



THE TOWN COUNCIL

OF

ROYAL LEAMINGTON SPA

TOWN HALL, PARADE,

ROYAL LEAMINGTON SPA

WARWICKSHIRE CV32 4AT

T: 01926 450 906

E: clerk@leamingtonspatowncouncil.gov.uk

www.leamingtonspatowncouncil.gov.uk

ROBERT NASH ACIS DMS
Clerk to the Town Council

27th February 2020

Dear Councillor

PLANNING COMMITTEE – THURSDAY 5th MARCH 2020

You are invited to attend a Meeting of the Planning Committee in ROOM 5, at the **TOWN HALL, ROYAL LEAMINGTON SPA**, commencing at **6.00 p.m.** on **THURSDAY 5th MARCH 2020**.

Yours faithfully,

CLERK TO THE TOWN COUNCIL

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

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

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

AGENDA

1. Apologies for absence.
2. Declarations of Interest and Dispensations
3. Public Forum

To receive any representation from Members of the Public in accordance with Standing Order No. 36.

4. Minutes

To approve and sign the Minutes of the Meeting of the meeting of the Planning Committee held on 13th February 2020 (Report No. 4)

5. Matters Arising

6. Planning Applications

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

7. Determination of Planning Applications

To consider Applications determined by the Planning Authority (Report No. 7)

8. Planning Appeal Notifications

To note the following Planning Appeal Notifications, if any:

Application No: W/19/1512
Applicant: Mr John Jones
Site: 2A St Fremund Way CV31 1AB
Description: Erection of first floor side extension

9. Planning Appeal Decisions

To consider the following Planning Appeal Decisions:

Application No: W/19/0737
Applicant: Mr Antony Johnson
Site: The Limes 21 Beauchamp Avenue CV32 5RG
Description: Replace driveway and extend to provide parking for 4 cars
Decision: Dismissed

Application No: W/19/0547
Applicant: Mr Vik Tara on behalf of Student Homes
Site: 4 Beauchamp Hill CV32 5NS
Description: Dwelling for use as student accommodation
Decision: Dismissed

10. Tree Preservation Orders

To consider the following Tree Preservation Orders, if any.

11. AOB



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 13th FEBRUARY 2020 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors Julija Boulton, Jennifer McAllister, David Brunson, Judith Clarke, Mubarik Chowdry, Nick Wilkins, Louisa Radice and Bill Gifford

Apologies: Councillors Janet Alty and Amanda Stevens

131. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

Councillor Gifford declared a non-pecuniary interest in application W/20/0121 by reason of having been recently consulted by the applicant about the application.

132. PUBLIC FORUM

No representations were made

133. MINUTES

The Minutes of the Planning Committee held on 23rd January 2020, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 23rd January 2020 are confirmed and signed as a correct record.

134. MATTERS ARISING

There were none.

135. 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/19/2106 Rowley Construction & Property Services Ltd
Ground floor extension and change of use of part of ground floor to provide access
for residential flats above, with the addition of a second floor and alterations to
provide a total of three flats (resubmission of W/19/1574) 15-17
Clemens Street CV31 2DW

RESOLVED that an objection is raised on the following grounds:

- 1) Concur with the Conservation officer in terms of the proposed second floor extension being insufficiently subservient to the existing form of the building thus having a negative impact on the character and appearance of the conservation area.
- 2) The side facing study window gives rise to concerns about overlooking and loss of privacy to neighbouring properties as well as providing a poor outlook from this room for future residents.

3) Concur with the Environmental Health officer that given the location of this property in an AQMA and on a busy thoroughfare route an air quality assessment is required, a noise assessment is required, an appropriate sound insulation scheme is put forward and the second floor layout is reoriented as suggested.

4) The sandwiching of the proposed development between two existing takeaways will result in ongoing issues regarding smell and noise for future residents

5) It is a serious concern for the Town Council that whilst a parking survey has been undertaken, it does not (as WCC Highways state) take into consideration any amenity issues which may result from a lack of parking facilities in this area stemming from nearby developments which have permissions but are not yet completed and occupied.

It was also very difficult to ascertain the conclusions of the parking survey - this could have been made clearer within the text.

W/19/2118 Mr Jatinder Rajput Erection of new three bedroom dwelling 114 Brunswick Street CV31 2EQ

RESOLVED that the town council would like to enter a holding objection for this application until comments are received from WCC Highways as we have concerns regarding the provision of adequate vehicular access onto and off the driveway of this property. The development is near a major junction and cars would be required to reverse off the driveway into the road.

The town council also notes there is no mention in the application of the demolition of the existing extension on this property to facilitate this new build.

W/20/011 Mr K Sahota Change of use from 3 bedroom flat to a 4 bedroom HMO 19 Brunswick Street CV31 2DS

RESOLVED that the town council would like to submit an objection to this application on the ground that it breaches Local Plan Policy H6a at 18.6% and there is no off-road parking provision, potentially putting yet more parked cars into surrounding streets.

W/20/0077 Mr Nick Byrd Prior approval for proposed change of use of building from office use (B1a) to residential use (C3) under schedule 2, part 3, class O of the GPDO 2015 16 Cross Street CV32 4PX

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

The Town Council reiterates its observation from the previous application for this site - that this property falls within the employment area as defined on the Local Plan Policies Map for Leamington Spa and, as such, contravenes Policy TC12 regarding not permitting changes of existing employment buildings to non-class B uses.

W/19/2004 c/o High Cross Construction Proposed extension above the existing garage block to provide 6 no apartments comprising of 3 no one bedroom apartments and 3 no two bedroom apartments (resubmission of W/18/1898) Existing Garage Court Cornwall Place CV32 6DT

RESOLVED that an objection is raised on the following grounds:

1. Breach of the 45 degree rule
2. Negative impact on the amenity of neighbours and proposed occupiers in terms of increased traffic congestion and access, and in terms of inadequate separation distance proposed.
3. Parking survey is over two years old and needs to be done again to provide up to date, accurate information. Lack of any on-site parking provision proposed.
4. Loss of light and privacy plus overshadowing of neighbouring properties
5. Overdevelopment of the site

W/19/2103 Mr Peter Mackenzie Construction of 3 no
apartments, new access from Guys Cliffe Avenue and associated works on land to
the rear of 138-142 Rugby Road 138 Rugby Road CV32 6DS

RESOLVED that an objection is raised on the following grounds:

1. Input from WCC Highways required regarding access and highway safety as this site is near a major junction where a recent fatality occurred.
2. Support the comments of the tree officer in terms of more information being required in the form of a detailed arboricultural impact assessment and an arboricultural method statement

There also appear to be no windows to the kitchens, reducing natural light to the interior.

W/20/0006 Miss Emma Wilson Erection of single storey rear
extension and a first floor balcony 48 Quarry Street Milverton CV32
6AU

RESOLVED that an objection is raised on the following ground:

Negative impact on the neighbour's amenity space at numbers 50 and 46 in terms of the proposed balcony. Overlooking and loss of privacy.

W/19/2091 Duke Offices and Developments SARL Demolition
of existing building and re-development of site to provide two semi-detached
industrial buildings having B1c, B2 & B8 uses with ancillary offices, car parking
service yards and soft landscaping plus the relocation of existing car parking from the
east of the existing Integra building to the south of the existing Aurora building
Development Plot Precision Park Tachbrook Road CV31 3HH

RESOLVED that an objection is raised on the following grounds:

- 1) Support the comments of the WCC Landscape team regarding the proposed re-provision of landscaping in and around the site to compensate for loss of green space being insufficient. The addition of green walls and roofs where possible would be welcomed. Also more information is required re future proposed planting and tree removal on site.
- 2) Support the comments of the WCC Ecology officer regarding the lack of required information provided with the application, namely, a preliminary ecological appraisal and a biodiversity impact assessment.
- 3) A flood risk assessment and a surface water drainage strategy are also required on this site.

136. PLANNING APPEAL NOTIFICATIONS

There were none.

137. PLANNING APPEAL DECISIONS

Application No: W/19/0209
Applicant: McLagan Investments Ltd
Site: Asda Supermarket Chesterton Drive CV31 1YD
Description: Replacement external pod to be used for A1 (retail)/A2 (financial & professional services)
Decision: Allowed

Application No: W/19/0104
Applicant: Mr Simon Hain
Site: 1 Clarendon Place CV32 5QL
Description: Erection of single storey rear extension and alterations (amendment to planning permission W/18/0320)
Decision: Allowed

Application No: W/19/0105LB
Applicant: Mr Simon Hain
Site: 1 Clarendon Place CV32 5QL
Description: Erection of single storey rear extension and alterations (amendment to planning permission W/18/0321LB)
Decision: Allowed

Application No: W/19/0509
Applicant: Mr YP Tara
Site: 21-23 Clemens Street CV31 2DW
Description: External and internal alterations to allow for the change of use from offices to 2 no. residential flats on first and second floors of Nos 21-23 Clemens Street
Decision: Dismissed

138. TREE PRESERVATION ORDERS

There were none.

139. ANY OTHER BUSINESS

Members were reminded of the Enforcement Training being run by the Warwick District Council Planning Enforcement Team on Tuesday 7th April at the town hall from 6pm – 8pm. Members should contact Rajinder Reddi at rajinder.reddi@warwickdc.gov.uk to book a place.

The meeting commenced at 6:00pm and concluded at 6:48pm.

Signed

Dated



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 5TH MARCH 2020

Planning Permission has been **REFUSED** by the Planning Authority in respect of the following application:

W/19/1986 Mr Sam McMurty Replace three (non
original) windows on the side of the property with UPVC wood grain effect
double glazed units Flat 2, 58 Kenilworth Road, CV32 6JW

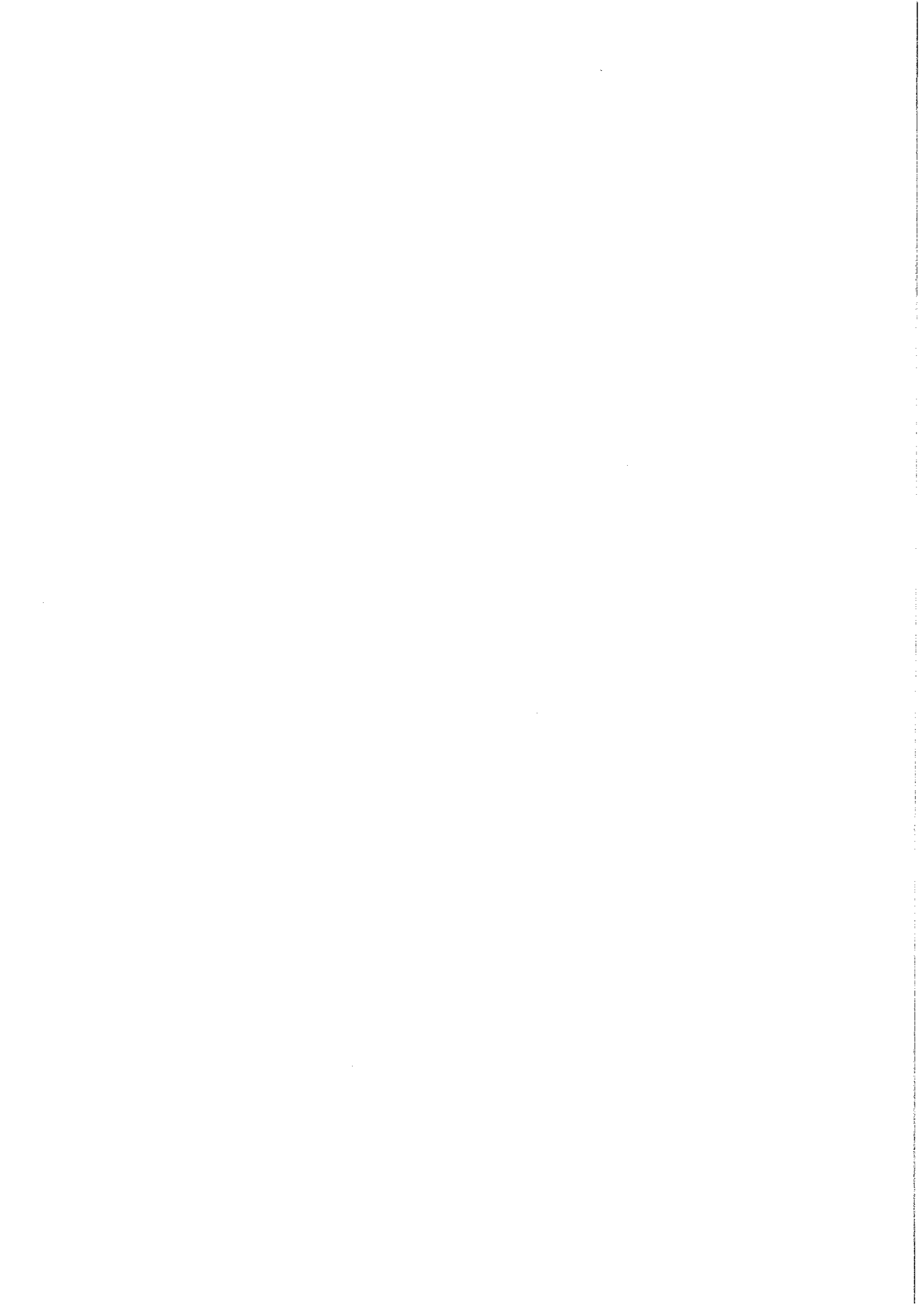
RESOLVED that no objection is raised

WDC Reason for Decision

Policy HE1 of the Warwick District Local Plan 2011-2029 expects development proposals to have appropriate regard to the significance of designated heritage assets. Where any potential harm may be caused, the degree of harm must be weighed against any public benefits of the proposal.

Policy BE1 expects new development to positively contribute to the character and quality of its environment through good layout and design.

The proposal to replace the existing traditional timber sash windows with a modern uPVC frame would be contrary to the District Council's guidance on replacing windows within a Conservation Area. In the opinion of the Local Planning Authority, the modern uPVC windows are considered wholly inappropriate, not only for their impact on the significance and special qualities of the Royal Leamington Spa Conservation Area but also for the fact they would be fundamentally at odds with the windows installed on the rest of the building which are uniform in character, appearance and material. In accordance with paragraph 196 of the NPPF, no public benefits have been identified which would outweigh the harm, considered as less than substantial, to the heritage asset, and therefore the proposals fail to comply with Local Plan policies HE1 and BE1.



| | Application No | Applicant | Proposal | Location | Ward | Website link |
|---|----------------|-----------------------|--|------------------------------------|-----------|---|
| 1 | W/20/0158 | Mr R Sittambalam | Proposed development of 6 no. semi-detached dwellings | Land east of Turpin Court CV31 3JU | Brunswick | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_85581&activeTab=summary |
| 2 | W/20/0253 | Mr Tolley | Proposed demolition of a sectional concrete garage and the reconstruction of a replacement brick built garage | 105 Shrubland Street CV31 2AR | Brunswick | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_85679&activeTab=summary |
| 3 | W/20/0070 | Mr Uniss Ali Mohammed | Change of use from café (A3) to convenience store (A1) | 42 Bedford Street CV32 5DY | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_85483&activeTab=summary |
| 4 | W/20/0071LB | Mr Uniss Ali Mohammed | Internal alterations associated with a change of use from café (use class A3) to convenience store (use class A1) | 42 Bedford Street CV32 5DY | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_85484&activeTab=summary |
| 5 | W/20/0167 | Beker | Proposed two storey rear glass extension and single storey rear glass extension and internal alterations to relocate the utility to the ground floor, to relocate the bathroom and add a 3rd bedroom and ensuite | 33B Clarendon Square CV32 5QY | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_85590&activeTab=summary |
| 6 | W/20/0168LB | Beker | Proposed two storey rear glass extension and single storey rear glass extension and internal alterations to relocate the utility to the ground floor, to relocate the bathroom and add a 3rd bedroom and ensuite | 33B Clarendon Square CV32 5QY | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_85591&activeTab=summary |
| 7 | W/20/0209 | Thomas Haworth | Proposed replacement window | 7 Mews Road CV32 5BX | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_85632&activeTab=summary |

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|----|-----------|----------------------------------|--|--|------------|---|
| 8 | W/20/0225 | Mr Andrew Davidson | Proposed conversion of garage to habitable room and installation of rooflight to bedroom 3 | 54 Newbold Terrace East CV32 4EZ | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_85651&activeTab=summary |
| 9 | W/19/1911 | Mr & Mrs Scale | Demolition of numbers 43-49 Cubbington Road and the erection of 1 no. two storey replacement dwelling together with the demolition of an existing garage block and the erection of a two storey garage block (amended plans) | 47 Cubbington Road CV32 7AA | Lillington | https://planningdocuments.warwickdc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage |
| 10 | W/20/0091 | Mr & Mrs I Wiggins | Erection of two storey side and rear extension | 21 Keith Road Lillington CV32 7DP | Lillington | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_85505&activeTab=summary |
| 11 | W/20/0131 | Mr & Mrs Erskine | Erection of a single storey extension to rear part of garage with part pitched roof (with 2 no. rooflights) and part raised flat roof; new mono-pitch tiled roof with 2 no. rooflights and flat roof with lantern light above to replace conservatory roof | 120 Lillington Road CV32 6LW | Lillington | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_85552&activeTab=summary |
| 12 | W/20/0170 | Eversleigh House Nursing Home | External works to provide car parking and landscaping | Eversleigh Nursing Home 2-4 Clarendon Place CV32 5QN | Milverton | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_85593&activeTab=summary |
| 13 | W/20/0047 | Mr & Mrs Morrissey | Proposed alteration to the two existing light-wells to form a fire escape and staircase access to basement. Proposed construction of a new light-well. | The Old Vicarage 4 St Marks Road CV32 6DL | Milverton | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_85457&activeTab=summary |
| 14 | W/20/0200 | Mr T Cross | 2 storey extension over existing attached garage and single storey rear extension | 2 Range Meadow Close Milverton CV32 6RU | Milverton | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_85623&activeTab=summary |

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| 15 | W/19/1379 | Dr Davies | Erection of 2 no. dwellings (amended plans) | 32 Russell Terrace CV31 1EZ | Willies | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84478&activeTab=summary |
| 16 | W/19/2135 | Mr Jus Dhesi | Variation of condition 2 (plan numbers) of application W/17/0465 to allow for alterations to the roof, alterations to the elevations (window details), internal alterations to the ground floor layout and provision of air source heat pumps at ground floor | 3 George Street CV31 1ET | Willies | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_85347&activeTab=summary |
| 17 | W/20/0120 | Mr & Mrs T Dhesi | Erection of single storey side extension to form garden room | 1 Portway Close Sydenham CV31 1RZ | Willies | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_85538&activeTab=summary |
| 18 | W/20/0138 | Mr N Hensher | Erection of single storey rear glazed extension | 13c Gordon Street CV31 1HR | Willies | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_85561&activeTab=summary |
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