



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 14th FEBRUARY 2019 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors John Knight (Chair), Caroline Evetts, Ann Morrison, Jill Barker, Daniel Howe, Heather Calver and Janet Alty

Apologies: Councillor Tom Kenyon Brown

120. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

121. PUBLIC FORUM

No representations were made

122. MINUTES

The Minutes of the Planning Committee held on 24th January 2019, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 24th January 2019 are confirmed and signed as a correct record.

123. MATTERS ARISING

There were none.

124. 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/18/2414LB Orbit Housing Like for like replacement
of W1, W2 and D1. No changes to existing openings. Flat 1 15 Brunswick
Street CV31 2DS

RESOLVED that no objection is raised - the town council notes the comments of the conservation officer about whether replacement is warranted due to the current condition of the windows and door or whether repair of the existing would be sufficient.

W/18/2312 Leam Properties Demolition of existing social club and
erection of two & three storey café and bar with ancillary manager's flat and staff
accommodation Priors Club Tower Street CV31 2DR

RESOLVED that no objection is raised - the town council notes that the bat survey submitted appears to be out of date.

JAK

W/19/0034 Mr Lomas Erection of single storey side extension
267 Rugby Road CV32 6EB

RESOLVED that no objection is raised

W/18/1995 LD Estates Ltd Four storey development of 6
one bedroom flats with parking at ground floor level and associated works including
shared amenity space at the first floor Land off John Street CV32 5EP

RESOLVED that an objection is raised on the following grounds:

1. Proposed development is out of keeping with the character of the area and would be harmful to the surrounding conservation area
2. The scale, height and massing of the development constitutes overdevelopment of this site
3. Insufficient on-site parking spaces are provided

W/19/0072 The Industrial Bar Project Ltd Proposed change of
use of ground floor unit from A3-A4 mixed use to A4 drinking establishment

RESOLVED that no objection is raised

W/19/0097LB Mrs K Hussain Timber shop front to be re-
repainted. Non-structural internal walls to rear of ground floor area to be removed,
form new kitchen area, disabled WC, and servery area. At basement level; non-
structural internal walls removed and form new WC, and store room. Ground
Floor Unit 4-6 Victoria Terrace CV31 3AB

RESOLVED that no objection is raised - there is a lack of sufficient detail in this application regarding what the shopfront will eventually look like. The town council submits a no objection subject to the shopfront adhering to the WDC Shopfront and Advertisement Guidelines in terms of colours and materials used.

W/19/0032 Mr I Tabor Erection of a two storey detached
building 32 Stephenson Close CV32 6BS

RESOLVED that an objection is raised on the following grounds:

1. The proposed development constitutes overdevelopment of the site and represents an unacceptable intensification of this plot.
2. Contravenes Policy H1 of the Local Plan which states "housing development on garden land, in urban and rural areas, will not be permitted unless the development reinforces, or harmonises with, the established character of the street and/or locality..." The property would be out of keeping with the streetscene and is inappropriate infill development.

W/19/0095 Mr & Mrs Mohan Birk Erection of a 2 storey side
extension 33 Hopton Crofts CV32 6NT

RESOLVED that no objection is raised

W/18/2232 Mr & Mrs Squires Proposed single storey side
extension, removal of horn beam tree, replacement of existing timber windows and
doors with aluminium The Willows Barwell Close CV32 6QA

JGK

RESOLVED that no objection is raised

W/19/0042 Symonds and Newey Ltd Application for the Variation of Condition 2 of planning ref: W/18/0550 dated 14 May 2018 (Variation of condition 2 of planning permission ref: W/16/2117 dated 27 February 2017 (Demolition of existing boundary wall and erection of detached coach house to provide a 1 bed dwellinghouse) to amend the design of the dwelling and external footpath) to amend the design of the dwelling. Flat A 25 Sherbourne Place Clarendon Street CV32 5SW

RESOLVED that an objection is raised on the following grounds:

The works as carried out on this property are not in line with the planning permission received. The conservation officer clearly stated on 6th April 2018 that he would have "no objection to the smaller aperture as long as it includes a segmental brick arch over it". It does not. As such, the street facing frontage is out of keeping with the surrounding conservation area. Therefore, we do not support the variation of condition as requested.

125. PLANNING DETERMINATIONS

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

126. PLANNING APPEAL NOTIFICATIONS

There were none

127. PLANNING APPEAL DECISIONS

Application No: W/18/0042
Applicant: Mrs S Purewal
Site: Manor Cottage 3 Spencer Street CV31 3NE
Description: Basement conversion and enlargement of basement to form a 2 bedroom flat
Decision: Dismissed

Application No: W/18/0575
Applicant: Mr Amrit Heer on behalf of HB Invest
Site: Land rear of 21 Dale Street CV32 5HH
Description: Erection of a single storey residential unit to replace 3 lock up garages
Decision: Dismissed

RESOLVED that the Appeal Decisions are noted.

128. TREE PRESERVATION ORDERS

There were none.

129. ANY OTHER BUSINESS

There was none.

The meeting commenced at 6:00pm and concluded at 6:38pm.

J A Kynghur ⁷ Mar 2019

Planning Committee – 14th February 2019

Signed

Dated