



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING MEETING HELD
ON 14th OCTOBER 2021.
THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.

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

Apologies: Councillor Amanda Stevens

79. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

80. PUBLIC FORUM

No representations.

81. MINUTES

The Minutes of the Planning Committee held on 23rd September 2021, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 23rd September 2021 are confirmed and signed as a correct record.

82. MATTERS ARISING

Members' attention was drawn to the following note on Electric Vehicle Charging Point provision requirements in planning applications from Warwick District Council:

EVCPs are an Air Quality SPD requirement as a type 1 mitigation measure for the increase in air pollution due to an increase in new vehicle movements. EVCPs are the only Type 1 mitigation in relation to minor developments. It is unlikely that we would grant permission for new dwellings without either off street parking (in which case EVCP could be provided) or with Unilateral Undertaking to forego parking permits (in which case it would be considered to be a car free development not requiring mitigation).

If that did occur, we would have to make a decision whether we considered non-compliance with the Air Quality and Planning SPD was sufficient to justify a refusal of planning permission.

Information supplied for future reference on new housing/conversion applications.

83. 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/21/1733 Cornerstone Removal of existing 15m high Pandora streetpole and erection of a replacement 20m pole and associated ancillary development works Telecommunications Pole Verge at Queensway Queensway

RESOLVED that no objection is raised subject to the condition proposed by Environmental Health regarding noise mitigation

W/21/1518 Mr & Mrs Amor Erection of single storey and partial two storey extension with internal alterations 8 Offa Road CV31 2BT

RESOLVED that no objection is raised

W/21/2034 Mr Dhut Change of use of existing dwellinghouse (Use Class C3) to HMO (Use Class C4) and extension to comprise of 2 no. self-contained flats 55 Henley Road CV31 2NZ

RESOLVED that a Holding objection is submitted until comments received from WCC Highways. The Town Council notes the numerous comments from local residents regarding the difficult parking conditions which already exist in Henley Rd and Redland Rd and would like more information from the Highways authority before making a final assessment.

W/21/1085 Warwick District Council Application to bring forward ground floor entrance door in line with the overhanging canopy on the first floor. Insert window in the communal area at first floor level Blocks 27-33, 35-41, 43-49, 51-57, 59-65, 67-73 Charles Gardner Road CV31 3BG

RESOLVED that The Town Council is supportive of this application which is an improvement to the property. (Town Council notes the layout drawings are not of a high standard considering the applicant is the LPA)

W/21/1048 Ms Sarah Horne Proposed part demolition and replacement of rear store and erection first floor extension over. Replace roof over existing rear 1st floor kitchen and installation of 3x heritage roof windows. Replacement of 2 existing UPVC windows with hardwood sash windows and like for like replacement of wooden casement window. Associated internal alterations. 86 Warwick Street CV32 4QG

RESOLVED that No objection is raised subject to no objection from Conservation

W/21/1049LB Ms Sarah Horne Proposed part demolition and replacement of rear store and erection first floor extension over. Replace roof over existing rear 1st floor kitchen and installation of 3x heritage roof windows. Replacement of 2 existing UPVC windows with hardwood sash windows and like for like replacement of wooden casement window. Associated internal alterations. 86 Warwick Street CV32 4QG

RESOLVED that No objection is raised subject to no objection from Conservation

W/21/1420 TPP Syndicates Ltd Proposed erection of an apartment block to provide 3no. two bedroom apartments, with associated parking and storage (Re-submission of approved planning application under refs: W/16/1824 and W/18/2260) 7 Clarendon Place CV32 5QL

RESOLVED that no objection is raised subject to no objection from Waste Management. The Town Council would like to see the provision of Electric Vehicle Charging Points on this site should this application be granted (unable to open the Air Quality Mitigation Statement on the portal)

W/21/1705 CDP Prior notification for a proposed change of use from class E (office) to class F1a (education) 5a Spencer Street CV31 3NE

RESOLVED that no objection is raised

W/21/1029 GSK Developments Demolition of existing building and erection of 5 (2.5 storey) dwellings 16 Cross Street CV32 4PX

RESOLVED that the Town Council maintains its objection to this application on the original grounds submitted. The objection from WCC Highways is noted and supported, and updated comments from them would be helpful. Updated comments from Conservation would also be useful to consider.

W/21/1375 Boston Tea Party Repainting of the exterior walls and joinery ASK 1a Clarendon Avenue CV32 5QU

RESOLVED that no objection is raised to the repainting of the exterior walls and joinery. The comments of the Conservation officer regarding proposed signage and lighting are noted but were not considered as part of this application which covers solely repainting of the exterior.

W/21/0962 Njay Investments Ltd Conversion of first and second floor offices and erection of a two storey extension to second and third floor to provide 7no. 2-bed flats. 1 Augusta Place and Upper Floors of 36 Regent Street CV32 5EL

RESOLVED that a holding objection is submitted subject to comments from Conservation and Waste Management. The Town Council would appreciate confirmation that the proposed bike store would be large enough to hold 14 bicycles.

W/21/1577 Hawthorn Community Pub Co. Erection of fabric tent over part of existing external drinking area. Holly Bush Inn Holly Street CV32 4TN

RESOLVED that a holding objection is submitted subject to comments from Conservation, Environmental Health and Highways.

W/21/1625 Mr Malle Application for a change of use from a single dwelling (use class C3) to a children's residential care home for up to 4 children (use class C2) 264 Valley Road CV32 7UE

RESOLVED that a holding objection is submitted until more information is provided re:

- provision of a robust management plan
- confirmation of staffing arrangements/shift patterns
- where children would be referred from to the care home
- sufficient parking provision on site for staff and visitors

Until more information is provided, the Town Council has concerns about the effective, appropriate running of this facility in this location and the potential negative impacts on the neighbours' amenity

W/21/1767 South Warwickshire NHS Foundation Trust Erection of a two storey detached Health Centre with associated parking, cycle parking and landscaping
Treharrock Valley Road CV32 7SJ

RESOLVED that the Town Council supports this application for the provision of a fit-for-purpose health centre in this location. It supports Neighbourhood Plan policies RLS1 and RLS6 in terms of reuse of a brownfield site and the protection of community facilities. The public gain outweighs the loss of the existing car park which is underused on most days.

W/21/1459 Mr & Mrs Waterhouse Erection of proposed single storey rear extension following demolition of existing extension and existing outbuilding. Erection of proposed two storey side extension. Erection of proposed rear box dormer. Erection of proposed annexe to rear of property. Removal of trees to side and rear of property
15 Northumberland Road CV32 6HE

RESOLVED that no objection is raised

W/21/1656 Mr T Shoffa Proposed part replacement of shopfront
39 High Street CV31 1LN

RESOLVED that the Town Council supports this application for improvements to this shopfront, subject to no objections from Conservation.

84. 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 Determination were noted.

85. PLANNING APPEAL NOTIFICATIONS

Application No: W/21/0279
Applicant: Mr and Dr Kennard and Facey
Site: 3 Strachey Avenue CV32 6SS
Description: Erection of two storey front extension

Application No: W/21/1764
Applicant: Mr & Mrs Stickley
Site: 8 Eastfield Road CV32 4EX
Description: Change of use of a ground floor garage/workshop and 2 no. first floor apartments to a 3 bedroomed dwelling

86. PLANNING APPEAL DECISIONS

Application No: W/20/1856
Applicant: Mr & Mrs Welti
Site: 12 Helmsdale Road CV32 7DW
Description: To provide a 'hip to gable' loft conversion to main dwelling roof which includes providing a gable to the roof to the existing 2-storey side extension. A box

dormer is to be provided to the rear roof overlooking the rear garden. Materials are to match the existing construction
Decision: Dismissed

87. TREE PRESERVATION ORDERS

There were none.

88. WDC PLANNING COMMITTEE

WDC Planning Committee held on 14th October contained two Leamington Spa applications on which this Committee concurred with the proposed decisions of the case officers so no Town Council representation was required.

WDC Planning Committee due on 15th October has been postponed to 21st October due to technical difficulties. There are no Leamington Spa applications to be considered.

Next WDC Planning Committee after that is scheduled for 9th November.

89. LICENSING APPLICATIONS

No current licensing applications called in for discussion.

90. AOB

There was none.

The meeting commenced at 6:00pm and concluded at 7:17pm.

Signed

Dated