



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE**  
**HELD ON 16<sup>th</sup> MAY 2019 AT THE TOWN HALL,**  
**ROYAL LEAMINGTON SPA**

Present: Councillors Janet Alty, Navdeep Kaur Atwal, Julija Boulton, David Brunson, Heather Calver, Mubarik Chowdry, Jennifer McAllister and Nick Wilkins

Apologies: There were none.

**1. ELECTION OF CHAIR**

Councillor Julija Boulton was proposed by Councillor Heather Calver, seconded by Councillor Janet Alty and unanimously elected as Chair of the Town Council Planning Committee for 2019/20.

**2. ELECTION OF VICE CHAIR**

Councillor Jennifer McAllister was proposed by Councillor Mubarik Chowdry, seconded by Councillor Heather Calver and unanimously elected as Vice Chair of the Town Council Planning Committee for 2019/20.

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

Councillor Heather Calver declared a non-pecuniary ongoing interest as a member of Warwick District Council. Councillor Janet Alty declared a non-pecuniary interest in application W/19/0505 as she had already made an entry onto the Warwick District Council planning portal regarding it. Councillor Alty also declared a non-pecuniary interest in application W/19/0509 by means of knowing the applicant.

**4. PUBLIC FORUM**

No representations were made

**5. MINUTES**

The Minutes of the Planning Committee held on 18<sup>th</sup> April 2019, having been circulated, were considered.

**RESOLVED** that the Minutes of the Meeting of the Planning Committee held on 18<sup>th</sup> April 2019 are confirmed and signed as a correct record.

**6. MATTERS ARISING**

There were none.

**7. 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:

JMc

W/19/0006LB                      The Industrial Bar Project Ltd                      Listed  
Building Consent for ground floor alterations to include: internal alterations including  
additional partition walls; display of halo-illuminated fascia signage; and repainting of  
shop front in grey                      4-6 Victoria Terrace CV31 3AB

**RESOLVED** that no objection is raised - the town council notes that the amended drawings submitted for the fascia signage would now appear to concur with requests for changes concerning height of lettering and the appearance of box signs. The window vinyls proposed appear to be secondary sub-lettering though which is not in keeping with the WDC SPD on advertisements.

W/19/0660                      Mr Woodward                      Proposed display of individual halo  
illuminated fascia letters on back board                      4-6 Victoria Terrace CV31 3AB

**RESOLVED** that no objection is raised - the town council notes that the window vinyls proposed appear to be secondary sub-lettering which is not in keeping with the WDC SPD on advertisements

**In accordance with the Council's Code of Conduct, Councillor Alty, having declared a non-pecuniary interest in the below item by reason of having already entered a view on Warwick District Council's planning portal on the below application, did not take any part in the discussion of this application.**

W/19/0505                      c/o agent                      Demolition of existing building and erection  
of 3 no 4 storey mixed-use buildings comprising retail, management services and  
employment use units to the ground floor and student accommodation to the upper  
floors with associated external works                      Land at Althorpe Street

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

1. Contravenes Local Plan policy H6 by a considerable margin
2. Conflicts with Local Plan policy TC12 with respect to the retention of existing employment land and buildings within the defined town centre employment area
3. Significant lack of on-site parking provision for the uses proposed, impacting on on-street parking and leading to issues concerning vehicle and pedestrian safety
4. Unacceptable adverse impact on the amenity of nearby users and residents as well as a negative impact on local businesses in terms of closures and access.
5. Poor design out of keeping with the area, overdevelopment of the site and creating a wind tunnel effect along this part of the canal
6. Waste storage and collections issues raised need to be addressed
7. The proposed onsite landscaping is poor.
8. Contravenes the emerging Supplementary Planning Document on the location of PBSAs in Leamington Spa regarding location and concentration

**In accordance with the Council's Code of Conduct, Councillor Alty, having declared a non-pecuniary interest in the below item by reason of knowing the applicant, took part in the discussion of this application.**

W/19/0509                      Mr Tara                      Proposed change of use from existing offices  
to 2 no residential flats on the first and second floors only                      21-23 Clemens  
Street CV31 2DW

**RESOLVED** that an objection is raised for the following reason:

This property is located on Clemens Street which as pointed out by Environmental Health is in the AQMA thus potentially leading to issues with poor air quality, and this street is a heavily used main thoroughfare in this part of town so traffic noise issues are also significant. Both issues could lead to poor quality living conditions for future residents and we support the potential solution suggested of reorientating the floor layout so the most heavily used habitable rooms are located at the rear of the property. Town council notes that a noise assessment is required to ascertain the future potential impacts.

There is also a concern from the town council regarding the narrowness of the staircase and any impact that would have on an evacuation in case of fire.

W/19/0149                      Stonewater                      Alterations to existing sheltered flats building  
comprising of conversion of communal facilities to form an additional one-bedroom  
flat including fenestration changes, new lobby to main front entrance, provision of a  
free standing store to front for six mobility scooters with charging facilities and  
provision of three additional car parking spaces and erection of timber bin store to  
rear                      Whittle Court Upper Holly Walk CV32 4LB

**RESOLVED** that no objection is raised

W/19/0384                      Mr & Mrs Child                      Proposed change of use from C3  
(residential) to 6 bedroom House in Multiple Occupation (use class C4)                      16  
Augusta Place CV32 5EL

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

1. Inadequate provision of natural light and ventilation to the basement
2. Adequate and appropriate storage of waste on site has not been confirmed
3. Contravenes WDC HMO space and amenity standards in that the proposed kitchen is more than one floor distance away from future residents of the second floor.

W/19/0571LB                      Mr P Ahmadi                      Listed Building Consent for installation of  
new fascia sign, window graphics and repainting of existing shopfront                      La  
Coppola 14 Parade CV32 4DW

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

Contravenes WDC Shopfronts & Advertisement Guidance in terms of the window graphics proposed. These equate to secondary lettering and appear out of keeping with the conservation area. The fascia lettering also exceeds the 300mm height recommendation. Town council would hope that further consultation with the conservation officer could resolve these issues.

W/19/0630                      Mr P Ahmadi                      Display of internally illuminated fascia  
lettering                      La Coppola 14 Parade CV2 4DW

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

Contravenes WDC Shopfronts & Advertisement Guidance in terms of the fascia lettering and outlining exceeding the height recommendation and giving the appearance of a box sign. Further consultation with the conservation officer would hopefully lead to a quick resolution of this issue.

W/19/0598                      Mr T Jhutti                      Change of use from 3 bedroom flat (5 persons) to house in multiple occupation for 3 persons                      Flat 3 Dale Street CV32 5HJ

**RESOLVED** that no objection is raised - town council supports the three points outlined by the environmental health officer

W/19/0584                      Ms Payne                      Demolition of existing detached bungalow and erection of replacement one and a half storey dwelling                      70 Leicester Lane CV32 7HH

**RESOLVED** that no objection is raised - the town council would be interested to know if the "Fabric First" approach the applicant proposes to use in terms of renewable energy would meet the 10% threshold as outlined in the Design and Access Statement submitted.

W/19/0417                      Mr R Bensmann                      Erection of a two storey front extension, new front dormers and single storey side and rear extensions following the demolition of existing extensions and detached garage                      23 The Fairways CV32 6PU

**RESOLVED** that no objection is raised

W/19/0547                      Student Homes                      Proposed erection of a 4 bedroom HMO – use class C4 (resubmission of W/18/0691)                      4 Beauchamp Hill CV32 5NS

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

1. Remains an overdevelopment of a garden site and does not enhance the established urban character of the street in question.
2. The proposed building, whilst reduced in size from the previous application, would conclude in unnecessary overcrowding of the site and a "shoe horned in" property in a contrived location.
3. The development would result in overlooking of neighbouring properties, potential loss of light and a lack of useable, quality amenity space for residents.
4. Still question ease of parking and vehicle maneuverability on the site.

## **8. PLANNING DETERMINATIONS**

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

## **9. PLANNING APPEAL NOTIFICATIONS**

Application No: W/18/1398  
Applicant: Mr Remi Mobed  
Site: 2 Adelaide Road CV31 3PW  
Description: Erection of a two storey side extension, new dormer to front elevation, roof extension and new access onto Archery Road.

**10. PLANNING APPEAL DECISIONS**

Application No: W/17/1408  
Applicant: Mr Parminder Birdi  
Site: Land to the rear of 41-43 Clemens Street/Tower Street CV31 2DP  
Description: 4 one-bedroom flats  
Decision: Dismissed

**11. TREE PRESERVATION ORDERS**

There were none.

**12. ANY OTHER BUSINESS**

Planning training is available from Warwickshire Association of Local Councils (WALC) on Saturday 14<sup>th</sup> September 2019 at 9am at Bearley, near Stratford-upon-Avon. Contact the town clerk for more information and to book on. WDC are looking to organize a planning training session as well for town and parish councils – details to be confirmed.

The meeting commenced at 6:00pm and concluded at 6:50pm.

Signed ..... *J. McAllister* .....

Dated .....

