



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 11th MARCH 2021.
THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.

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

127. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

Councillor Brunson declared a non-pecuniary interest in application W/201/0256 as a member of Cycleways and Councillor Wilkins declared a non-pecuniary interest in application W/21/0179 as he had completed the online public consultation done by Aldi Stores Ltd in December 2020.

128. PUBLIC FORUM

No representations were made.

129. MINUTES

The Minutes of the Planning Committee held on 18th February 2021, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 18th February 2021 are confirmed and signed as a correct record.

130. 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/21/0256 Warwick District Council Redevelopment of existing disused golf course to create cycle tracks designed for all ages and capabilities together with alterations to existing old golf shop and clubhouse to create cycling hub together with external landscaping works The Old Golf Shop and Golf Course Newbold Comyn Park Newbold Terrace East

RESOLVED that no objection is raised subject to further information being provided to the Town Council in relation to the following queries:

How are cyclists and pedestrians to be kept separate and safe in the trails area? Lack of clear diagrams showing any combined routes.

Disabled cyclists' accessibility - are the proposed squeeze gates DDA compliant?

The unisex toilets are only accessible from the exterior of the building and show a solid entry door. Most unisex toilets either have a clear glass entry door or no door at all, meaning the toilets are not secluded areas but rather

more visible communal spaces. Could this be added to the design? Access from the cafe would be preferable if possible.

The Town Council also supports the timely provision of requested information to WCC Ecology and WCC Landscaping.

The Town Council is supportive of appropriate improvements to this local amenity for different types of outdoor exercise and wellbeing but underlines the needs for these queries to be addressed before permission is granted.

In accordance with the Council's Code of Conduct, Councillor Brunson, having declared a non-pecuniary interest in the above item by reason of being a member of the Cycleways group, remained in the meeting but did not take an active part in the discussion thereon.

W/20/2007LB Mr D Neal Proposed new opening in basement wall and new rooflight at rear of building, removal of existing fireplace surround and boarding over of fireplace to allow for new kitchen to be fitted and small additional piers for structural support 7 Binswood Avenue CV32 5SE

RESOLVED that no objection is raised subject to no objection from the Conservation officer

W/21/0117LB British Heart Foundation Installation of replacement fascia sign and decoration of fascia grounds 79 Regent Street CV32 5DX

RESOLVED that an objection is raised on the following ground:

The proposed bright red fascia sign is not in keeping with the surrounding street scene and shopfronts. The current fascia sign is cream with red writing - could this colour way be renewed?

W/20/1923 Tesco Display of 2 no. internally illuminated fascia signs, 1 no. internally illuminated box sign, 1 no. non-illuminated fascia panel and 11 no. graphic signs Tesco Metro 22-24 Parade CV32 5YY

RESOLVED that an objection is raised on the following ground:

The height of the proposed lettering (including the underlining) exceeds the maximum height of 300mm as outlined in the WDC Shopfront Guidance.

W/20/1844 Mrs J Kaur Change of use from dwelling (use class C3) to a 5 bedroomed HMO (use class C4) 22 Taylor Avenue CV32 7SB

RESOLVED that an objection is raised on the following grounds:

1. Contravention of Local Plan policy H6C) in that no. 20 Taylor Avenue would become sandwiched between two HMOs should permission be granted
2. Insufficient off-road parking provision proposed which would lead to an increase in on-road parking resulting in highways safety issues - parking survey required.
3. Negative impact on the neighbours' amenity in terms of parking and noise.

W/20/1981 Mrs N Junar Application for variation of condition 2 (Approved Drawings) of the planning permission W/18/2202: Erection of a two-storey side/rear extension 3 The Fairways CV32 6PU

RESOLVED that no objection is raised. The Town Council notes the comments of the adjacent neighbours regarding the development not being built in line with the approved planning permission (W/18/2202) and would ask that a site visit by Planning Enforcement is carried out.

W/21/0179 Aldi Stores Ltd Demolition of existing building and erection of a food retail store (Class E(a)) with associated car parking, servicing and landscaping. Leamington Shopping Park Tachbrook Park Drive CV34 6RH

RESOLVED that no objection is raised subject to no objection from WCC Highways on traffic management and provision of the required information to the LLFA.

The Town Council would have appreciated a more creative solution to the traffic flow issues here - there is no Saturday data provided in the transport assessment and there is a difference on a Saturday to weekdays. Exiting the site onto the small roundabout from this site can be very challenging.

In accordance with the Council's Code of Conduct, Councillor Wilkins, having declared a non-pecuniary interest in the above item by reason of having completed the online public consultation done by Aldi Stores Ltd in December 2020, remained in the meeting but did not take an active part in the discussion thereon.

W/20/1918 Mr Viridi Proposed garage conversion with single storey extension. Resubmission of W/20/1318 94a Radford Road CV31 1JX

RESOLVED that The Town Council wishes to maintain its comments from application W/20/1318: No objection - the Town Council notes that should extant planning permission W/19/1405 be executed on this site as well as this application there will be very limited outside amenity space for current and future residents.

W/20/1734 Mr P Twist Proposed extension and revisions to existing garage to provide a garden room/office space 56 Leam Terrace CV31 1BQ

RESOLVED that no objection is raised - the Town Council supports the inclusion of solar panels proposed for the roof of the garage to charge an electric vehicle.

W/20/1735LB Mr P Twist Proposed extension and revisions to existing garage to provide a garden room/office space 56 Leam Terrace CV31 1BQ

RESOLVED that no objection is raised - the Town Council supports the inclusion of solar panels proposed for the roof of the garage to charge an electric vehicle

W/21/0276 Mr Rigby Reconstruction of boundary wall with river 21 Priory Terrace CV31 1BA

RESOLVED that no objection is raised subject to no objection from the Conservation officer

131. 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 it is noted there are no determinations on this occasion.

132. PLANNING APPEAL NOTIFICATIONS

The following Planning Appeal Notification were noted:

Application No: W/20/0729
Applicant: Mr M Griffin
Site: 4 Risdale Close CV32 6NN
Description: Application of render to front and rear of dwellinghouse

133. PLANNING APPEAL DECISIONS

There were none.

134. TREE PRESERVATION ORDERS

There were none.

135. AOB

The Chair informed the Committee that the Planning Committee meeting originally scheduled for Thursday 22nd April had now been rescheduled to Wednesday 21st April due to the need to hold the Annual Town Meeting on Thursday 22nd April.

Members were also informed of two planning applications received from Warwickshire County Council regarding two schools in Leamington Spa. These applications will be sent to members on 12th March for consideration and any comments to be returned to the DSO by 19th March.

The meeting commenced at 6:00pm and concluded at 7:01pm.

Signed

Dated