



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE**  
**HELD ON 18<sup>th</sup> FEBRUARY 2021.**  
**THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.**

Present: Councillors Julija Boulton (Chair), Jennifer McAllister, David Brunson, Mubarik Chowdry, Amanda Stevens, Navdeep Kaur Atwal, Nick Wilkins and Louisa Radice

Apologies: Councillor Janet Alty (Cllr Radice substituting)

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

There were none.

**119. PUBLIC FORUM**

Matt Broad (BECG Consultants), Hamish Latchem (Aldi Regional Property Director) and Nick Bradshaw (Connect Consultants) attended the meeting to present and discuss the proposed plans for a new Aldi store on the site of the old Mothercare store on Leamington Shopping Park.

A presentation on the proposals was given from which the main points were:

- Aldi currently has over 875 stores, UK-wide
- Proposal is for a new, larger store in a convenient, sustainable location
- There will be jobs created during construction of the store and in the associated supply chain
- The new store will retain the existing staff from the old store and will be recruiting up to 5 new members of staff
- The new store would be located where the redundant Mothercare unit is off Tachbrook Park Drive
- The existing store has ongoing issues with existing parking and accessibility.
- Wooden cladding has been added to the design to soften the front elevation of the proposed store at the request of planning officers
- Delivery lorries would access the new site from Queensway and reverse onto the loading pad.
- Aldi customer traffic is already on the local road network.
- The new site is served by regular bus services
- The plans include 168 car parking spaces on the car park site shared with Currys PC World (which would be a rise of 34 spaces on current provision), 6 electric vehicle charging points, 6 disabled parking spaces and 6 parent/child parking spaces
- There will be 12 cycle parking spaces next to the store

There then followed an opportunity for members to ask questions and these covered the proposed management of traffic entering and exiting the store site, potential issues of stacking of traffic back to the A452 roundabout, difficulty factor of egress from the site onto the small adjacent roundabout and the accessibility of the site for those without a vehicle.

Assurances were provided that a traffic modelling study was being produced as part of the planning application, that additional sales are not expected at the new store in large

numbers and that the footpath which runs behind the site would be retained for shoppers. It was additionally noted that shopping visits to Aldi and Sainsburys are linked as shoppers often visit Aldi for essentials then travel across the Shopping Park to top up at Sainsburys.

*(It should be noted that the site in question is not within the Leamington Spa boundary but borders it closely).*

Matt, Hamish and Nick were thanked for their representation and they left the meeting at 6:38pm.

## **120. MINUTES**

The Minutes of the Planning Committee held on 28<sup>th</sup> January 2021, having been circulated, were considered.

**RESOLVED** that the Minutes of the Meeting of the Planning Committee held on 28<sup>th</sup> January 2021 are confirmed and signed as a correct record.

## **121. 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/20/1843                      Mr Paul A L Tolley                      Proposed demolition of a  
sectional concrete garage and reconstruction of a replacement brick built garage  
105 Shrubland Street CV31 2AR

**RESOLVED** that no objection is raised.

W/20/2088                      Mrs Haggarty                      Single storey extension and 2m high brick  
wall and gate to eastern boundary                      Marchmont Guys Cliffe Rd CV32 5BY

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

W/20/1754                      Mr R Mehrabanpour                      Application for change of use of No.  
89 Clarendon Street from a hotel (use class C1) to a dwellinghouse (use class C3). No. 87  
Clarendon Street to remain a hotel                      Lansdowne Hotel 87-89 Clarendon Street  
CV32 4PF

**RESOLVED** that no objection is raised, subject to no objection from the Conservation officer. The Town Council notes a lack of amenity space for future residents should the two parking spaces to the rear be retained.

W/20/1755LB                      Mr R Mehrabanpour                      Application for internal alterations to  
facilitate the change of use of part of the existing hotel to a dwelling                      Lansdowne  
Hotel 87-89 Clarendon Street CV32 4PF

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

W/201845                      Mr & Mrs Thompson                      Erection of a part single and two  
storey front, side and rear extension                      15 Melton Road CV32 7DJ

**RESOLVED** that no objection is raised the proposed ridge line of the roof does not appear on the plans to be reduced from the original line of the existing roof as recommended in the WDC Residential Design Guide and this would be preferable.

W/20/1856                      Mr & Mrs Welti                      Hip to gable roof loft conversion to main  
dwelling roof which includes providing a gable to the roof to the existing 2 storey side  
extension. A box dormer is to be provided to the rear roof overlooking the rear garden.  
Materials to match existing construction.                      12 Helmsdale Road CV32 7DW

*This application had been decided by the case officer on 16<sup>th</sup> February 2021 without awaiting a response from the Town Council. This has been raised with the case officer as unsatisfactory when it had been flagged that the application would not go to the Town Council Planning Committee until 18<sup>th</sup> February.*

W/20/1928                      Mr E Lockhart                      Demolition of existing building and erection of a  
two-storey dwelling with basement                      88 Northumberland Road CV32 6HG

**RESOLVED** that no objection is raised, subject to confirmation that the 45-degree line is not breached at this site and subject to no objection from the Conservation officer.

The Town Council recognises and appreciates the efforts of the applicant to adhere to Neighbourhood Plan Policies RLS 1 (1-3), RLS2 and RLS3 (a, b, c, e, and g)

W/20/1872                      Mr & Mrs Harper                      Proposed erection of two-storey rear  
extension, single storey rear extension, first floor side extension over existing ground floor  
and single storey                      The Old Stables Barwell Close CV32 6QA

**RESOLVED** that no objection is raised as the balcony element has now been removed from the plans

W/20/1818                      Mr K Sahota                      Erection of single storey side/rear extension  
and rear dormer window                      45 George Street CV31 1HA

**RESOLVED** that an objection is raised to this application on the following grounds:

1. Proposed Bedroom 1 and the rear basement room do not meet licensing requirements to be habitable rooms.
2. Proposed Bedroom 6 floor space is inadequate
3. Overlooking and loss of privacy issues for No 43 George Street
4. Overdevelopment of the site
5. Lack of amenity space for future residents
6. The Kitchen will be two floors distant from Bedroom 6 which does not meet the requirements of the WDC HMO SPD
7. No's 41 and 45 George Street are registered as HMO's thus already causing No 43 to be sandwiched between two HMOs which is contrary to Local Plan Policy H6c. Adding another bedroom to No 45 will exacerbate this

situation further.

8. Lack of natural light to the rear basement room

W/20/1915                      Mr D Bates                      Proposed landscaping of existing burial ground and alterations to church grounds, including the installation of a labyrinth, alterations to existing pathways, additional planting including trees and wildflowers, installation of gates and a lantern, installation of lighting, plaques, bollard, barriers, litter bins and additional railings. Re-submission of W/20/0012                      All Saints Church Priory Terrace CV31 1GF

**RESOLVED** that the Town Council supports the redevelopment and repurposing of this part of the church grounds which currently lack purpose and are underused.

No objection, subject to no objection from the Conservation officer and WCC Landscaping.

W/20/1884                      GSK Developments                      Application for Variation of Condition 3 (plan numbers) and removal of Condition 4 (contamination) of planning permission ref: W/19/1413 (Notification for prior approval for a proposed change of use from an existing office (Use Class B1a) to a dwelling (Use Class C3).                      2a Leam Terrace CV31 1BB

**RESOLVED** that no objection is raised - would have been helpful to see a document outlining the investigations of the Environmental Health officer which resulted in the conclusion being drawn that the potential source of contamination is benign.

## **122. 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 Committee.

**RESOLVED** that the determination in the Report is noted.

## **123. PLANNING APPEAL NOTIFICATIONS**

The following Planning Appeal Notification were noted:

Application No: W/20/1384  
Applicant: Mr Daniel Champion  
Site: 11 Edmondscote Road CV32 6AG  
Description: Erection of single storey side/rear extension and installation of a first-floor side window after demolition of existing side conservatory and rear extension

## **124. PLANNING APPEAL DECISIONS**

The following Planning Appeal Decisions were noted:

Application No: W/18/1276  
Applicant: Ms Melanie Duggan  
Site: 2 Satchwell Place CV31 1HT  
Description: Appeal against enforcement notice: The breach of planning control as alleged is the erection of a concrete and timber fence around the boundary of the

front garden of the land. The requirement of the notice is to permanently remove the fence and all of the associated fixtures and fittings from the front garden of the land.

Decision: Dismissed

Application No: W/18/1738LB

Applicant: Ms Melanie Duggan

Site: 2 Satchwell Place CV31 1HT

Description: Appeal against listed building enforcement notice: The breach of planning control as alleged is the erection of a concrete and timber fence around the boundary of the front garden of the land. The requirement of the notice is to permanently remove the fence and all of the associated fixtures and fittings from the front garden of the land.

Decision: Dismissed

**125. TREE PRESERVATION ORDERS**

There were none.

**126. AOB**

There was none.

The meeting commenced at 6:00pm and concluded at 7:32pm.

Signed .....

Dated .....