



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 4 OCTOBER 2018 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors John Knight (Chair), Caroline Evetts, Ann Morrison, Jill Barker
Heather Calver and Tom Kenyon Brown.

Apologies: Councillor Janet Alty and Councillor Daniel Howe

61. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

62. PUBLIC FORUM

No representations.

63. MINUTES

The Minutes of the Planning Committee held on 13th September 2018, having been circulated, were considered and agreed.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 13th September 2018 are confirmed and signed as a correct record.

64. MATTERS ARISING

There were none.

65. 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/18/1763 Warwick District Council Proposed improvements to
existing municipal car park to include additional parking bays, extended asphalt
surfacing, lighting, CCTV and an additional pay machine. Surface
Car Park Court Street CV31 2BB

RESOLVED that no objection is raised, however, the town council makes the following points:

The current directional signage for Court Street car park is poor and the car park is difficult to find for residents of Leamington, not to mention visitors. This site is listed a housing allocation for 75 dwellings in the Local Plan - will this improvement and extension work to the car park change this? Support the suggestion of increased landscaping to improve the appearance of the site. This is one of the oldest areas of Leamington to

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be inhabited - are there any plans to carry out any archaeological works here prior to this work?

W/18/1438 LD Estates Ltd Erection of building containing no.3 town houses with home office accommodation at ground floor level Land off John Street, Leamington Spa

RESOLVED that an objection is raised on the following grounds:

1. Severe lack of parking provision proposed on site, insufficient visibility splays for vehicles to safely access and exit the site, and inadequately sized parking spaces proposed.
2. The design of the development is also felt to have a negative impact on the character and appearance of the Conservation Area.

W/18/1241 Mr Callaghan Alterations to dwelling to provide an additional two bedroom dwelling within the existing basement, and restoration of existing dwelling to include: conversion of loft space with 2no. front dormers and 2no. rear dormers, rear ground floor extension, rear decked walkway and balustrades at ground floor level, internal and external alterations, refurbished and replaced windows and doors, demolition of existing dilapidated garage and erection of new garage, store/study and garden room and new rear boundary treatment and gates 41 Clarendon Square CV32 5QZ

RESOLVED that no objection is raised

W/18/1790 Sacred Heart Tattoos Change of use from sandwich shop (Use Class A1) to Tattoo studio (sui generis use) 2A Park Street CV32 4QN

RESOLVED that no objection is raised

W/18/1633 Mr Bass Proposed single storey rear extension. 268 Cubbington Road Lillington CV32 7AX

RESOLVED that no objection is raised

W/18/1744 Mr N Jhutti Resubmission of W/18/1035: Proposed change of use from A1 (retail) on ground floor to C3 (residential), three storey rear extensions (basement, ground and first floor), front railings and alterations to the existing canopy porch, alterations to rear dormer windows and front bay windows to provide an additional 1no. two-bedroom flat 5 Russell Terrace CV31 1EZ

RESOLVED that no objection is raised

W/18/1527 Mr Thomas Raine Proposed single storey side extension, new 0.8 metres high brick wall with metal railings to the front of the dwellinghouse and 1no. lightwell with retaining wall in front of the existing front bay window 72 Radford Road CV31 1JG

RESOLVED that no objection is raised - the town council notes and supports the comments of the conservation officer regarding the infill extension needing to better adhere to the design requirements of the WDC Residential Design Guide, and the removal of the Georgian sash window

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W/18/1738LB Miss Melanie Duggan Listed building consent for
installation of fence to front of property 2 Satchwell Place, Leamington Spa,
CV31 1HT

RESOLVED that the town council reiterates for this application the grounds for objection submitted to application W/18/1276: The fencing materials are inappropriate to the setting of the listed building in the Conservation Area. The Council would raise no objection to a revised application which provides for a fencing solution using materials in keeping with the setting of this historic building.

W/18/1677 Enterprise Rent-A-Car Use of the site and building for
car rental (sui generis) (retrospective) Unit 17a, St Marys Road, Leamington
Spa, CV31 1PR

RESOLVED that an objection is raised on the following grounds:

Insufficient parking provision available on site for the operation of this business is leading to issues regarding vehicular and pedestrian safety. Vehicles being parked on street and near the t-junction of St Mary's Rd and Caswell Rd would be (and are) causing obstructions and potentially dangerous situations.

66. PLANNING DETERMINATIONS

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

67. PLANNING APPEAL NOTIFICATIONS

There were none

68. PLANNING APPEAL DECISIONS

There were none

69. TREE PRESERVATION ORDERS

There were none

70. ANY OTHER BUSINESS

The meeting commenced at 6:00 pm and concluded at 6:35pm.

Signed *J. G. Knight*
Dated *25 October 2018*

