/0232                      AC Lloyd (Homes) Ltd                      Application for approval of  
reserved matters for residential development of 200 dwellings relating to appearance,  
landscaping, layout and scale in pursuance of outline planning permission W/20/0617  
Land on the south side of Chesterton Drive

**RESOLVED** that the Town Council submits a holding objection to this application until comments are received from Contract Services, in particular with regard to the provision of adequate bin storage bearing in mind the upcoming agreed changes to bin provision and collection, and WCC Landscape, in particular with concern regarding the proposed close vicinity of some trees to properties.

The Town Council reiterates its strong concerns regarding the provision of what it feels is an inadequate access route with one way in and out of the site and would press for the installation of traffic calming and mitigation measures prior to any building works commencing on site. The Town Council also notes and supports the proposed planning condition put forward by WCC Fire Service.

W/22/2263                      Mr Benjamin Dare                      Change of use from a dwelling (C3) to a  
house in multiple occupation (C4) (retrospective)                      6 St David's Close CV31 1NN

**RESOLVED** that no objection is raised. The Town Council seeks clarification about how many off-road parking spaces are provided on this site.

## **168. 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.

## **169. PLANNING APPEAL NOTIFICATIONS**

The following Planning Appeal Notification was noted:

Application No: W/21/1518  
Applicant: Mr & Mrs Amor  
Site: 8 Offa Road CV31 2BT  
Description: Erection of single and two storey rear extension

## **170. PLANNING APPEAL DECISIONS**

The following Planning Appeal Decisions were noted:

Application No: W/21/1153  
Applicant: CK Hutchison Networks (UK) Ltd  
Site: Lillington Avenue CV32 5UN  
Description: 15.0m phase 8 monopole c/w wrapround cabinet at base and associated ancillary works.  
Decision: Allowed

Application No: W/21/0543  
Applicant: Mr Harpreet Hayer  
Site: 3 Elizabeth Road CV31 3LJ  
Description: Proposed garage, brick walls and pitch roof to match the house.  
Decision: Dismissed

**171. TREE PRESERVATION ORDERS**

There were none.

**172. WDC PLANNING COMMITTEE**

It was noted that two applications pertaining to Leamington Spa had gone to WDC Planning Committee on 1<sup>st</sup> March 2022 and both had retained the holding objections originally submitted by the Town Council Planning Committees (W/20/2165 & W/20/2166 – 6 and 14 Charlotte Street CV31 3EB). The grounds for both holding objections had been overcome by amended plans or additional information provided. However, the Town Council was not asked if it wished to alter its response to a no objection. Had this happened, the likelihood was that a no objection would then have been submitted. The DSO emailed the Committee Services Manager to make this point and to ensure that the WDC Planning Committee were aware that although the Town Council was still recorded as having a holding objection to both of these applications, this was not now the case and therefore no representations were necessary or would be made.

The DSO to discuss this with Gary Fisher (WDC Development Manager) at a future liaison meeting.

The next WDC Planning Committee meeting is scheduled for 29<sup>th</sup> March – the DSO to contact members should any Leamington Spa applications be called in for discussion.

**172. LICENSING APPLICATIONS**

No current licensing applications called in for further discussion.

**173. AOB**

There was none.

The meeting commenced at 6:00pm and concluded at 7:28pm.

Signed .....

Dated .....