



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA

**MINUTES OF THE MEETING OF THE PLANNING MEETING HELD
ON 27th SEPTEMBER 2022.
THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.**

Present: Councillors Jennifer McAllister (Chair), Amanda Stevens, Ruggy Singh, Janet Alty, Nick Wilkins and David Brunson

Apologies: Councillors Julija Boulton and Mubarik Chowdry

64. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

65. PUBLIC FORUM

No representations.

66. MINUTES

The Minutes of the Planning Committee held on 1st September 2022, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 1st September 2022 are confirmed and signed as a correct record.

67. MATTERS ARISING

The Democratic Support Officer gave brief updates on the current status of the following extant holding objections:

- W/21/2166 – Demolition of The Waterside Inn and erection of a split level 4 and 45 storey apartment building comprising 42 residential homes – concern from Canal & Rivers Trust re scale and massing, visual impact on character and appearance of the canal conservation area, objection from Environmental Health requiring additional information on the noise assessment report and odour report and recommended conditions on air quality, lighting and land contamination, objection from the LLFA on insufficient information provided, concerns from Open Space around no Section 106 contribution and also about hedging, planting, pathways, boundary treatments, lighting and harm to local views. Also, objection from Landscape on scale, height and massing, does not preserve the appearance of the area, inadequate replacement trees proposed, objection from Conservation in terms of development being overbearing and dominant at 5 storeys, WCC Infrastructure requires Section 106 contributions for education and libraries and Warwick Town Council concurs with the Town Council's grounds for objection. Members agreed to resubmit their objection with the original grounds plus support for the objections/concerns now submitted from Conservation, Environmental Health, WCC Landscaping, the Canal & Rivers Trust and the LLFA. This was done on 22nd April. WCC Highways objection submitted on grounds of shared access with McDonalds.
One additional support comment from a Leamington resident.

No objection from CCTV. Sports and Leisure request for S106 contribution of £81375. Tree Officer objection to loss of arboricultural assets and inability to replace them. Contract Services no objection although car park will need to be made wider to enable a turning circle for the refuse vehicle as shared access road with McDonalds. Canal and Rivers Trust withdrawn objection. LLFA maintains objection.

- W/22/0232 – Land south of Chesterton Gardens – 200 dwellings (appearance, landscaping, layout and scale. 18 additional resident objections registered, Landscape objection on layout, planting, hedging and trees, Highways object on lack of information provided, Stage 1 Road Safety Audit required, issues with visibility splays where Public Right of Ways cross the access road, proposed cycleways are dangerous and inadequate, road usage issues, bus stop locations require adjustment and more drawings of waste collection lorry splays required. Stagecoach Buses state they will not provide any bus routes through this development due to lack of access and investment proposed. 4 new resident objections and an objection from Cllr Will Roberts (WDC).
Now there are also objections from 2 other WDC Councillors, 3 residents and the British Horse Society. Stagecoach have reiterated their original objection from 2016 to the allocation of this site in the Local Plan. A resubmitted objection from the Town Council on the grounds of supporting the comments of Landscape and Highways with an additional comment recording concern about the lack of any future proposed bus routes through this development was made as agreed on 1st April 2022.
30 further resident objections submitted, Environmental Health has requested more information on noise mitigation measures, WCC Landscaping objects on grounds of requiring adjustments to plans and required improvements to tree info, 1 resident support comment.
6 further resident objections registered and discharge of condition re. noise levels
No further updates.
- W/220613 & 614LB - 61 Bedford Street - residential development consisting of proposed conversion and roof extension of 2 storey offices into 3 no.flats at 61 Bedford Street. (Re-submission of W/20/2180) – objection from Wetherspoon’s re potential for noise complaints from future residents (patrons, bins and external plant) and an inaccurate noise impact assessment. Environmental Health and WCC Highways object, Contract Services do not object and comments still awaited from Conservation or Community Safety
Resident noise survey submitted.
New drawings showing an infill acoustic boundary wall and new windows frontage.
Applications withdrawn on 26th September 2022.
- W/22/1277 – 89 Buckley Road – erection of side and rear extension – no response as yet from case officer re confirmation of no. of bedrooms.

68. **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/22/1239 United Kingdom Health Security Agency Display
of advertisements associated with the use of the Rosalind Franklin Laboratory building to
include fascia signage and the associated car park at the 'Old Ford Foundry car park' site.
(a) Rosalind Franklin Laboratory, Harrison Way, Leamington Spa, CV31 1HH
(b) Old Ford Foundry Car Park, behind Pets at Home: Unit 2B, Myton Road, CV31 3NY

RESOLVED that no objection is raised

W/22/1238 United Kingdom Health Security Agency Continued
of use of the Rosalind Franklin Laboratory building (in sui generis use) to allow for its
operation as a Very High Throughput Laboratory and associated activities (including
Research & Development), retention of associated external works and landscaping; along
with retention of associated works related to the continued use of the existing 'Old Ford
Foundry car park' site in conjunction with the laboratory and including: installation of new
lighting and drainage, CCTV, boundary fencing, bus shelter for park and ride facility,
landscaping and associated works.
(a) Rosalind Franklin Laboratory, Harrison Way, Leamington Spa, CV31 1HH (b) Old Ford
Foundry Car Park, behind Pets at Home: Unit 2B, Myton Road, CV31 3NY

RESOLVED - the Town Council is supportive of this site as providing much-needed employment opportunities, and of the productive use of this brownfield location.

No objection.

The Town Council supports the comments of the LLFA re provision of required information about surface water drainage, would like to see the comments of WCC Highways re the adequacy of the submitted parking survey re the WDC Parking SPD and also supports the comments from the Ecology officer re updated information regarding the lighting levels provided, confirmation re loss of habitat following removal of the bund area and a submitted landscaping plan

W/22/1203 Complex Development Projects Ltd Demolition of
the rear of the Stoneleigh Arms and erection of temporary building supports as
required. Stoneleigh Arms 31 Clemens Street CV31 2DP

RESOLVED that the Town Council is supports this application for demolition and redevelopment of this key site in the Old Town area. The plan to keep the street-facing facade of the property is supported as is the wholesale redevelopment of the rear of the building into a useable, attractive space which should be accessible to the public.

The comments of the Conservation officer re requirement for scaled drawings of the proposed demolition and a condition survey carried out by a structural engineer are also supported.

W/22/1265 MGTS St Johns High Income Property Fund Erection
of a replacement industrial warehouse (Use Class B2) with associated two storey offices, car
parking, landscaping and associated works. Unit 2100, Hermes Close,
Leamington Spa

RESOLVED that no objection is raised. The Town Council is supportive of the proposed sustainable energy improvements for this building.

W/22/1345 Warwick District Council Proposed replacement of existing aluminium windows with white UPVC double glazed units, and installation of integral solar panels to the front and rear roof slopes.
Althorpe Enterprise Hub
Althorpe Street CV31 2GB

RESOLVED that no objection is raised. The Town Council is supportive of the proposed sustainable energy improvements for this building.

W/22/1124 Shankly Property Developments Ltd Proposed conversion of existing basement to 1no. 2 bed apartment and extension and alterations to rear to form secure covered access
18 Parade CV32 4DW

RESOLVED that the Town Council supports a sensitive and appropriate redevelopment of this property to residential in a prime town centre location.

No objection subject to no objection from Conservation and Environmental Health. The Town Council queries if EVCP's are to be included and if so, where? Likewise, is the cycle parking provision satisfactory?

W/22/1125LB Shankly Property Developments Ltd Proposed conversion of existing basement to 1no. 2 bed apartment and extension and alterations to rear to form secure covered access
18 Parade CV32 4DW

RESOLVED that the Town Council supports a sensitive and appropriate redevelopment of this property to residential in a prime town centre location.

No objection subject to no objection from Conservation and Environmental Health. The Town Council queries if EVCP's are to be included and if so, where? Likewise, is the cycle parking provision satisfactory?

W/22/1368 Mr & Mrs Kozela Proposed white render finish to the dwelling
262 Valley Road Lillington CV32 7UE

No resolution possible as application decided on 23rd September 2022 without a response from the Town Council (DSO to contact case officer)

W/22/1308 Mr Richard Saint Improvement of building fabric to reduce heat-loss and building fabric degradation. Scope includes insulated dry-lining, secondary glazing, roof and floor insulation. Solar panels, and photovoltaic slate tiles. Replacement fenestration. Installation of air-source heat pumps and energy efficient heating systems. Re-instatement of historical details in building elevations. Removal of north and south ranges and replacement with new-build extensions. Re-establishing the link between the house and garden through modification of the existing veranda and reinstatement of North-West summer room. Structural refurbishment and replacement, including underpinning, improvement of supporting structures and strengthening of failing timber floors. Complete refurbishment of the interior, including restoration of original timber and plaster-work, plan improvements and construction of new primary hallway and staircase. Extension and lowering of basement. Rear external works including new terrace and steps.
8 Clarendon Crescent, Leamington Spa, CV32 5NR

RESOLVED that the Town Council supports sensitive and considered works to improve this listed family property, and particularly supports the proposed energy efficiency measures. No objection subject to no objection from Conservation.

W/22/1309LB Improvement of building fabric to reduce heat-loss and building fabric degradation. Scope includes insulated dry-lining, secondary glazing, roof and floor insulation. Solar panels, and photovoltaic tiles. Replacement fenestration. Installation of air-source heat pumps and energy efficient heating systems. Re-instatement of historical details in building elevations and re-establishing the original square-form villa. Removal of north and south ranges and replacement with new-build extensions. Re-establishing the link between the house and garden through modification of the existing veranda and reinstatement of North-West summer room. Structural refurbishment and replacement, including underpinning, improvement of supporting structures and strengthening of failing timber floors. Complete extensive refurbishment of the interior, including restoration of original timber and plasterwork, plan improvements and construction of new primary hallway and staircase. Extension and lowering of basement. Rear external works including new terrace, balustrading and steps 8 Clarendon Crescent CV32 5NR

RESOLVED that the Town Council supports sensitive and considered works to improve this listed family property, and particularly supports the proposed energy efficiency measures. No objection subject to no objection from Conservation.

W/22/1276 Mr & Mrs Badhan Erection of single and two storey extension 25 Beverley Road CV32 6PH

RESOLVED that no objection is raised. The comments of the neighbour at No. 23 Beverley Rd re a potential loss of privacy are noted and the Town Council assumes this will be addressed as the application progresses.

W/22/1385 Mr H Satsavia Erection of two storey front and two storey rear extensions, enlargement of basement and installation of 2 rooflights 30 Russell Terrace CV31 1EZ

RESOLVED that no objection is raised.

69. DETERMINATION OF PLANNING APPLICATIONS

Consideration was given to a Report (Report No. 9) 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 Determinations are noted.

70. PLANNING APPEAL NOTIFICATIONS

There were none.

71. PLANNING APPEAL DECISIONS

Application No: W/21/1929
Applicant: SKJ Property
Site: 23 Leam Terrace CV31 1BB
Description: Erection of garage with studio above.
Decision: Dismissed

72. TREE PRESERVATION ORDERS

There were none.

73. WDC PLANNING COMMITTEE

WDC Planning Committee scheduled for 13th September 2022 was cancelled due to the death of the Queen. The next scheduled meeting is due on 11th October 2022.

The DSO will contact members should any planning applications called in for further discussion at that meeting require Town Council Planning representation.

74. LICENSING APPLICATIONS

No current licensing applications called in for discussion

75. AOB

There was none.

The meeting commenced at 6:00pm and concluded at 6:56pm.

Signed

Dated