



THE TOWN COUNCIL

OF

ROYAL LEAMINGTON SPA

TOWN HALL, PARADE,

ROYAL LEAMINGTON SPA

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ROBERT NASH ACIS DMS
Clerk to the Town Council

17th September 2020

Dear Councillor

PLANNING COMMITTEE – THURSDAY 24th SEPTEMBER 2020

A meeting of the **PLANNING COMMITTEE** will be held on **THURSDAY 24th SEPTEMBER** commencing at 6.00 pm.

This meeting will be held remotely and can be accessed as follows:-

Join Zoom Meeting

Meeting ID:

Passcode:

The business will be as set out below.

Yours faithfully,

CLERK TO THE TOWN COUNCIL

To: Councillors: Alty, Atwal, Boulton, Brunson, Chowdry, 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
2. Declarations of Interest

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 3rd September 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:

Application No: W/20/0247

Applicant: Mr Patrick O'Sullivan

Site: 3-5 Mill Street CV31 1ES

Description: Subdivision of 3 and 5 Mill Street to create two separate dwellings, single storey extensions to the rear, dormers within rear roof slope, application of render to front elevation, insertion of windows at first floor level to front elevation, new front boundary wall with railings

9. Planning Appeal Decisions

To consider the following Planning Appeal Decision:

Application No:

Applicant:

Site:

Description:

Decision:

10. Tree Preservation Orders

To consider the following Tree Preservation Order:

Tree Preservation Order No: 562

Site: 8, 9, 10, 15 & 16 Wheathill Close CV32 6PL

Reason: The three trees conclude the avenue of trees that line Wheathill Close, all eleven trees are of the same species and variety, and all are of similar stature and as individual trees and collectively as an avenue the trees provide a very significant public amenity. The removal of any one of the trees would detract significantly from the collective value.

Because of their position the trees are clearly visible to all of the properties in Wheathill Close, as well as from Beverley Road. All the trees appeared to be in good overall health with a retention span of in excess of up to 40 years.

Under the Tree Evaluation Method for Preservation Orders (TEMPO), the trees scored 17. A score of 16+ is regarded "definitely merit a Tree Preservation Order".

In summary, the Council considers it expedient to make a provisional TPO under Section 198 of the Town and Country Planning Act.

11. AOB



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 3rd SEPTEMBER 2020.
THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.

Present: Councillors Julija Boulton (Chair), Janet Alty, Navdeep Atwal, Jennifer McAllister, David Brunson, Mubarak Chowdry, Amanda Stevens and Nick Wilkins

46. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were no declarations of interest.

47. PUBLIC FORUM

There were 2 Members of the public present.

48. MINUTES

The Minutes of the Planning Committee held on 13th August 2020, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 13th August, 2020 are confirmed and signed as a correct record.

49. PRE-APPLICATION PRESENTATION – DEVELOPMENT OF STUDENT ACCOMMODATION – 24 KENILWORTH ROAD

The Chairman welcomed Mr Andrew Black of Andrew Black Consulting who was representing Cloister Living, the applicant in relation to the proposed development of 24 Kenilworth Road.

The Committee received a presentation of the proposals which had previously been subject to planning applications, the latest of which had been withdrawn following concerns raised by stakeholders and the local planning authority. The client had subsequently engaged a new design team to prepare revised proposals for the site which took account of the concerns raised previously.

The Committee was advised that the proposal was seeking to develop community centred student accommodation which would, by means of a managed and maintained environment, offer students a unique experience not available elsewhere in the District. The Committee was advised that a revised application would seek to maximise natural daylight and facilitate a larger communal garden space.

In answer to questions from the Committee, Mr Black advised that consideration would be given to generating electricity via solar panels and that other carbon neutral innovations would be taken into account in the design and construction of the building. He confirmed that consultation would be taking place with the immediate neighbours and discussion had already been held with student representatives. The timeline for submission of an application was by the end of 2020.

The Committee thanked Mr Black for his presentation and looked forward to considering the application in due course.

50. 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/20/1190 Shire Developments Ltd Demolition of existing semi-detached houses and erection of a residential block containing 9 apartments.90 Queensway CV31 3JZ

RESOLVED that no objection is raised subject to appropriate provision being made for a separate access point for pedestrians particularly in terms of access to Fords Field and the crossing opposite the cycle path to Aldi.

W/20/1197 Ms J Aujla Change of use to 5 bedroom HMO and erection of single storey side and rear extension. 8 The Close CV31 2BL

RESOLVED that an objection is raised on the following grounds:

1. Significant breach of :Policy H6a of the Local Plan
2. No evidence of sufficient off-road parking provision

The Town Council also notes issues around Bedroom 3 being below the minimum size standard required and Bedroom 5 having no internal access to the rest of the property

W/20/1171 Mrs A Williams Erection of two storey extension to rear to provide additional living accommodation with new external render and cladding to elevations. 87 Lime Avenue Lillington CV32 7DG

RESOLVED that no objection is raised - the Town Council is supportive of this application as the proposed changes are an improvement to the street scene as is the proposed pitched roof to replace the existing flat roof over the garage.

W/20/1200 Mr Richmond Arthur Erection of a two storey side extension to create additional living area, with single storey link to existing extended garage. 16 Langdale Close, Lillington CV32 7QB

RESOLVED that no objection is raised

W/20/1169 Mr & Mrs Davis Loft conversion including erection of roof dormers and revised roof design. Proposed first floor rear extension. Proposed erection of detached garden room to rear of plot. 17 Woodcote Road CV32 6PZ

RESOLVED that an objection is raised on the following grounds:

1. The application includes long horizontal box dormers to the east and west elevations which are contrary to the Residential Design Guide.
2. It also seeks to introduce too many large box dormer windows which are out of keeping with the style of the house and which would have a negative impact on the existing street scene.

W/20/1165 Mr & Mrs Farrar Erection of single storey side/rear extension. 29
Strathearn Road CV32 5NN

RESOLVED that no objection is raised subject to the Conservation Officer being satisfied with the partially glazed roof and the height of the boundary wall with no. 31

W/20/1021 Mr & Mrs Cofler Replacement of ground floor sash windows with French doors within rear elevation. Erection of veranda to ground floor bays and terrace to rear elevation. Internal alterations at ground and basement level. Demolition of existing single storey wings attached to north elevation and erection of a single storey side extension to accommodate a garage and additional living space. Extension to increase the depth of lightwell and new access steps to basement Alterations to front boundary treatment; erection of a replacement wall with piers and railings. 7 Clarendon Crescent CV32 5NR

RESOLVED that no objection is raised subject to no objection from Conservation. The Town Council encourages the applicant to make maximum use of sustainable materials and measures to deliver high standards of energy efficiency

W/20/1022LB Mr & Mrs Cofler Replacement of ground floor sash windows with French doors within rear elevation. Erection of veranda to ground floor bays and terrace to rear elevation. Internal alterations at ground and basement level. Demolition of existing single storey wings attached to north elevation and erection of a single storey side extension to accommodate a garage and additional living space. Extension to increase the depth of lightwell and new access steps to basement Alterations to front boundary treatment; erection of a replacement wall with piers and railings. 7 Clarendon Crescent CV32 5NR

RESOLVED that no objection is raised subject to no objection from Conservation. The Town Council encourages the applicant to make maximum use of sustainable materials and measures to deliver high standards of energy efficiency

W/20/1085 N. Howe Erection of a single storey side extension, demolition of chimney, replacement of 1 metal framed window on the 1st floor/2nd floor stairwell with hardwood sash window matching size, design and construction to the original sash windows in the property. 159 Rugby Road CV32 6DP

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

W/20/1086LB N Howe Construct to side of the (re-built kitchen extension) mono-pitched structure, up to the shared wall with The Fat Pug pub to form an open plan kitchen/dining space. To also replace the non-original metal framed window on the 1st floor/2nd floor stairwell with an original design hard wood sash window matching in size, design and construction of the original sash windows in the property. 159 Rugby Road CV32 6DP

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

W/20/1034 Mr & Mrs Foulerton Demolition of the existing garage, potting shed greenhouse, erection of a single storey front extension, two storey annexe side extension, single storey rear extension (part demolish of existing and enlarge), extend rear canopy, porch, internal alterations, removal of chimneys, new windows to the front and rear. 10 Cliffe Road CV32 6PD

RESOLVED that no objection is raised.

W/20/1207 Spitfire Bespoke Homes Ltd Erection of 3 no detached dwelling houses and associated engineering and landscaping works following the partial demolition of existing buildings. To retain the Huntley Lodge frontage to Northumberland Road and the existing substation. Huntley Lodge, 47 Northumberland Road, Leamington Spa

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

W/20/1223 N Kundi Demolition of rear single storey outbuilding and replacement with single storey rear extension. Loft conversion including installation of conservation spec. rooflights and rear dormer. Replacement/revised fenestration to rear elevations. Lightwell to front bay. 35 Gaveston Road CV32 6EX

RESOLVED that an objection is raised on the following ground:

The proposed dormer is overlarge, leading to potential loss of privacy and a negative impact on the amenity of current and future neighbours.

51. 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.

52. PLANNING APPEAL NOTIFICATIONS

The following Planning Appeal notification was reported:

Application No: W/19/1197

Applicant: Ms J Gill

Site: 89 Shrubland Street CV31 2AR

Description: Change of use of dwelling (use class C3) to 7 bed house in multiple occupation (use class sui generis) (retrospective)

(This application also has an Enforcement Appeal Notification ref. ACT386//19 with the alleged breach of planning control being that without planning permission, the property was changed from a dwelling house (C3) to an HMO (C4))

RESOLVED that the Report is noted.

53. PLANNING APPEAL DECISIONS

The following Appeal decision was reported and noted:-

Application No: W/19/1253LB

Applicant: Mr & Mrs Leith

Site: Waverley House 70 Binswood Avenue CV32 5RY

Description: Proposed replacement of sash windows facing Lillington Road and Binswood Avenue

Decision: Dismissed

54. TREE PRESERVATION ORDERS

There were none.

The meeting commenced at 6:00pm and concluded at 7:58 pm.

Signed

Dated

Application No	Name	Description	Site	Ward	Weblink	Called in by
1	Mrs A Badyal	New porch, side roof dormers and side extension	55 Alexandra Road CV31 2DD	Brunswick	https://planningdocuments.warwick.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_86821&activeTab=summary	Cllr Chowdry
2	BM3 Architecture	Installation of non-mechanical ventilation panels to north-east and south-east elevations	Sayer Court Tachbrook Road CV31	Brunswick	https://planningdocuments.warwick.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_86792&activeTab=summary	
3	Queensway Conference Centre	Outline application for demolition of existing workshop and the construction of a mixed use development consisting of a complementary health suite (D1), offices (B1) and 10 no. flats (C3) (revision of application W/18/0190)	Unit 3 Holly House Queensway CV31 3LZ	Brunswick	https://planningdocuments.warwick.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_86512&activeTab=summary	Cllrs Chowdry, Boutone, Brunson, McAllister & Wilkins
4	Mr John Morris	Proposed erection of single storey side/rear extension	109 Shrubland Street CV31 2AR	Brunswick	https://planningdocuments.warwick.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_86854&activeTab=summary	
5	Mr N Kefford	Proposed erection of a single storey rear extension to replace conservatory and alterations/replacement of windows and door to side and rear elevation	Flat 3 23 Lillington Road CV32 5YS	Clarendon	https://planningdocuments.warwick.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_86774&activeTab=summary	

6	W/20/1087	Mrs L Cornish	Change of use from A1 (shop) to mixed use of A1 and A4 (drinking establishment). 25% of premises will be used as A4 for tasting and cocktail bar	121 Regent Street CV32 4NU <i>Core of site - approx will be going from class E to sui generis - still requires planning permission.</i>	Clarendon	https://planningdocuments.warwic.kdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_86610&activeTab=summary	Clirs McAllister & Wilkins
7	W/20/1248	Real Estate Investors Plc	Change of use from A1 to open A1, A2, A3 and A5 use.	53 Warwick Street CV32 5JR	Clarendon	https://planningdocuments.warwic.kdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_86788&activeTab=summary	Clir McAllister
8	W/20/1123	Mrs J Malle	Resubmission of W/19/1176: retrospective change of use from C3 residential to 4 bedroom C4 House in Multiple Occupation	6 Villiers Street CV32 5YH	Clarendon	https://planningdocuments.warwic.kdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_86650&activeTab=summary	Clirs Boulton, Brunson, McAllister & Wilkins
9	W/20/1240	Valhalla	Change of use from existing offices on all floors at 18 Parade and first, second and third floors only at 20 Parade to create 10 no. self-contained apartments	18-20 Parade CV32 4DW	Clarendon	https://planningdocuments.warwic.kdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_86780&activeTab=summary	Clirs Brunson & McAllister
10	W/20/1241LB	Valhalla	Proposed internal alterations and external repair works to facilitate change of use from existing B1(a) offices on all floors at 18 Parade and first, second and third only at 20 Parade to create 10 no. self-contained apartments	18-20 Parade CV32 4DW	Clarendon	https://planningdocuments.warwic.kdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_86781&activeTab=summary	Clirs Brunson & McAllister
11	W/20/1209	Mrs G Diaper	First floor side extension over existing garage	62 St Andrews Road CV32 7EX	Lillington	https://planningdocuments.warwic.kdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_86748&activeTab=summary	Clirs Brunson & Wilkins

12	W/20/1271	Mr & Mrs Roberts	Replacement equinox tiled roof to existing conservatory	18 Cliffe Road CV32 6PD	Milverton	https://planningdocuments.warwick.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_86812&activeTab=summary	Cllr Brunson
13	W/20/1015	R Hawkins	Erection of first floor side extension to raise the height of the existing single storey wing on the north-east side of the dwelling, erection of a dormer within the rear roof slope of the existing garage and alteration to the front elevation of the existing garage (resubmission of application W/20/0313)	91 Northumberland Road CV32 6HQ	Milverton	https://planningdocuments.warwick.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_86520&activeTab=summary	Cllr Brunson
14	W/20/1338LB	Dr Tina Kipioti	Renewal of existing slate roof with new Del Carman slates	3 The Cedars 42 Warwick Place CV32 5DE	Milverton	https://planningdocuments.warwick.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_86894&activeTab=summary	
15	W/20/0729	Mr M Grffin	Application of render to all elevations and cladding to front elevation	4 Risdale Close CV32 6NN	Milverton	https://planningdocuments.warwick.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_86212&activeTab=summary	
16	W/20/0765	SKJ Property	Erection of a detached garage with studio above fronting Mill Road	23 Leam Terrace CV31 1BB	Willes	https://planningdocuments.warwick.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_86248&activeTab=summary	Cllrs Brunson & McAllister
17	W/20/1287LB	Priory Dental Centre	Change of use of second floor orthodontist preparation room to surgery rooms and enlargement of width of stairs	Dental Surgery 4 Priory Terrace CV31 1BA	Willes	https://planningdocuments.warwick.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_86829&activeTab=summary	Cllrs Brunson & McAllister

18	W/20/0898	Mr D O'Driscoll	Rear single storey extension and alterations to existing loft space	142 Leam Terrace CV31 1DN	Wilkes	https://planningdocuments.warwick.kdc.gov.uk/online-applications/applicationDetails.do?keyVal= WARRWI_DCAPR_86392 &activeTab=summary	
19	W/20/1204	MBNL, EE Ltd and Hutchison 3G UK Ltd	Replace existing 15m monopole structure for a 25m HS2 monopole supporting 12 no. EE/H3G antenna apertures, 4 no. 600mm dishes together with replacement of existing cabinets adjacent to the structure	Existing Base Station Sydenham Industrial Estate 8A Berrington Road CV31 1NB	Wilkes	https://planningdocuments.warwick.kdc.gov.uk/online-applications/applicationDetails.do?keyVal= WARRWI_DCAPR_86742 &activeTab=summary	Cliff Wilkins



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 24TH SEPTEMBER 2020

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

W/20/0926 Mr & Mrs Khan Demolition of single storey rear wing
and erection of two storey rear extension 3 Forfield Place CV31 1HG

RESOLVED that no objection is raised

WDC Reason for Decision

Policy BE3 of the Warwick District Local Plan 2011-2029 states (inter alia) that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents. The application proposes the erection of a two storey extension less than 3m away from the only window which serves the neighbouring kitchen at 5 Forfield Place. This would result in a significant loss of light and result in an unacceptable outlook for the neighbours. The proposals would also overshadow the private amenity area of 1 Forfield Place. This would cause unacceptable harm to the living conditions of those properties.

Policy TR3 of the Warwick District Local Plan 2011-2029 states (inter alia) that development will only be permitted that makes provision for car parking that does not result in on-street parking detrimental to highway safety. The Council have also adopted Parking Standards as a Supplementary Planning Document. The proposals require 1 additional parking space under the Parking Standards. There is no provision for off street parking and it is considered that creating demand for an additional car parking space on street would detrimentally impact the parking choices of neighbouring properties given that the area has a short supply of on street parking which is already in high demand.

Policy BE3 of the Warwick District Local Plan 2011-2029 states (inter alia) that development will not be permitted which does not provide acceptable standards of amenity for future users or occupiers of the development. Meanwhile, the Residential Design Guide SPD sets out minimum standards for private amenity space for residential properties. The proposals would result in a reduction in the amount of private amenity space at the application site, at the same time as increasing the demands on this space by creating an additional bedroom. The existing private amenity space is already substandard.

W/20/0987 Bass Partners Ltd Change of use of first floor from
residential dwelling to 5-bed house in multiple occupation (HMO) Grist Mill
Chesterton Drive CV31 1YJ

RESOLVED that no objection is raised

WDC Reason for Decision

Policy BE3 resists development that would not provide acceptable standards of amenity for future users and occupiers of the development. In the opinion of the Local Planning Authority, the use of the first-floor residential accommodation as a House in Multiple Occupation for up to 5 individuals immediately above an existing public house would have the potential to result in harm to the amenity of the occupiers by virtue of noise disturbance from the ground floor use. The Local Planning Authority are not satisfied that it would be possible to adequately mitigate this harm resulting in unacceptable living conditions for future occupiers.