



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA  
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON 24<sup>th</sup> JANUARY 2019 AT THE TOWN HALL,  
ROYAL LEAMINGTON SPA

Present: Councillors John Knight (Chair), Caroline Evetts, Ann Morrison and Jill Barker

Apologies: Councillors Tom Kenyon Brown, Heather Calver and Janet Alty

Absent: Councillor Daniel Howe

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

Councillor Knight declared a non pecuniary interest in application W/18/2387 by means of knowing the developer and Councillor Barker declared a pecuniary interest in application W/19/0044 (not to be considered at this meeting)

**111. PUBLIC FORUM**

No representations were made

**112. MINUTES**

The Minutes of the Planning Committee held on 3<sup>rd</sup> January 2019, having been circulated, were considered.

**RESOLVED** that the Minutes of the Meeting of the Planning Committee held on 3<sup>rd</sup> January 2019 are confirmed and signed as a correct record.

**113. MATTERS ARISING**

There were none.

**114. 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/18/0007                      Mr D Theara                      Erection of a single storey rear extension  
following the demolition of the existing shed                      71 Tachbrook Street CV31  
3BW

**RESOLVED** that no objection is raised

W/18/2407                      Playground Games                      Proposed installation of roof top air  
conditioning condensers, acoustic screen around condenser units and replacement  
garage door                      St Albans House Portland Street CV32 5EZ

**RESOLVED** that no objection is raised - subject to resolution of the points raised by the conservation officer

*JLH*

W/18/2200LB Warwick District Council Restoration/repair of the Bandstand - Amendment to Application Ref. W/15/0928/LB. Replacement floor deck, new access hatch to Undercroft to be installed in floor deck. Original height doorway to the Undercroft to be bricked up and steps leading to doorway infilled with self compacting pea gravel and capped off with brick pavers to define the original access (Retrospective) Bandstand Pump Room Gardens

**RESOLVED** that the town council welcomes the acknowledgement by the applicant that this is a retrospective application. However, we wish to maintain our previous objection:

1. These works are contrary to policy HE1 of the Local Plan and paragraph 194 of the NPPF.
2. These works have already been begun without consultation with any relevant partners and without the necessary permissions. The Local Plan states in 5.152 that "the Council is committed to ensuring that listed buildings are given a high level of protection and enforcement action will be taken against unauthorised...works to them." How then does this fit with what has already taken place at the bandstand?

The town council is deeply concerned about the lack of consultation or communication around these works.

W/18/2387 TAG Exclusive Properties Urban Ltd: Mr David Tucker & Mrs Barbara Tucker Demolition of the existing building (currently Peacocks) and the construction of a new building comprising a basement for parking cars and retail storage, plus retail space on the ground floor with residential accommodation above on five floors creating 26 apartments consisting of 9 x one beds; 16 x two beds and 1 x three bed 73 Warwick Street CV32 4RQ

**RESOLVED** that no objection is raised - the town council welcomes this proposed development which will improve this site. The council presumes impact on the neighbouring property will be managed by appropriate conditions

W/18/2084 Mr J Virk Change of use from dwelling (use class C3) to a House of Multiple Occupation with 7 bedrooms to accommodate up to 10 people (use class sui generis) 37 St Helens Road CV31 3QF

**RESOLVED** that no objection is raised - plans lack detail in terms of location of parking spaces, bin storage and bicycle parking

W/18/2336 Barwood Strategic Land LLP (Barwood Land) Reserved Matters submission relating to the appearance, landscaping, layout and scale of the advanced planting phase of development relating to outline planning permission reference W/14/0300 (Development known as The Asps). The outline planning permission was accompanied by an Environmental Statement Land at The Asps Bound by Europa Way (A452) to the east and Banbury Road (A425) to the west CV34 6SS

**RESOLVED** that no objection is raised - support the comments of Warwick Town Council



**115. PLANNING DETERMINATIONS**

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

**116. PLANNING APPEAL NOTIFICATIONS**

There were none

**117. PLANNING APPEAL DECISIONS**

Application No: W/18/0675

Applicant: Mr Alex Britain

Site: The Lounge Parade CV32 4AG

Description: One non-illuminated, double-sided projecting panel to existing bracket

Decision: Allowed

**RESOLVED** that the Appeal Decision is noted.

**118. TREE PRESERVATION ORDERS**

Tree Preservation Order No: 558

Site: 38 Portland Place East CV32 5ET

Reasons: The tree (a silver birch), which is of very good form, is in good health and condition and is a feature of significant interest in the local landscape, softening the harsh lines of an enclosed space and so adding interest and providing a significant public amenity.

**RESOLVED** that the Tree Preservation Order is noted.

**119. ANY OTHER BUSINESS**

Councillor Barker agreed to represent the town council regarding application W/18/2002 at Warwick District Council Planning Committee on 29/1/19 and Councillor Knight agreed to represent the town council regarding application W/18/0190 at Warwick District Council Planning Committee on 30/1/19.

Two year HMO licences are to be introduced by Warwick District Council for landlords who have previously failed to comply with regulations.

The meeting commenced at 6:00pm and concluded at 6:42pm.

Signed ..... *J.C. Knight* .....  
Dated ..... *14 Feb 2019* .....

