



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 5th MARCH 2020 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors Jennifer McAllister, Janet Alty, David Brunson, Mubarik Chowdry, Nick Wilkins and Amanda Stevens

Apologies: Councillors Judith Clarke and Julija Boulton

140. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

141. PUBLIC FORUM

No representations were made

142. MINUTES

The Minutes of the Planning Committee held on 13th February 2020, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 13th February 2020 are confirmed and signed as a correct record.

143. MATTERS ARISING

There were none.

144. 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/20/0158 Mr R Sittambalam Proposed development of 6 no.
semi-detached dwellings Land east of Turpin Court CV31 3JU

RESOLVED that the town council is supportive of development on this brownfield site and of the provision of social affordable housing owned and managed by Warwick District Council which adopts the fabric first design approach with improved sustainability and energy standards. However, we would like to submit an objection to this current application on the following grounds:

1. Inclusion of the three storey house is incongruous and unnecessary, causing overlooking and a negative impact on the neighbours' amenity. There is no precedent for a three storey house in the immediate vicinity which is comprised mostly of bungalows.

2. Support the comments of the Tree officer with regard to the current proposed layout amounting to overdevelopment of the site and the issue of existing trees causing shade and debris problems for future residents of the properties.
3. Lack of electric charging points provided
4. Amenity space for the three storey property is insufficient for future residents

W/20/0253 Mr Tolley Proposed demolition of a sectional concrete garage and the reconstruction of a replacement brick built garage 105 Shrubland Street CV31 2AR

RESOLVED that an objection is raised on the following ground:

Breach of the 45-degree line to the rear of 107 Shrubland Street.

The council acknowledges the improved, amended plans and if the breach of the 45-degree line could be resolved, would have no further objection.

W/20/0070 Mr Uniss Ali Mohammed Change of use from café (A3) to convenience store (A1) 42 Bedford Street CV32 5DY

RESOLVED that no objection is raised

W/20/0071LB Mr Uniss Ali Mohammed Internal alterations associated with a change of use from café (A3) to convenience store (A1) 42 Bedford Street CV32 5DY

RESOLVED that no objection is raised

W/20/0167 Beker Proposed two storey rear glass extension and single storey rear glass extension and internal alterations to relocate the utility to the ground floor, to relocate the bathroom and add a 3rd bedroom and ensuite 33B Clarendon Square CV32 5QY

RESOLVED that an objection is raised on the following grounds:

1. Breach of 45-degree line affecting No. 32 Clarendon Square
2. The first-floor glass extension is out of keeping with the conservation area and the existing streetscene
3. Negative impact on neighbours' amenity in terms of overlooking, shadowing and loss of privacy

W/20/0168LB Beker Proposed two storey rear glass extension and single storey rear glass extension and internal alterations to relocate the utility to the ground floor, to relocate the bathroom and add a 3rd bedroom and ensuite 33B Clarendon Square CV32 5QY

RESOLVED that an objection is raised on the following grounds:

1. Breach of 45-degree line affecting No. 32 Clarendon Square
2. The first-floor glass extension is out of keeping with the conservation area and the existing streetscene
3. Negative impact on neighbours' amenity in terms of overlooking, shadowing and loss of privacy

W/20/0209 Thomas Haworth Proposed replacement window
7 Mews Road CV32 5BX

RESOLVED that no objection is raised, subject to no objection from the conservation officer

W/19/1911 Mr & Mrs Scale Demolition of numbers 43-49
Cubbington Road and the erection of 1 no. two storey replacement dwelling together
with the demolition of an existing garage block and the erection of a two storey
garage block (amended plans) 47 Cubbington Road CV32 7AA

RESOLVED that no objection is raised

W/20/0170 Eversleigh House Nursing Home External works to
provide car parking and landscaping Eversleigh House Nursing Home 2-4
Clarendon Place CV32 5QN

RESOLVED that an objection is raised on the following grounds:

1. Removal of greenspace for car parking would be harmful to the setting of this listed building, Bethany House and the surrounding conservation area
2. Negative impact on the character of the streetscene
3. Safety issues arising from the use of a garden area which is also used for car parking
4. Public benefit of the additional car parking proposed does not outweigh the degree of harm caused in contravention of Local Plan policy HE1
5. Support the comments of WCC Landscape regarding the use of appropriate trees within the scheme which enhance existing planting

W/20/0047 Mr & Mrs Morrisey Proposed alteration to the two
existing lightwells to form a fire escape and staircase access to basement. Proposed
construction of a new lightwell The Old Vicarage 4 St Marks Road CV32
6DL

RESOLVED that an objection is raised on the following grounds:

1. Possible lack of extant permissions for existing lightwells at No 4 which therefore cannot be used as a means for justifying the current proposal
2. Proposed lightwells and grille are out of keeping with the existing building and conservation area
3. There is no public benefit provided by the proposal which outweighs the potential harm caused to the listed building, contrary to Local Plan policy HE1.

W/19/1379 Dr Davies Erection of 2 no. dwellings (amended plans)
32 Russell Terrace CV31 1EZ

RESOLVED that no objection is raised

W/20/0120 Mr & Mrs T Dhesi Erection of single storey side extension
to form garden room 1 Portway Close Sydenham CV31 1RZ

RESOLVED that no objection is raised

145. PLANNING APPEAL NOTIFICATIONS

Application No: W/19/1512
Applicant: Mr John Jones

Site: 2A St Fremund Way CV31 1AB
Description: Erection of first floor side extension

146. PLANNING APPEAL DECISIONS

Application No: W/19/0737
Applicant: Mr Antony Johnson
Site: The Limes 21 Beauchamp Avenue CV32 5RG
Description: Replace driveway and extend to provide parking for 4 cars
Decision: Dismissed

Application No: W/19/0547
Applicant: Mr Vik Tara on behalf of Student Homes
Site: 4 Beauchamp Hill CV32 5NS
Description: Dwelling for use as student accommodation
Decision: Dismissed

147. TREE PRESERVATION ORDERS

There were none.

148. ANY OTHER BUSINESS

There was none.

The meeting commenced at 6:00pm and concluded at 7:03pm.

Signed

Dated