



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 6th DECEMBER 2018 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA**

Present: Councillors John Knight (Chair), Janet Alty, Sarah Boad (substituting for Cllr Calver), Caroline Evetts, Ann Morrison, and Jojo Norris (substituting for Cllr Barker).
One Member of the public was in attendance.

Apologies: Councillors Jill Baker, Heather Calver and Tom Kenyon Brown

91. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

92. PUBLIC FORUM

No representations were made.

93. MINUTES

The Minutes of the Planning Committee held on 15th November, 2018, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 15th November, 2018, are confirmed and signed as a correct record.

94. MATTERS ARISING

There were none.

95. 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/18/2110 A. C. Lloyd Homes/ Waterloo Housing Group Variation of condition 2 (approved plans) of planning permission W/15/0905 (demolition of the existing bus depot, car sales lot and disused building between the lower and upper portions of Station Approach and changes to existing Warwick District Council car park reducing spaces from 300 down to 100. Construction of 212 homes consisting of 118 flats and 94 houses with ancillary parking, open space and associated highway alterations to Station Approach) to provide amended plans for Apartment Block A (updated to comply with latest statutory requirements resulting in increase in height) together with relocation of bin/cycle store to block A and amendments to house types C1, C2, F1, F2 and J1 (to substitute entrance canopy support details) Station Approach, CV31 3NN

RESOLVED that no objection is raised.

JCN

W/18/2096 Mr M Ranauta Erection of single storey extension to the front, side and rear including a new porch. Resubmission of previous planning application
W/18/1279. 23 Parklands Avenue, Lillington CV32 7BH

RESOLVED that no objection is raised.

W/18/2107 LB Mrs Knights Remove modern timber framed glass door with fixed glazed side panels and fanlight over to north elevation & replace with more appropriate timber framed sliding sash window arrangement. Repair & replace existing fireplaces at ground floor level & line 2 no flues to suit use for long burning stove. Willes House, 63 Willes Road CV31 1BN

RESOLVED that the Council welcomes the restorative work to this building.

W/18/1929 Warwick District Council Alterations and extension to form a hostel (Use Class Sui Generis) 49 High Street CV31 1LN

RESOLVED that the Council welcomes the provision of the hostel.

W/18/2105 Mr & Mrs Laird Single storey timber orangery to rear and three replacement windows. 54 Leam Terrace CV31 1BQ

RESOLVED that the application is supported.

W/18/2081 Mr & Mrs Burden Proposed two storey side and rear extension, single storey front extension and single storey rear extensions, including a link extension to existing garage and a new gated rear garden entrance and dropped kerb off Inglewood Close. 31 Cubbington Road, CV32 7AA

RESOLVED that an objection is raised for the following reasons:

- 1) The application is contrary to provisions within the Warwick District Residential Design Guide by virtue of being over dominant in scale and not subservient to the existing dwelling.
- 2) The proposed extension will predominate within the corner plot having a detrimental impact on the dwelling and its relationship to other dwellings in the neighbourhood.

W/18/2115 Mid Counties Co-operative Proposed display of illuminated and non-illuminated fascia signage. 3 Upper Grove Street CV32 5AN

RESOLVED that no objection is raised

W/18/2131 Mrs Meakin Single and two storey rear extension with raised ridge line to include loft conversion with rooflights. Alterations to existing front garden wall to increase width of site access and enlarge vehicle hardstanding area. 20 Warwick Place CV32 5BP

RESOLVED that an objection is raised for the following reasons:

- 1) The application represents a significant extension to the existing dwelling which is considered to be over dominant in size. The increase in the roof line is contrary to the guidance set out in the Warwick District Design Guide.

JAK

2) The increase in roof height and addition of a third storey will have a detrimental impact on neighbouring dwellings leading to potential overlooking and loss of light.

W/18/2202 Mrs Kunar Erection of a two storey side/rear extension. 3 The Fairways CV32 6PU

RESOLVED that an objection is raised for the following reasons:-

1) The extension is considered to dominate the existing dwelling and to be of a scale that is not subservient to that of the original.

2) The size of the rear extension is such that it represents unneighbourly development by virtue the impact on privacy and light to 1 The Fairways

W/18/2010 Mr Brian Gill Change of use of Nos. 36 and 36a (both C4 [HMO] use class) into a single dwelling house (part retrospective). 36 Lillington Road CV32 5YZ

RESOLVED that no objection is raised.

Applications for Street Café approval:-

Café Royal, 70 Warwick Street, Leamington Spa
The Fat Pug, 23 Guys Cliffe Road, Leamington Spa

RESOLVED that no objection is raised.

96. PLANNING DETERMINATIONS

A schedule of applications (Report No. 7) determined by the Planning Authority since the last meeting had been circulated and was considered.

97. PLANNING APPEAL NOTIFICATIONS

Application No: W/18/0675
Applicant: Everards Brewery Ltd
Site: The Lounge 130 Parade Cv32 4AG
Description: Display of 1 no. illuminated hanging projecting sign onto existing bracket

Application No: W/18/0803
Applicant: Chas Khehra
Site: 17 Gaveston Road CV32 6EX
Description: Change of use from a single dwelling house (use class C3) to a House in Multiple Occupation (use class C4)

RESOLVED that the Appeal Notifications are noted.

98. PLANNING APPEAL DECISIONS

Application No: W/18/0110
Applicant: Mr Jhutti – NJS Investments Ltd
Site: 62A Brunswick Street CV31 2EG
Description: Second floor extension to the existing property to form 2 no. new flats
Decision: Dismissed

RESOLVED that the Appeal Decision is noted.

JGK

99. TREE PRESERVATION ORDERS

There were no TPO's for report.

The meeting commenced at 6:00 pm and concluded at 6.40 pm.

Signed *J.G. Knight*
Dated *3 Jan. 2019*