



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE**  
**HELD ON 5<sup>th</sup> NOVEMBER 2020.**  
**THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.**

Present: Councillors Julija Boulton, Jennifer McAllister, David Brunson, Mubarik Chowdry, Amanda Stevens, Janet Alty and Nick Wilkins

Apologies: Councillor Navdeep Kaur Atwal

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

Councillor Alty declared a non-pecuniary interest in application W/20/1360 as she knows the owner of 35 St Mary's Road CV31 1JP which is a neighbouring property to the applicant property.

**74. PUBLIC FORUM**

No representations were made

**75. MINUTES**

The Minutes of the Planning Committee held on 15<sup>th</sup> October 2020, having been circulated, were considered.

**RESOLVED** that the Minutes of the Meeting of the Planning Committee held on 15<sup>th</sup> October 2020 are confirmed and signed as a correct record.

**76. 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/20/1527                      Rowley Construction & Property Services Ltd                      Change of use from retail storage to 3 no. residential flats with the addition of a second floor and alterations to shop fronts                      15-17 Clemens Street CV31 2DW

**RESOLVED** that no objection is raised, subject to no objection from Environmental Health and confirmation that the issues raised by Environmental Health on the previous application (W/20/0840) have been satisfactorily resolved.

W/20/1548                      Mr Kandola                      Variation of condition 2 (plan numbers) to allow for improved pedestrian visibility and retention of existing garage and removal of condition 4 (removal of garage prior to occupation) to allow for retention of garage of permission  
W/19/0729                      29 Grosvenor Road CV31 2NN

**RESOLVED** that no objection is raised

W/20/1464 JPP Application for new vehicular access point, fencing and internal remedial works for site security Shires Gate Trade Park Unit 1 Tachbrook Park Drive CV34 6SA

**RESOLVED** that no objection is raised, subject to no objection from Highways

W/20/1492 Mr E Shanmugasundaram Change of use of ground floor retail (A1) to restaurant/takeaway (A3/A5) and extractor flue at the rear 4 The Shopping Centre St Margaret's Road CV31 2NT

**RESOLVED** that no objection is raised, subject to no objection from Environmental Health

W/20/0738 Jenny Whitford Change of use from single dwelling (C3) to children's day nursery (E) for up to 22 children 46 Westlea Road CV31 3JJ

**RESOLVED** that a holding Objection is raised until comments are received from Highways. We have concerns around lack of parking and a drop-off/pick-up area for parents, highway safety issues and negative impact on the neighbours' amenity if cars being to park in numbers opposite a T junction.

W/20/1372 Sumra Proposed replacement of rear garden retaining wall and fence following demolition of existing. Proposed replacement of existing vehicle access gate with new automated gate 15 Church Hill CV32 5AZ

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

W/20/1606 Turnbrook Ltd Partial demolition, and external and internal alterations to to facilitate conversion of existing hotel to 27 residential apartments together with associated car parking and landscaping works Falstaff Hotel Warwick New Road CV32 5JQ

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

1. Overdevelopment of the site, deficiency in proposed on-site parking spaces and deficiency in residents' amenity space provided.
2. Comments required from Highways and Conservation.

The Town Council supports a redevelopment of this site for residential use but is concerned to see no financial contribution or affordable housing is proposed. This means the redevelopment would make no contribution to mitigate the impacts on infrastructure it would have. Disappointing to see no mention of consideration of the Neighbourhood Plan.

W/20/1136 Mr D Koursaris Proposed demolition of existing chalet bungalow and erection of 3 no. detached dwellings 274 Cubbington Road CV32 7AX

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

1. Overdevelopment of the site in terms of height, size and massing.
2. On-site parking provision deficiency
3. Support the comments of the LLFA in terms of requiring the submission of an appropriate drainage strategy
4. Support the comments of the Landscaping officer in terms of requiring the

submission of a tree and hedge survey and proposed planting details  
5. Support the comments of the Ecology officer in terms of a requiring the submission of a satisfactory scheme for biodiversity enhancements

The Town Council also notes the lack of street scene context in the street scene and 3D drawings submitted. If neighbouring properties are not shown, it becomes impossible to judge the proposed buildings in relation to those properties.

W/20/1669      A Parker      Demolition of existing dwelling and construction of 6 no. new apartments with associated car parking, bin store and landscaping works. Proposals include removal of existing TPO'd tree and details of replacement tree planting.      2 Woodcote Road CV32 6PY

**RESOLVED** that the objection submitted to application W/19/1842 is maintained – points 1 - 4. Holding objection on points 5-7 until comments are received from Highways, the LLFA and Landscape.

Very little attempt seems to have been made to address issues raised on the previous application.

W/20/1207      Spitfire Bespoke Homes Ltd      Part demolition of existing buildings, retention of Huntley Lodge frontage to Northumberland Road and retention of existing substation. Erection of 3 no. detached dwelling houses, together with access from Northumberland Road and associated engineering and landscaping works      Huntley Lodge 47 Northumberland Road

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

The Town Council notes and appreciates the effort made by this applicant to submit a Building for Life 12 assessment as highlighted and supported in the Leamington Spa Neighbourhood Plan.

W/20/1360      Mr W Stuart      First floor extension to the rear      56 Chesham Street C V31 1JS

**RESOLVED** that no objection is raised, subject to the minimum separation distances having been met to 54 Chesham Street and 35 St Mary's Road.

The Town Council would like to highlight the poor quality of the drawings and plans submitted for this application - they were not very legible on screen.

**In accordance with the Council's Code of Conduct, Councillor Alty, having declared a non-pecuniary interest in the above item by reason of knowing the owner of 35 St Mary's Road CV31 1JP which is a neighbouring property to the applicant property, did not take part in the discussion thereon.**

## **77. 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 determinations in the Report are noted.

## **78. PLANNING APPEAL NOTIFICATIONS**

The following Planning Appeal notifications were reported:

Application No: W/20/0170  
Applicant: Eversleigh House Nursing Home  
Site: 2-4 Clarendon Place CV32 5QN  
Description: External works to provide car parking and landscaping

Application No: W/20/0466  
Applicant: WM Morrison Supermarkets plc  
Site: Morrisons Old Warwick Road CV31 3NT  
Description: Retrospective application for the erection of 3 no. structures comprising MOT test pod, wheel repair pod and car body repair centre (resubmission of W/19/2163)

Application No: W/20/0801  
Applicant: Mr Finbarr McCarthy  
Site: 5 Cubbington Road Lillington CV32 7AA  
Description: Erection of a front boundary wall with gate piers and railing

Application No: W/20/0716  
Applicant: Mr S Malle  
Site: 28 Kenilworth Road CV32 6JE  
Description: Construction of two storey rear extension to provide 2 no. 3 bedroom apartments (resubmission of W/19/1139)

Application No: W/20/0717LB  
Applicant: Mr S Malle  
Site: 28 Kenilworth Road CV32 6JE  
Description: Construction of two storey rear extension to provide 2 no. 3 bedroom apartments

Application No: W/20/0775  
Applicant: Mr & Mrs P Lightfoot  
Site: 10 Almond Avenue CV32 6QD  
Description: Demolition of existing single storey side wing, erection of a two storey side extension, erection of a single storey front extension, single storey rear extension and front porch

**RESOLVED** that the Report is noted.

## **70. PLANNING APPEAL DECISIONS**

Appeal Reference No: APP/T3725/C/20/3252367  
Applicant: L Vraitch  
Site: 115 Brunswick Street CV31 2EF  
Description: The appeal was made against an enforcement notice issued by Warwick District Council. The breach of planning control as alleged in the notice is: Without planning permission, the change of use from a dwellinghouse (C3) to a House in Multiple Occupation (Class 4)  
The requirements of the notice are (i) Permanently cease the use of the Land as House in Multiple Occupation (Class C4) and for any other multiple occupation (ii) Reinstatement of the Land to its former use as a single dwelling house (Class C3)  
The period for compliance with the requirements is six calendar months.  
Decision: Dismissed

Appeal Reference No: APP/T3725/F/20/3253269

Applicant: Mr Shalbinder Malle

Site: 64 Bath Street CV31 3AE

Description: The contravention of listed building control alleged in the notice is the removal of historic timber panelled front door, door frame and fanlight and its replacement by the installation of a uPVC door set and decorative glass fanlight. The requirements of the notice are 1. Permanently remove the uPVC door set and fanlight in their entirety from the land; and 2. Install a replacement painted solid timber door, frame and glazed fanlight sized to fit the historic structural aperture. Door to be with top, bottom and lock rail, latch and hinge stile, lower raised fielded panel and upper glazed panel. The door, frame and fanlight above to match in style and proportion to that of the historic door, frame and fanlight.

The period for compliance with the requirements is six calendar months.

Decision: Dismissed

**71. TREE PRESERVATION ORDERS**

There were none.

**72. AOB**

There was none.

The meeting commenced at 6:00pm and concluded at 7:07pm.

Signed .....

Dated .....