



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING MEETING HELD
ON 25th NOVEMBER 2021.
THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.

Present: Councillors Jennifer McAllister (Chair), David Brunson, Mubarik Chowdry, Amanda Stevens and Nick Wilkins

Apologies: Councillors Julija Boulton and Janet Alty

103. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

Councillor Wilkins declared a non-pecuniary interest in application W/21/1577 by means of knowing the pub manager and Councillor McAllister declared a non-pecuniary interest in application W/21/1897LB as a member of the Leamington Blue Plaques Group.

104. PUBLIC FORUM

No representations.

105. MINUTES

The Minutes of the Planning Committee held on 4th November 2021, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 4th November 2021 are confirmed and signed as a correct record.

106. MATTERS ARISING

The Democratic Support Officer gave brief updates on the current status of the four holding objections submitted following the previous Planning meeting:

- W/20/2034 – 55 Henley Rd – continues to require all information requested
- W/21/0962 – 1 Augusta Place and the upper floors of 36 Regent St – now has objections from Waste Management, Environmental Health and Conservation, effectively making the Town Council's holding objection into a full objection.
- W/21/1577 – Holly Bush Inn, Holly St – continues to require all information requested
- W/21/1625 – 264 Valley Rd – objection now from Environmental Health, no objection from WCC Highways and no management plan available

107. 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/21/1902 Trustees of the England Settlement Proposed
changes of use of upper floors to 2 new flats 102 Parade CV32 4AQ

RESOLVED that no objection is raised subject to no objection from the Conservation Officer and comments from Contract Services on proposed refuse/recycling storage and collection. Also requires confirmation of adequate cycle parking provision. The Town Council notes the lack of parking provision for this proposed development but acknowledges the highly sustainable town centre location.

W/21/2030 R Pritchard Erection of proposed single storey side and
rear courtyard extension following demolition of existing outbuildings. Erection of proposed
rear dormer and installation of rear rooflight 8 Brownlow Street CV32 5X

RESOLVED that no objection is raised subject to no objection from the Conservation Officer

W/21/1953 Mrs Diana Neal Change of use from beauty parlour (sui
genesis) to retail (Use Class E) 14 Clarendon Avenue CV32 5PZ

RESOLVED that no objection is raised

W/21/1577 Hawthorn Community Pub Co Installation of
decked area and erection of fabric tent (retrospective application) Holly Bush
Inn Holly Street CV32 4TN

RESOLVED that the Town Council's holding objection is maintained until comments from Conservation, Environmental Health and Highways are available.

In accordance with the Council's Code of Conduct, Councillor Wilkins, having declared a non-pecuniary interest in the above item by reason of knowing the pub manager remained in the meeting and did not take part in the discussion thereon.

W/21/1495 Dr Parveen Aggarwal Change of use of existing 4
bedroomed dwelling (use class C3) to a 5 bedroomed House in Multiple Occupation (HMO)
(use class C4) 1 Spencer Street CV31 3NE

RESOLVED that no objection is raised. The Town Council notes and supports the comments of the Conservation Officer regarding retaining the original rear wall if possible. Also noted is the fact that Bedroom 5 is more than one floor away from the proposed kitchen which is not in line with WDC HMO standards.

W/21/1496LB Dr Parveen Aggarwal Internal alterations to
facilitate a conversion of a dwelling to HMO 1 Spencer Street CV31 3NE

RESOLVED that no objection is raised. The Town Council notes and supports the comments of the Conservation Officer regarding retaining the original rear wall if possible. Also noted is the fact that Bedroom 5 is more than one floor away from the proposed kitchen which is not in line with WDC HMO standards.

W/21/1897LB Royal Leamington Spa Town Council Proposed
installation of blue plaque on front elevation 50 Bath Street CV31 3AE

RESOLVED that the Town Council supports this application as a valuable addition to Leamington Spa's Blue Plaque trail.

In accordance with the Council's Code of Conduct, Councillor McAllister, having declared a non-pecuniary interest in the above item by reason of being a member of the Blue Plaques Group remained in the meeting and did not take part in the discussion thereon.

W/21/1389 Miss Shannon Medland Proposed change of use
from current Use Class E to Sui Generis (Nail Bar and Reflexology) 77 Regent
Street CV32 5DX

RESOLVED that no objection is raised subject to no objection from the Conservation officer

W/21/1709 Coal Pension Properties Ltd Application for the
Removal of Condition 9 (which restricts A3 use) of planning permission W/96/0996
6 Satchwell Court Royal Priors Shopping Centre CV32 4QE

RESOLVED that no objection is raised. The Town Council would like this property to retain an active frontage onto Satchwell Court.

W/21/1710 Coal Pension Properties Ltd Application for the
Removal of Condition 6 (restricting use to a shop, Use Class A1) from planning permission
W/11/1288 5 Satchwell Court Royal Priors Shopping Centre CV32
4QE

RESOLVED that no objection is raised. The Town Council would like this property to retain an active frontage onto Satchwell Court.

W/21/1864LB Mr & Mrs Kilshaw Erection of patio extension over
existing courtyard. Installation of proposed velux rooflight. Installation of new and
replacement fenestration and internal alterations 37 Dale Street CV32 5HL

RESOLVED that no objection is raised subject to no objection from the conservation officer. The Town Council has a concern that the proposed patio cuts light to the courtyard area to the flat below, thus potentially having a negative impact on 37A Dale St. The proposed rooflight would appear insufficient to allay this.

W/21/1745 Dr Singh Erection of a 4 bed House in Multiple
Occupation (HMO) (Use Class C4) (amendment to planning permission ref:
W/16/1830) 2 Manor Farm Close CV32 7FA

RESOLVED that no objection is raised. The Town Council would like to see the same note attached to this application as was attached to the committee report for W/21/0610 - "The District Council has not had regard to the use of the garage as a car parking space" for consistency.

W/21/1881 Mr I Henderson Erection of timber
gazebo Lillington Bowling Club Lime Avenue CV32 7DB

RESOLVED that no objection is raised.

W/21/1938 Mr Jonathan Daly Application for the
removal of Condition 4 (renewable energy scheme) of planning permission ref: W/16/0908

(Erection of two storey extension to side and rear)
CV32 6HE

23 Northumberland Road

RESOLVED that The Town Council seeks further information on whether the works done satisfy this condition before reaching a final view.

W/21/1913

Mr P Barrett

Proposed erection of 2x two storey

side extensions and single storey rear extension. Revisions to detailing and fenestration
47 Beverley Road CV32 6PW

RESOLVED that an objection is raised on the following grounds:

- Overdevelopment of the site in terms of scale, mass and bulk contravening Local Plan Policy BE1
- Proposed extensions are not subservient to the original dwelling
- Negative impact on the neighbour's amenity at 49 Beverley Rd in terms of loss of light

W/21/1889

Mr & Mrs Galloway

Erection of single storey

rear extension, hipped roof over existing two storey side extension, erection of a rear dormer
and installation of rooflights to facilitate a loft conversion 12 Almond Avenue
CV32 6QD

RESOLVED that no objection is raised. The Town Council supports the comments of the Ecology officer with regard to the submission of required information and also notes the outcome of the appeal on 10 Almond Avenue's roofline which states that one continuous roofline is preferable for these properties.

W/21/1660

Mr Patrick O'Sullivan

Application for the

existing dwelling to be subdivided to form two dwellings with associated internal alterations.
Erection of single storey rear elevations, dormers to rear, rooflights, application of render to
front elevations, erection of wall and railings to front 3-5 Mill Street
CV31 1ES

RESOLVED that no objection is raised subject to the final parking survey submitted being confirmed by the LPA as robust and accurate, and as being carried out in strict accordance with the WDC Parking standards

Councillor Wilkins left the meeting for personal reasons at 7:02pm.

108. 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 Determination is noted.

109. PLANNING APPEAL NOTIFICATIONS

There were none.

110. PLANNING APPEAL DECISIONS

There were none.

111. TREE PRESERVATION ORDERS

There were none.

112. WDC PLANNING COMMITTEE

The next meeting is scheduled for 14th December. The Democratic Support Officer will contact members if there are Leamington Spa applications being considered which require Town Council representation.

113. LICENSING APPLICATIONS

No current licensing applications called in for discussion.

114. AOB

There was none.

The meeting commenced at 6:00pm and concluded at 7:10pm.

Signed

Dated