

**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**

**MINUTES OF THE PLANNING MEETING HELD ON 05<sup>th</sup> JANUARY 2023.**  
**THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.**

Present: Councillors Jennifer McAllister (Chair), Amanda Stevens,-Ruggy Singh, Julija Boulton, Nick Wilkins, David Brunson.

Town Clerk.

Apologies: Councillor Mubarik Chowdry, Cllr Janet Alty.

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

Councillor Singh declared an interest in application W/22/1941. However this item was not discussed.

**113. PUBLIC FORUM**

No representations.

**114. MINUTES**

The Minutes of the Planning Meeting held on 14<sup>th</sup> December 2022, having been circulated, were considered.

**RESOLVED** that the Minutes of the Planning meeting held on 14<sup>th</sup> December 2022 are confirmed as a correct record.

**115. MATTERS ARISING**

W/22/1838                      The Nurture Room                      Application for variation of conditions 4 and 6 of permission W/21/1632 to allow an increase in the number of children using the garden at one time and to gain permanent permission for the change of use from a residential dwelling to a mixed use of a single dwelling and a child-minding business 246 Cubbington Road CV32 7AX

The committee had previously raised an objection to this application relating to concerns about the impact on current and future neighbours' amenity in terms of noise and lack of privacy. The case officer had noted that environmental health not raised any objection and queried whether the Town Council wished to maintain its objection.

**Resolved** that the objection is maintained.

## 116. **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/22/1919 Investry Ltd Proposed purpose built student accommodation providing 85no. self contained studio units with ancillary accommodation at ground and basement levels. Land at Junction of High Street, Lower Avenue, Leamington Spa**

**Resolved** that the Town Council would like to raise an objection to this application on the following grounds:

- 1.** Overdevelopment of the site in terms of mass, scale, height and bulk. The building constitutes unnecessary over development and would negatively impact on the surrounding buildings.
- 2.** Contravenes Policy RLS3I of the Neighbourhood Plan regarding the protection of key views, especially of landmark buildings. The view of All Saints Church would be compromised and planning officers have previously stated that this view is important and should be protected.
- 3.** Does not accord with Policy RLS18 in that student accommodation is not one of the uses that the Neighbourhood Plan supports within the Creative Quarter and Bath Place car park is a potential redevelopment site within the Creative Quarter which the Neighbourhood Plan supports certain uses of which specifically underpin the Creative Quarter aspirations.

Also a holding objection until comments received from conservation, highways, environmental health, private sector housing and network rail.

**W/22/1715 Hammonds Furniture Ltd Display of 2no. internally illuminated fascia signs and 6no. window vinyls 2 Parade CV32 4DW**

**Resolved** that no objection is made subject to no objection from conservation

**W/22/1855 HSJ&KSJ LIMITED Replacement of shop front 102 Parade CV32 4AQ**

**W/22/1856LB HSJ&KSJ LIMITED Replacement of shop front 102 Parade CV32 4AQ**

**Resolved** that no objection is made, subject to the colour scheme being amended in accordance with the conservation officer's comments.

**W/22/1894 Kendrick Erection of roof dormers and installation of rooflights, enlargement of existing lightwell window for improved emergency escape. 3 Gaveston Road CV32 6EX**

**Resolved** that the Town Council would like to raise an objection based on the objection of the conservation officer in relation to the proposed dormers.

**W/22/1908 Ms H Jones Erection of single storey rear extension and erection of rear dormer 18 Manor Road CV32 7RJ**

**Resolved** that no objection is made but the comments from the conservation officer are noted.

**W/22/1957 Mr and Mrs Dempsey Demolition of an existing detached dwelling and the erection of a replacement two storey detached dwelling with single storey rear extension and modifications to the existing boundary to Cloister Way to provide an in/out driveway off Cloister Way. 16 Cloister Way CV32 6QE**

**Resolved** that the following comment is made – the consideration of sustainable energy measures is noted and the Town Council would welcome their inclusion in the construction.

**W/22/1898 Orbit Housing Installation of external wall insulation to all external elevations of properties with an off white render finish 1, 2, 3, 5, 9 Coningsby Close CV31 1SJ**

**Resolved** that the Town Council supports the improvements to the thermal performance of these properties as included in the application.

#### **116. 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 responses of the Town Council.

**Resolved** that the report is noted

#### **117. PLANNING APPEAL NOTIFICATIONS**

Noted the appeals identified.

#### **118. PLANNING APPEAL DECISIONS**

There were none.

#### **119. TREE PRESERVATION ORDERS**

There were none

#### **120. WDC PLANNING COMMITTEE**

Next WDC Planning Committee meeting is due on 10<sup>th</sup> January 2023. Cllr McAllister to attend ref Cross street W/22/1546.

#### **121. LICENSING APPLICATIONS**

No licensing applications currently active.

**122. Matters for future consideration**

WDC consultation on South Warwickshire Local Plan is imminent.  
WALC planning training – to be circulated

The meeting commenced at 6:00pm and concluded at 19:08