



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 25 JANUARY 2018 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors John Knight (Chair), Heather Calver, Ann Morrison, Janet Alty, Daniel Howe, Jojo Norris and Tom Kenyon Brown

Apologies: Councillors Jill Barker and Hayley Grainger

115. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

116. PUBLIC FORUM

No representations.

117. MINUTES

The Minutes of the Planning Committee held on 4 January 2018, having been circulated, were considered and agreed.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 4 January 2018 are confirmed and signed as a correct record.

118. MATTERS ARISING

There were none.

119. 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/17/2328 Mr Kanwar Creation of 3no flats including addition of second
floor 9-11 Clemens Street CV31 2DW

RESOLVED that the town council wishes to support this application

W/17/2392 Mr Hardeep Malle Proposed addition of 2 no six bedroom
flats for student occupation in a new third floor penthouse atop old Co op building
52-60 Warwick Street CV32 5JP

RESOLVED that the town council wishes to object to this application on the following ground:

1. Lack of any parking provision for this development which has doubled in size. Being realistic, we need to acknowledge that some students do own and use cars in Leamington and they cannot be prevented from doing so. Having

JCK

no on site parking or suitable on street parking means any cars belonging to residents of these flats will have to park them on neighbouring unpermitted streets, adding yet more pressure to these streets. Covent Garden car park will be out of action for some time in the near future and so cannot be relied on to provide parking, and should we be relying on public car parks to provide residential parking? Town council expressed concern about parking for this development last time and nothing seems to have been done to address this.

Town council also notes that while this is not an HMO application, an HMO calculation was done on the previous application on this site and it exceeded the 10% allowed by Policy H6. It would be useful to know what the addition of an extra twelve flats would bring the calculation to.

W/17/2132 Ms Elaine Duncan Notification for prior approval for a change of use part 3 under class C of the Town and Country Planning Order 2015 from shop (use class A1) to restaurant/café (use class A3) 66 Bath Street CV31 3AE

RESOLVED that no objection is raised - the town council wishes to express its support for the proposed change of use on this site which should enhance this area

W/17/2416 Mr Mobed Erection of a single storey side and rear extension with a roof terrace above following demolition of existing single storey extension, installation of 3 bay windows to front elevation, front dormer, 3nos roof lights to front elevation, 2 replacement windows and two new window openings to the front elevation 2 Adelaide Road CV31 3PW

RESOLVED that the town council wishes to raise an objection on the following ground:

1. Supports the comments of the Conservation Officer with regard to the overall proposal having a negative impact on the Conservation area, over dominant dormer window, removal of the chimney, removal of timber framed windows and the front facing balcony being out of keeping with the Conservation area. The town council does support a redevelopment of the property along the lines of that proposed but also having regard to what is and is not in keeping with the property's age and location as above

W/17/2345LB Mr P Karim Listed Building consent for internal and external alterations to include covered exterior seating area with balcony above, single storey rear extension and new shop front 53 Regent Street CV32 5EE

RESOLVED that the town council wishes to raise an objection to this application on the following ground:

1. Supporting the comments of the Conservation officer with regard to the unacceptability of the proposed garden area structure, proposed bifold doors to the frontage, proposal to remove the sash window to the rear and the proposed design of the kitchen window.

The town council is keen to support a revamp of this commercial property subject to the changes recommended by the Conservation officer.

W/17/2344 Mr P Karim Proposed alterations to rear yard to provide outside seating area, various exterior alterations including the installation of a flu to rear elevation, single storey rear extension and replacement shop front 53 Regent Street, Leamington Spa, CV32 5EE

RESOLVED that the town council wishes to raise an objection to this application on the following ground:

1. Supporting the comments of the Conservation officer with regard to the unacceptability of the proposed garden area structure, proposed bifold doors to the frontage, proposal to remove the sash window to the rear and the proposed design of the kitchen window.

The town council is keen to support a revamp of this commercial property subject to the changes recommended by the Conservation officer.

W/17/2249LB Mrs G James Create new wardrobe space for master bedroom by extending into existing bathroom. New wardrobe space accessed through new doorway through existing wall. Existing bathroom redesigned 8 Portland Street CV32 5HE

RESOLVED that no objection is raised

W/172349 Mrs Williams Demolition of existing wall, removal of tree, erection of 2.5 storey building comprising two ground floor flats and two first floor maisonettes with associated external works 8 Leam Terrace CV31 1BB

RESOLVED that the town council wishes to raise an objection to this application on the following grounds:

1. The proposal amounts to overdevelopment of the site due to its height, scale and massing
2. Negative impact on the neighbour's amenity in terms of outlook and light
3. Proposed parking on site appears tight and potentially unworkable thus potentially putting additional parking pressure onto already crowded adjacent streets
4. Loss of mature trees
5. Proposed design is not in keeping with the Conservation area

W/17/2298 Ms G Chatham Erection of detached three bedroom dwelling 4 Innage Close CV31 1BL

RESOLVED :The town council wishes to raise an objection to this application on the following grounds:

1. Design of the proposed property is out of keeping with neighbouring properties and the Conservation area (which it borders)
2. Loss of mature trees
3. Particular concern about the rate of recorded sewer flooding in this area which would impact this location

More information about the potential impacts of the siting of the house adjacent to Welches Meadow which is a flood meadow would have been helpful as would a Design and Access statement

W/17/2380 Mr M Pitt First floor extension of existing B1 premises and associated works The Coach House Holly Street CV32 4TN

RESOLVED The town council wishes to object to this application on the following grounds:

1. Proposal is out of keeping with the Conservation area in terms of scale and use of zinc cladding
2. A second storey extension on this property would mean this extension is no longer subservient to the original building

JRK

W/17/2143 Mrs Vicky Bell Erection of single storey rear extension,
internal remodelling and garage alterations 18 Lillington Road CV32 5YY

RESOLVED that no objection is raised, subject to confirmation that the basement meets minimum head height for habitation and the fenestration provided to the basement provides sufficient natural light

W/17/2414 Spitfire Bespoke Homes Ltd Resubmission of
W/17/1234: Full planning application for the demolition of all existing buildings
on site (with exception of existing substation) and the development of two
detached dwelling houses and six apartments (8 dwellings total), together with
access from Northumberland Road and associated engineering and
landscaping works Huntley Lodge 47 Northumberland Road
CV32 6HF

RESOLVED that the town council wishes to maintain its original objection to application W/17/1234 with regard to this resubmitted application, namely: The heights of the proposed buildings (particularly the apartment block) are too high and will be overbearing, unneighbourly and out of place in the context of other properties in this Conservation area.
The town council appreciates improvements have been made to the design of the properties but no attempt appears to have been made to address the height issue we raised last time - indeed, the apartment block is now slightly higher than in application W/17/1234.

W/17/2406 Mr Hook Variation of condition 2. (drawing nos.) of
planning permission ref: W/17/1876 (Erection of 2 No. single storey side
extensions with partial loft style accommodation above, with cellar) granted on
5th December 2016 to replace approved drawing HOO-2892-PA2-100-b with
HOO-2892-PA3-001 for new rooflights, fenestration and door alterations and a
new cellar to accommodate a plant room 74 Northumberland
Road CV32 6HB

RESOLVED that no objection is raised.

120. PLANNING DETERMINATIONS

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

121. PLANNING APPEAL NOTIFICATIONS:

Application No: W/17/1084
Applicant: Mr N Rai
Site: The Barbican Willes Road CV31 1BY
Description: Change of use from a single dwelling house (use class C3) to a House in Multiple Occupation (use Class C4)

The Planning Appeal Notifications were noted.

122. PLANNING APPEAL DECISIONS

Application No: W/17/0800
Applicant: Mr Marc Holt
Site: 105 Rugby Road CV326DH
Description: New staircase down to basement in front garden area with new basement door to front elevation

Decision: Allowed

The Planning Appeal Decisions were noted.

123. TREE PRESERVATION ORDERS

There were none.

124. ANY OTHER BUSINESS

There was none.

The meeting commenced at 6:00pm and finished at 7:12pm.

Signed *J.G. Kupke*
Dated *15. Feb 2018*

