



THE TOWN COUNCIL

OF

ROYAL LEAMINGTON SPA

TOWN HALL, PARADE,

ROYAL LEAMINGTON SPA

WARWICKSHIRE CV32 4AT

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STEPHEN MARKS
Clerk to the Town Council

09th February 2023

Dear Councillor

PLANNING MEETING – THURSDAY 16th FEBRUARY 2023

The Town Council's **PLANNING** meeting will take place on **THURSDAY 16th FEBRUARY 2023 commencing at 6.00 pm.**

This meeting will be held remotely and can be accessed as follows:-

Join Zoom Meeting

<https://us02web.zoom.us/j/86214852992?pwd=OEY3aWkvUkpaZ2tHa3o3Q1ltdUIEUT09>

Meeting ID: 862 1485 2992

Passcode: 463184

The business will be as set out below.

Yours faithfully,

Stephen Marks

Stephen Marks

CLERK TO THE TOWN COUNCIL

To: Councillors: Alty, Boulton, Brunson, Chowdry, McAllister, Singh, Stevens and Wilkins

(All other Members of the Town Council – Agenda for information only, via website)

MEMBERS TO DECLARE ANY INTEREST THEY MAY HAVE IN ITEMS IDENTIFIED FOR CONSIDERATION AT THE MEETING

AGENDA

1. Apologies
2. Declarations of Interest
3. Public Forum
To receive any representation from Members of the Public in accordance with Standing Orders

4. Minutes

To approve the Minutes of the Planning Meeting held on 26th January 2023
(Report No. 4)

5. Matters Arising

W/22/1894 – 3 Gaveston Road.

Town Council objected based on objection by conservation officer. Proposals revised and conservation officer objection withdrawn. Town Council objection now withdrawn.

6. Planning Applications

To consider a schedule of planning applications / consultations received from the Planning Authority (Report No. 6)

7. South Warwickshire Local Plan Issues and Options Consultation

To consider the current consultation (see report No. 7)

8. Houses in Multiple Occupation Licensing Consultation

To consider the current consultation (see report No. 8)

9. Determined Planning Applications

To consider relevant applications determined by the Planning Authority, where these differ from the representations of the Town Council.

10. Planning Appeal Notifications

To consider any Planning Appeal Notifications:

W/22/1578

23 Freemans Close, Leamington Spa, CV32 6EZ

Proposed development: Erection of single storey rear extension and enclosure of front porch

Appeal against refusal

11. Planning Appeal Decisions

To consider the following Planning Appeal Decisions, if any:

W/22/0456:

Appeal Ref: APP/T3725/D/22/3305995

28 Church Lane, Lillington, Leamington Spa.

Appeal dismissed.

12. Tree Preservation Orders

To consider the following Tree Preservation Orders, if any.

13. WDC Planning Committee

To receive feedback from any WDC Planning Committee meetings attended since the previous Town Council Planning meeting.

To consider pertinent Leamington Spa planning applications due to go to WDC Planning Committee (including member representation).

14. Licensing

Current WDC Licensing applications can be found here:

<https://estates7.warwickdc.gov.uk/LicensingPortal/Forms/Search.aspx?types=LPA,LPV,LPC,LPW&days=28>

If a member wishes to discuss any Leamington Spa licensing applications in more detail, please let the Town Clerk know the application no. along with any planning application call-ins.

THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA

MINUTES OF THE PLANNING MEETING HELD ON 26th JANUARY 2023.
THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.

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

Town Clerk.

123. Apologies:

Cllr Alty

124. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

None

125. PUBLIC FORUM

No representations.

126. MINUTES

The Minutes of the Planning Meeting held on 05th January 2023, having been circulated, were considered.

Resolved that the Minutes of the Planning meeting held on 05th January 2023 are confirmed as a correct record.

127. 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

Noted the committee had discussed this previously. Town Council had confirmed its objection as the complaint received from a resident was not yet on the planning portal.

Resolved that – following the identification of the neighbour complaint on the planning portal, the Town Council has no objection subject to no objection from environmental health.

It was noted that the concerns regarding the following applications had been resolved and the Town Council's objections had been withdrawn:

W/22/1702 – 81 St Helens Rd – rear extension and loft conversion to existing 4 bed HMO to create a 5 bed HMO.

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

128. **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/22/1988 Mr & Mrs O'Neill Erection of first floor rear extension and rooflight 164 Lillington Road, Leamington Spa, CV32 6LN

Resolved that no objection is raised but the neighbour's objections are noted.

W/22/2024 Mr R Vitish Erection of a single storey rear extension to an existing HMO. 7 Northway, Leamington Spa, CV31 2BN

Resolved that no objection is raised subject to their being no increase in the number of bedrooms.

W/22/1984 Squirhill Place Management Company Limited c/o Longlease Property Management Demolition of existing rendered brick boundary wall to Russell Terrace and Willes Road and erection of replacement brick piers and iron railings. Squirhill Place, Russell Terrace, Leamington Spa, CV31 1FU

Resolved that no objection is raised subject to no objection from conservation.

W/22/2011 A D Lee & Associates Display of Signage (for business and car park direction) Dental Surgery, 7 Crown Way, Lillington, Leamington Spa, CV32 7SF

Cllr McAllister noted that this is her dentist, but remained in the meeting for the discussion.

Resolved that the Town Council is unable to comment because of inadequate information available on the planning portal. As at 26th Jan 23 only the case correspondence and application form were on the portal, no drawings or photos.

W/22/1987 Mr J Dhut Change of use of existing dwellinghouse (Use Class C3) to HMO (Use Class C4) and extension to comprise of 2 no. 1 bedroom self-contained flats 55 Henley Road, Leamington Spa, CV31 2NZ

Resolved that a holding objection is raised, subject to no objection from highways and WCC ecology.

W/22/1827 We love pizza "New external chimney to clad pizza oven flue and partial change of use from Residential use C3 Dwellinghouse to Commercial class E(b)" We Love Pizza, 9 Regent Place, Leamington Spa, CV31 1EH

Resolved that no objection is raised.

129. DETERMINATION OF PLANNING APPLICATIONS

No applications identified where the decision of the planning authority differed from the representation of the Town Council

130. PLANNING APPEAL NOTIFICATIONS

None

131. PLANNING APPEAL DECISIONS

The decisions identified were noted.

132. TREE PRESERVATION ORDERS (TPOs)

The identified TPOs were noted.

133. WDC PLANNING COMMITTEE

Cllr McAllister attended WDC planning committee on 10th January ref Cross street W/22/1546. Permission was granted.

Next WDC Planning Committee meeting is due on 28th Feb.

134. LICENSING APPLICATIONS

Noted two licensing applications relating to Leamington Spa.

135. SOUTH WARWICKSHIRE LOCAL PLAN CONSULTATION

The current SWLP consultation was noted (9th Jan – 6th March), including the virtual awareness session on 16th Feb, 11-12:30

The current HMO Licensing consultation was also noted (9th Jan – 20 March)
Noted that drop in sessions are available at Riverside House on Wednesday, 1 February, 10am to 12pm and 2pm to 4pm

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

REPORT TO THE PLANNING MEETING TO BE HELD ON 16TH FEBRUARY 2023

SOUTH WARWICKSHIRE LOCAL PLAN – ISSUES AND OPTIONS CONSULTATION

1. **Purpose of the report**

To enable consideration of the current South Warwickshire Local Plan Issues and Options consultation.

2. **Background and context**

- 2.1 Warwick District and Stratford District Councils are working on the development of the South Warwickshire Local Plan (Part 1). This Local Plan will set out the planning policies that the councils will use to assess applications for development as well as **identifying (allocating) sites for new development proposals to meet future development needs in terms of housing and job growth.**

It is proposed that this Part 1 of the South Warwickshire Local Plan will set out the overall strategy for the pattern, scale and design quality of places within South Warwickshire, and make sufficient provision for housing, employment, retail, leisure and other commercial development, along with infrastructure, community facilities, conservation and enhancement of the natural, built and historic environment and planning measures to address climate change mitigation and adaptation.

- 2.2 Attached at **appendix A** is the anticipated timeline for the development of the Local Plan (Part 1). It would be supported by other 'part 2' planning policy documents which may set out detailed policies for specific areas, neighbourhoods or types of development.
- 2.3 Alongside the consultation on the Issues and Options document, a second 'Call for Sites' is underway. This process will provide landowners with the opportunity to submit land/sites for consideration in the plan-making process.

3. **The Current Consultation**

- 3.1 The current consultation is termed an issues and options consultation. In brief it is asking for responses / comments on the issues that are being raised and the options that are being proposed as possible solutions.
- 3.2 The consultation is substantial. The consultation document exceeds 200 pages and is supported by a wide range of supporting / technical documents, along with in excess of 100 consultation questions / part questions. All the documentation can be found at <https://www.southwarwickshire.org.uk/swlp/issues-and-options-consultation.cfm#h25> The main consultation document will be circulated separately, along with a document showing all of the specific consultation questions. The Town Council may wish to focus on a smaller number of priority issues / questions.

4. **Key issues**

Given the scale of the consultation documentation, efforts have been made to identify any specific issues that seem pertinent to the Town Council, along with the relevant consultation questions. However, consideration should be given to the whole content of the consultation material and members may wish to raise / consider other issues. It is also not possible / practical to duplicate the consultation document in this report, so reference will need to be made to the consultation document.

A version of the consultation questionnaire will be attached as separate **appendix B**, with a number of consultation questions highlighted as potentially most relevant to the Town Council. A small number of additional issues are highlighted below.

4.1 'Visions for Places'

The initial Scoping Consultation suggested including 'visions for individual places' in the Part 1 Local plan. It is assumed that this would have included Leamington Spa.

In a change from the position set out in the Scoping Consultation, it is now suggested that the SWLP will not include "Visions for Places" as part of the overall Vision, but that they will be contained in other documents such as area master plans or neighbourhood development plans. This means there is less risk of different visions for a place (such as Leamington Spa) being included in the SWLP and also in a Neighbourhood Development Plan. The specific implications for the Town and the Town Council are unclear at this stage.

There is no specific question about this approach, although it could have significant implications for Leamington Spa and the Town Council.

4.2 Infrastructure Safeguarding (p32-33)

Q14.1 Should we include a policy to safeguard specific infrastructure schemes within the SWLP?

Yes | No | Don't Know

Please add any comments you wish to make about these specific safeguarding provisions.

This might include identified 'areas of search' for a potential park and ride facility to the north of Leamington Spa.

4.3 Safe and attractive streets and public spaces (p142-143)

Proposals for planning policy to address these issues seems well aligned with the Town Council's objectives and aspirations of the Neighbourhood Plan.

QD4.1. Do you agree that this is an appropriate range of topics for a policy on the design of safe and attractive streets?

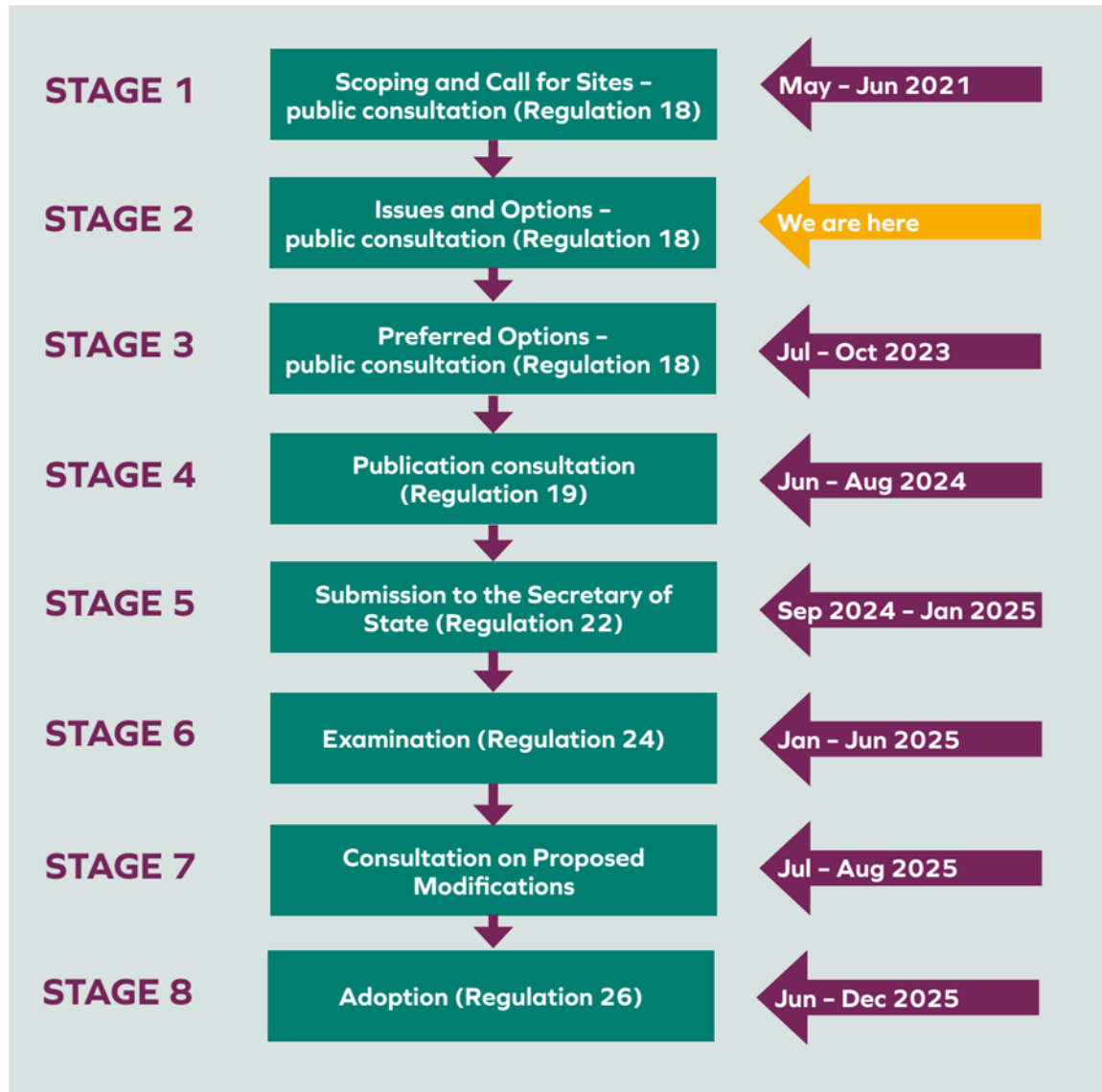
Yes | No | Don't Know

5. Recommendations

That the South Warwickshire Local Plan consultation is considered and any suggested responses recommended to the Town Council.

Appendix A – SWLP Timetable

Figure 2 - Timetable for the SWLP



REPORT TO THE PLANNING MEETING TO BE HELD ON 16TH FEBRUARY 2023

HMO LICENSING CONSULTATION

1. **Purpose of the Report**

To enable consideration of Warwick District Council's (WDC) current consultation on the potential introduction of a licensing scheme which could place additional controls over those Houses in Multiple Occupation (HMOs) which are not currently included in the mandatory licensing scheme (3 and 4 bed HMOs)

Full consultation information -

https://www.warwickdc.gov.uk/info/20163/private_housing/1856/additional_licensing_of_houses_in_multiple_occupation_hmos_public_consultation

2. **Background and Overview**

- 2.1 As a local housing authority, WDC has a mandatory duty to licence certain 'large HMOs' (HMOs occupied by five or more persons living in two or more households). It also has a discretionary power to licence other HMOs that fall outside the mandatory regime, ('additional licensing'). In order to introduce additional licensing the housing authority (amongst other things) must consider *that a significant proportion of the HMOs to be licensed in the area are being managed ineffectively to such an extent as to give rise, or to be likely to give rise, to one or more particular problems either for the occupiers or for members of the public.*

Broadly speaking the licensing regime requires landlords / properties to meet certain requirements relating to the condition of the property, the facilities provided and how the property is managed – with the intention of ensuring the property is well managed and provides for the safety and wellbeing of residents. It also considers nuisance and anti social behaviour.

- 2.2 WDC is considering the introduction of additional licensing beyond the mandatory licensing schemes. The Additional Licensing proposal is to licence all 3 and 4 bed HMOs which are currently exempt from mandatory licencing.

3. **Proposed additional licensing scheme**

Some key aspects are the proposals are identified below, but consideration should be given to all the information provided at

https://www.warwickdc.gov.uk/info/20163/private_housing/1856/additional_licensing_of_houses_in_multiple_occupation_hmos_public_consultation

- 3.1 Types of HMO

Unless otherwise exempted by Housing Act 2004 or Regulations made thereunder, WDC proposes to include within the scheme:-

- any house which is an HMO occupied by 3 or 4 persons
- any flat created by conversion which is an HMO which is occupied by 3 or 4 persons
- any building which contains both self-contained flats and non-self-contained flats where there are a total of 3 or 4 persons living as 2 or more households in the building
- any purpose built flat in multiple occupation which is occupied by 3 or more persons where the flat is contained within a purpose- built block of flats

3.2 Geographical coverage

WDC is seeking views on whether additional licensing should cover the entire district or be restricted, for example to only apply to Leamington Spa where the majority of HMOs are located.

The Feasibility Study suggests that there are certain advantages of covering the entire district. For example, it creates a level playing field and does not encourage unscrupulous landlords to set up outside the boundaries of a specific area.

3.3 Purpose Built Student Accommodation (PBSA)

WDC is seeking views on whether flats within Purpose Built Student Accommodation blocks (PBSA) should be excluded from the additional licensing scheme. *'Typically, PBSA are large blocks which are designed to meet modern day safety standards and tend not to give rise to complaints. A flat within PBSA may typically contain up to 7 or 8 ensuite bedrooms (although some flats have fewer bedrooms) with shared open plan living/dining/kitchens. Larger PBSA blocks can have onsite staff and maintenance contracts.*

We are mindful that some developments can include both purpose-built and converted accommodation for students. We will consider views on licensing all HMO flats within developments which contain a mix of purpose built and converted accommodation.'

3.4 Fees - A fee of £964 is proposed for each licensing application – with an 'early bird' discounted fee of £800.

3.5 Applications - Licence applicants would be required to meet the 'fit and proper' test as in the mandatory licensing scheme. Applicants would be required to submit the same application documents and sets of safety certificates as they would for Mandatory HMO Licensing.

All HMOs would be subject to a full inspection before being considered for licensing. Where the HMO is found to seriously sub-standard it would not be licensed. Where certain works may be required to meet the Councils standards these would be required to be completed either before a licence is granted or within a prescribed timescale specified as a licence condition, depending on the nature of the works.

Licences would be issued for a 5-year period. However, in the event that serious breaches of conditions are discovered, or certain other forms of statutory action

are taken, the 5-year licence may be replaced with a 2-year licence or alternatively a civil penalty could be imposed or a prosecution for the most serious offenders.

- 3.6 Standards and licence conditions - All HMOs which are subject to Mandatory Licensing have a set of detailed generic conditions attached to their licences which regulate all aspects of health safety welfare and management. WDC proposes to require exactly the same conditions for all licences issued under an Additional Licensing Scheme.
- 3.7 Anti social behaviour - WDC recognises that ASB is often linked with HMOs, particularly with issues concerning noise nuisance and refuse management. The licence conditions around ASB were widened in 2018 to make the extent of landlords' responsibilities clearer.

All licences under the Additional Licensing scheme would contain standard conditions requiring HMO landlords to deal proactively and reactively with ASB to demonstrate their management is to the required standard.

- 3.8 Timescales – the proposed timescales (subject to agreement to proceed) are:

Item	Timescale
Public Consultation Exercise	9 January - 20 March 2023
Analysis of public consultation results	21 March – 7 April 2023
Further Cabinet report to determine whether to proceed and, if so, to confirm scheme arrangements	July 2023
Recruitment process*	July – October 2023
Formal designation of the scheme*	July 2023
Additional licensing comes into effect*	October 2023

- 3.9 Frequently Asked Questions – WDC has produced a series of frequently asked questions which are attached as appendix A.

4. Survey questionnaire

The consultation includes a survey questionnaire which can be seen at appendix B.

5. Recommendation

That WDCs current consultation on proposed additional licensing for 3 and 4 bed Houses in Multiple Occupation is considered and that any proposed responses are recommended to the Town Council.

Frequently asked questions

Which HMOs would be covered by additional licensing?

The Additional Licensing proposal is to licence all 3 and 4 bed HMOs which are currently exempt from mandatory licencing. The consultation also seeks views on the licensing of HMOs in purpose-built student accommodation, which could result in such flats with 3 or more occupiers being brought into licensing for the first time.

Why are the Council considering additional licensing?

The Council are considering Additional Licensing as it would ensure that all HMO must meet the same management and property standards, which provides better welfare and safety for occupiers.

Bringing 3 and 4 bed properties in line with properties of 5 beds or more would allow for regular inspections and a consistent enforcement approach.

It strengthens the Council's strategic objective of tackling poor conditions in private rented property and links with planning compliance.

What is the feasibility study?

The study gives the rationale for proposing an Additional Licensing Scheme in the district. It provides information on the legal tests we must meet to justify a scheme and the background on HMO regulation in the district.

How can I have my say about the proposed licensing scheme?

We suggest that respondents read the consultation documents on our website and then complete the online questionnaire. Paper copies of the questionnaire will be available for collection from Riverside House.

There will be opportunities for interested parties to attend drop in sessions, meetings will take place with residents and landlords groups

Would additional licensing apply to resident landlords?

Resident landlords who live with up to two lodgers are legally exempt from the HMO definition. If resident landlords have 3 or more lodgers, they will require a licence under the Additional Licensing proposals.

Would additional licensing apply across the whole district?

The proposal is for a scheme that applies to the whole district, but this is something we are keen to hear your views on.

Would additional licensing apply to purpose-built flats?

The public consultation asks respondents to give their view on licensing of HMO in purpose-built flats, which are currently exempt from licensing.

The questionnaire also asks whether purpose-built student accommodation should be specifically excluded in the licensing scheme as they are of modern construction and safety standards.

How much will a licence fee be?

The licence fee for a 3 or 4 bed HMO will be the same as the licence fee for a 5 bed HMO. A five-year licence would cost £964.00. It is not anticipated that processing the licence of a 3-4 bed property would cost the Council any less than processing a licence for 5 beds.

Can I suggest alterations to the licence conditions?

No, licence conditions were updated in 2022 and do not form part of this consultation. Officers are confident that the licence conditions we have are legally enforceable. We are currently operating with three sets of licence conditions; it is not practical to change them at this time.

Would there be any discounts?

The consultation asks your views on a discount for landlords who make early applications. Early submission of applications and fee payments would help us to better resource the scheme.

What happens to all of the submitted questionnaires?

Questionnaires completed online will be held securely on the Warwick District Council servers and in the smart Survey program. Paper copies of the questionnaire will be scanned and the originals securely disposed of and transferred into the online survey program on your behalf. The views gathered will be used to produce a report on the proposed scheme for the Council.

Can I complete a paper copy of the questionnaire?

Yes, paper copies of the questionnaire are available for collection from the reception desk at Riverside House.

What dates would licences run from/to?

If the council decide to pursue an additional licensing scheme, 3 months notice of any start date would be given and the scheme would run for five years.

What standards/conditions would be applied?

You can find a copy of the [licence conditions and guidance on our website](#).

Would I need planning permission before I apply for a licence?

Regarding 3 and 4 bed HMO, it depends on the location. If your HMO is in Leamington Spa, you should already have obtained planning permission to

operate legally. If you have not already done so, you will probably need to submit a planning application and should contact the Planning Department for advice. This is because an Article 4 direction exists to remove permitted development rights in all wards of Leamington spa. Please see our website for information regarding Article 4 and properties established prior to 2012.

If your HMO is outside of Leamington Spa, you do not need planning permission for 3 to 6 occupants.

How long will my licence last for?

A licence would be granted for 5 years.

Would I receive an inspection before my licence application is processed?

Yes, we have to be satisfied that the property to be licensed meets the standards for a HMO. If works are identified, the officer will work with the landlord to bring the property to standard.

What documents would I need to submit with my application?

- Licence application forms
- Gas safety certificate
- Electrical Installation Condition Report
- PAT certificate
- Servicing certificates for Fire detection system
- Servicing certificates for Firefighting equipment
- Servicing certificate for Emergency Lighting if applicable
- Property floor plans

Would I need to tell my mortgage company if I need to apply for a licence?

We recommend you do, as part of the licensing process any parties with a legal interest in the property will be notified that a licence application has been made.

How long would the Council allow me to bring my HMO up to standard?

Timelines quoted on schedules of work depend on the nature of the work to be completed, and the hazard presented to the occupier.

How long would I have to submit my licence application?

If the decision is taken to adopt an Additional licensing scheme, landlords will be given 3 months' notice of the start date. Duly made applications should be submitted prior to the start date of the scheme, although we accept that some landlords will not submit their application quickly, there will be a point at which we look at enforcement action for those failing to apply.

What are the consequences if I don't apply for a licence?

Failure to Licence a HMO is a serious legal offence. You could be prosecuted or receive a Civil Penalty Fine of up to £30,000 for the offence of failing to licence your property. It could prevent you from managing HMOs in the future.

Could I evict my tenants to avoid the need for a licence?

You could, but this would have to be done using the correct legal process, which can take 6 months or more. The fee for a five-year licence is equivalent to rent on one room for two months. See below regarding loss of planning use class.

If I revert my HMO to a single household, can I go back to an HMO in the future?

If the property is within Leamington Spa and you revert to a single household let, you will lose the C4 (HMO) use class, and you will not be able to move back to a HMO without obtaining planning permission again.

Appendix B – HMO Licensing Survey / Questionnaire

WDC Survey Questions - Additional Licensing of Houses in Multiple Occupation (HMOs) public consultation. (9Jan23 – 20Mar23)

1. Your name

2. Your address

3. Are you responding to this consultation as *

- A tenant residing in Warwick District
- An owner occupier residing in Warwick District
- A landlord or letting agent with property in Warwick District
- An individual living outside Warwick District
- A representative of an organisation, please specify name of organisation

4. Please tell us your postcode, this will help us understand the different views of residents in Warwick District and other areas *

- CV31
- CV32
- CV34
- CV8
- Other (please specify):

5. Having read the proposal in the consultation document or attended a public meeting, to what extent do you support an Additional Licensing Scheme in Warwick District? *

- Strongly Support
- Tend to Support
- Neither Support nor Oppose
- Tend to Oppose
- Strongly Oppose

Support of the proposal

6. If you do support the introduction of an Additional Licensing Scheme, what is your primary reason (choose one) *

- Housing safety & disrepair concerns
- Management concerns
- Obligation on landlord to register with Local Authority
- Experienced nuisance from a HMO
- Some HMOs may revert to family properties

- Other
- Don't know

7. To what extent to you agree or disagree that there is an issue with poor management of HMOs that are occupied by 3 or 4 people? *

- Strongly Agree
- Agree
- Neither Agree nor Disagree
- Disagree
- Strongly Disagree
- Don't know

8. Thinking about 3 and 4 person HMOs, which of the following applies? *

	Strongly Agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Don't Know
The properties are poorly managed	The properties are poorly managed Strongly Agree	The properties are poorly managed Agree	The properties are poorly managed Neither agree or disagree	The properties are poorly managed Disagree	The properties are poorly managed Strongly disagree	The properties are poorly managed Don't Know
The properties are in poor external condition	The properties are in poor external condition Strongly Agree	The properties are in poor external condition Agree	The properties are in poor external condition Neither agree or disagree	The properties are in poor external condition Disagree	The properties are in poor external condition Strongly disagree	The properties are in poor external condition Don't Know
The properties suffer from safety issues and disrepair	The properties suffer from safety issues and disrepair Strongly Agree	The properties suffer from safety issues and disrepair Agree	The properties suffer from safety issues and disrepair Neither agree or disagree	The properties suffer from safety issues and disrepair Disagree	The properties suffer from safety issues and disrepair Strongly disagree	The properties suffer from safety issues and disrepair Don't Know
The properties have refuse issues	The properties have refuse issues	The properties have refuse issues Agree	The properties have refuse issues Neither	The properties have refuse issues Disagree	The properties have refuse issues	The properties have refuse issues

	Strongly Agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Don't Know
	Strongly Agree		agree or disagree		Strongly disagree	Don't Know
The properties cause anti-social behaviour	The properties cause anti-social behaviour Strongly Agree	The properties cause anti-social behaviour Agree	The properties cause anti-social behaviour Neither agree or disagree	The properties cause anti-social behaviour Disagree	The properties cause anti-social behaviour Strongly disagree	The properties cause anti-social behaviour Don't Know

9. Should the Scheme apply across the whole district? *

- Strongly Agree
- Agree
- Neither Agree nor Disagree
- Disagree
- Strongly Disagree

10. If you believe the scheme should not be district wide, in what areas should it be applied?

- Leamington
- Whitnash
- Kenilworth
- Warwick

11. Should individual HMO flats within Purpose Built Student Accommodation (PBSA) blocks be subject to Additional Licensing? *

- Strongly Agree
- Agree
- Neither Agree nor Disagree
- Disagree
- Strongly Disagree

What is the reason for your answer?

12. Should individual HMO flats within developments containing a mix of Purpose-Built Student Accommodation (PBSA) blocks and converted flats be subject to Additional Licensing? *

- Strongly Agree
- Agree

- Neither Agree nor Disagree
- Disagree
- Strongly Disagree

What is the reason for your answer?

13. The fee we can charge for a HMO licence must be based on the cost of administering the scheme, it is expected that the cost of administering a licence for a 3-4 person HMO will be the same as a 5-person HMO.

The current licence application fee for a 5-person HMO is £964 for a 5-year licence. Bearing that in mind, is the same fee appropriate for a 5-year licence for a 3-4 person HMO? *

- Too high
- About Right
- Too low
- Don't know

14. We are considering offering a discounted fee of £800 for licence applications submitted within 8 weeks of the scheme launch to assist with funding and recruitment of the additional officers required to administer the scheme. To what extent do you think landlords who submit their licence applications in this way should receive a discounted fee? *

- Strongly Agree
- Tend to Agree
- Neither Agree nor Disagree
- Tend to Disagree
- Strongly Disagree

15. Do you have any other comments specifically on the proposed Additional Licensing Scheme?

Please note this consultation does not include planning matters such as concentration, enforcement of refuse issues, enforcement of noise nuisance or changes to the existing HMO Licence conditions.

REPORT TO THE PLANNING MEETING TO BE HELD ON 16TH FEBRUARY 2023

PLANNING DETERMINATIONS

1. **Purpose of the Report**

To identify any planning determinations where the planning authority's decision differed from the representations / comments of the Town Council.

- 1.1 Planning permission has been **granted** to the following application, to which the Town Council **objected**.

Application Number: W/22/1546

Address: 16 Cross Street, Leamington Spa, CV32 4PX

Proposal: Demolition of existing building and erection an apartment building comprising 8 units

Commentor Stance: Customer objects to the Planning Application Comment
Reasons: Comment:The Town Council is supportive of an appropriate redevelopment of this brownfield site but would like to reiterate its 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, Environmental Health and WCC Highways The plans do not appear to be much altered from the application W/22/0125 which was refused earlier this year