



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 12 JULY 2018 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors John Knight (Chair), Ann Morrison, Janet Alty, Daniel Howe, Caroline Evetts, Jill Barker and Tom Kenyon Brown.

Apologies: Councillor Heather Calver

23. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

24. PUBLIC FORUM

No representations

25. MINUTES

The Minutes of the Planning Committee held on 21 June 2018, having been circulated, were considered and agreed.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 21 June 2018 are confirmed and signed as a correct record.

26. MATTERS ARISING

There were none.

27. 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/18/1049 Pure Gym Ltd Change of use from Class B8 (storage and distribution) with ancillary offices to Class D2 (24 hour gym) with ancillary offices, minor external alterations and alterations to existing parking provision 1 Tancred Close CV31 3RZ

RESOLVED that no objection is raised

W/18/1261 Mr Saikhon Proposed single storey rear extension 2 Alexandra Road CV31 2DG

RESOLVED that no objection is raised

W/18/0908 Packwood Properties Conversion of part of the existing A3 unit into 5 no. new residential units. The residential element will comprise of 1 no studio apartment, 2 no 1 bedroom aprtments and 2 no 2 bedroom apartments. 3 no new

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parking bays will be created within the existing undercroft parking along with a new bin store and cycle storage facilities.

RESOLVED that no objection is raised - the town council questions the adequacy of proposed parking provision for these new residential units and awaits Highways comments on this issue.

W/18/1112 Hotel Chocolat Proposed display of halo illuminated and non illuminated fascia level signage and non illuminated projecting hanging sign 33 Parade CV32 4BL

RESOLVED that no objection is raised

W/18/1108 Hotel Chocolat Proposed re-painting of existing shop front timber in matt white (00E55) 33 Parade CV32 4BL

RESOLVED that no objection is raised

W/18/1109LB Hotel Chocolat Listed building consent for proposed fascia level signage, projecting hanging sign, internal alterations, repainting of existing shop front timber in matt white (00E55) 33 Parade CV32 4BL

RESOLVED that no objection is raised

W/18/1216 Escape Room Adventures Ltd Change of use from Class A1 (retail) to Class D2 (leisure and assembly – use as “escape room” attraction) 56 Bedford Street CV32 5DT

RESOLVED that no objection is raised

W/18/0912LB Mr TH Nguyen Listed building consent for alterations to fascia signage Shop 27 Regent Street CV32 5EJ

RESOLVED that no objection is raised - subject to the alteration of the "Nails" part of the signage (as recommended by the conservation officer) which contravenes shopfront design guidance by being too large and out of keeping with the listed building and the rest of the signage on the shopfront

W/18/1052 B & R Khera Change of use from existing 17 bedroom hotel to 18 bedroom HMO for students Thomas James Hotel 45-47 Bath Street CV31 3AG

RESOLVED that an objection is raised on the following grounds:

- 1) the application contravenes Policy H6 a) of the Local Plan whereby the proportion of HMO's within a 100 metre radius of the application site should not exceed 10% of total dwelling units.
- 2) No off street parking provision is proposed. This will further increase demand on the limited onstreet parking in the area.
- 3) The concerns of the Environmental Health Officer concerning waste management and collection, adequacy of ventilation and air quality within the premises are supported. Concern is also expressed with regard to the noise attenuation and management measures in relation to noise from the ground floor bar area and Bath Street.
- 4) There is no proposed on-site HMO management for such a large unit of student accommodation

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5) The proposed dimensions of the bedrooms is a matter of concern being, in the view of the Council, the very minimum of that acceptable under the HMO Space and Amenity Standards.

W/18/1035 Mr Jhutti Proposed change of use from A1 (retail) on the ground floor to C3 (residential) conversion and extension of basement, three storey rear extensions, front railings and alterations to existing canopy porch, alterations to rear dormer window and front bay windows to provide an additional 2 no two bedroom flats 5 Russell Terrace CV31 1EZ

RESOLVED that an objection is raised on the following ground:

Lack of parking provision on site - two 2 bed flats should provide 4 parking spaces. Without these, additional pressure will be put upon the on-street parking which is already challenging for drivers and pedestrians. The town council welcomes a proposal to sensitively redevelop this site for full residential usage and would want to see the early Victorian facade retained.

W/18/1257LB Mrs Knights Repair and replacement of plaster cornices at ground and first floor levels. Details of wall and ceiling linings to bathrooms. Repair and replacement of timber skirtings and proposed works to existing fireplaces Willes House 63 Willes Road CV31 1BN

RESOLVED that no objection is raised

W/18/2143 Mrs Vicky Bell Erection of single storey rear extension and extension of garage 18 Lillington Road CV32 5YY

RESOLVED that an objection is raised on the following ground:

The Council supports the observations of the County Highways Department in relation to the size of the proposed garage which fails to meet the minimum size dimensions of 6m x 6m.

28. PLANNING DETERMINATIONS

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

29. PLANNING APPEAL NOTIFICATIONS

There were none.

30. PLANNING APPEAL DECISIONS

Application No: W/17/2323
Applicant: Mr & Mrs Ellison
Site: Land at 62 The Fairways CV32 6PS
Description: Self build two bedroom bungalow with new access from Windermere Drive and 2 off-street parking spaces
Decision: Dismissed

31. TREE PRESERVATION ORDERS

There were none

32. ANY OTHER BUSINESS

Cllr Barker requested information on what grounds an objection could be lodged against the removal of a tree. Answer to be sought from WDC.

The meeting commenced at 6:00pm and concluded at 6:45pm.

Signed J G Kugler
Dated 2 August 2018