



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**  
**MINUTES OF THE MEETING OF THE PLANNING MEETING HELD**  
**ON 27<sup>th</sup> JANUARY 2022.**  
**THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.**

Present: Councillors Jennifer McAllister (Chair), David Brunson, Mubarik Chowdry, Amanda Stevens, Janet Alty, Nick Wilkins and Will Bryce (substituting for Councillor Singh).

Apologies: Councillors Julija Boulton and Ruggy Singh.

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

There were none.

**140. PUBLIC FORUM**

No representations.

**141. MINUTES**

The Minutes of the Planning Committee held on 6<sup>th</sup> January 2022, having been circulated, were considered.

**RESOLVED** that the Minutes of the Meeting of the Planning Committee held on 6<sup>th</sup> January 2022 are confirmed and signed as a correct record.

**142. MATTERS ARISING**

The Democratic Support Officer gave brief updates on the current status of the three holding objections submitted following the Planning meetings held on 4<sup>th</sup> and 25<sup>th</sup> November 2021:

- W/20/2034 – 55 Henley Rd – application withdrawn on 11<sup>th</sup> January 2022.
- W/21/1577 – Holly Bush Inn, Holly St – continues to require information as requested from Conservation and WCC Highways; includes an objection from Environmental Health in terms of negative noise impacts on the surrounding residential amenity.
- W/21/1625 – 264 Valley Rd – objection from Environmental Health on grounds of negative noise impacts on existing residential properties, no objection from WCC Highways and no management plan has been made available. 5 support comments have been submitted; none are local residents. No comments since 13<sup>th</sup> December 2021
- W/21/1718 – 28 Kenilworth Rd – no further comments submitted to date. One resident objection regarding no accompanying evidence of need, lack of appropriate professional support and a busy road which lacks parking.
- W/21/1397 – 2 Lawford Rd – no comments as yet from WCC Highways on parking or highway safety

**143. 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/21/2272 Warwick District Council Multi-dwelling application for whole-house retrofit measures. Identical semi-detached dwellings [20 properties] to receive external improvements, including external wall insulation and new surface finishes, roof repairs and insulation, dormer insulation and new cladding, new high-performance windows and external doors, and mechanical extract ventilation. 14&16, 17&19, 22&24, 30&32, 37&39, 49&51 Offa Road, 23&25, 31&33 Prospect Road, 3&5, 112&114 Waverley Road Leamington Spa

**RESOLVED** that the Town Council supports this application which would improve the energy performance of these Council properties and thus reduce tenants' bills. These proposals support Neighbourhood Plan policies RLS 2 and RLS4. We seek reassurance from WDC in terms of the design of the walls that tenants will be able to open and close their kitchen window easily once the window moves out in line with the insulation.

W/21/2271 Mr S Singh Erection of two storey side & rear extensions & new porch 48 Villiers Street CV32 5YF

**RESOLVED** that no objection is raised

W/21/2232 Mr R Mehrabanpour Change of Use of No.89 Clarendon Street from a hotel (Use Class C1) to a dwellinghouse (Use Class C3). No. 87 Clarendon Street will remain as a C1 - Hotel. Resubmission of W/20/1754 Lansdowne Hotel 87-89 Clarendon Street CV32 4PF

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

W/21/2233LB Mr R Mehrabanpour Internal alterations to facilitate change of use of part of the existing hotel to a dwelling Lansdowne Hotel 87-89 Clarendon Street CV32 4PF

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

W/21/0049 Ms J Swindells Demolition of existing derelict brick and timber outbuildings and removal of part boundary wall (which collapsed in December 2021). Boundary Wall rebuilt and erection of replacement outbuildings 5 Lansdowne Circus CV32 4SW

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

W/22/0008LB Ms J Swindells Demolition of existing derelict brick and timber outbuildings and removal of part boundary wall (which collapsed in December 2021). Boundary Wall rebuilt and erection of replacement outbuildings 5 Lansdowne Circus CV32 4SW

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

W/22/0030                      Mr Mark Rushgrove                      Erection of first floor extension to main dwelling. External alterations to windows, doors, roof and render. Partial Demolition of boundary wall                      14 Eastfield Road CV32 4EX

**RESOLVED** that no objection is raised - the Town Council notes the lack of the correct number of off-road parking spaces as per the WDC Parking Standards, the requirement for the submission of a bat report and the concerns of the Conservation officer.

W/21/2092                      Mr Steven White                      Application for the conversion and extension of existing garage into residential dwelling (re-submission of W/19/1949)  
22 St Marys Terrace CV31 1JT

**RESOLVED** that the Town Council would like to submit an objection on the following grounds:

1. No amenity space provided for future residents
2. Negative impact on the neighbours' amenity in terms of outlook
3. Proposed development is shoehorned into this site and is at variance with the established character of this area.
4. An up-to-date and appropriate parking survey in line with WDC Parking Standards would be helpful.

W/21/2193                      Leamington Central Ltd                      Erection of new combined office E(g)(i) and light industrial unit E(g)(iii), with associated access and parking                      Land Off Berrington Road Berrington Road CV31 1PZ

**RESOLVED** that no objection is raised

W/22/0009                      Mr A Higgins                      1) Replacement Rear Garden Retaining Wall 2) Reinstate (in Leamington bricks) the original straight line of the rear garden wall, removing the recessed concrete platform giving onto the street. 3) Modify railings at the front of the property (which act as a safety barrier to undercrofts) to remove the top rail and replace it with Regency-style finials                      9 Leam Terrace CV31 1BB

**RESOLVED** that the Town Council supports this application as the works proposed comprise a significant improvement on the existing site in the Conservation Area

W/21/2166                      Cresco Investors Ltd                      Demolition of The Waterside Inn public house/restaurant, and the erection of a split level four and five storey apartment building comprising 42 residential homes (Use Class C3), with parking, landscaping and associated works                      The Waterside Inn Queensway CV31 3JZ

**RESOLVED** that whilst recognising this site lies just outside the Leamington Spa boundary and in principle supporting the appropriate redevelopment of this brownfield site, Leamington Spa Town Council has concerns about the impact on its infrastructure and canal conservation area of this proposed development and would like to submit an objection on the following grounds:

1. Lack of on site car parking spaces
2. Insufficient provision of cycle parking spaces
3. The bulk, height and mass of the development is out of keeping with the canal conservation area

- 4. Parking and traffic flow issues around the shared drive with McDonalds
- 5. No S106 contributions included yet future residents are offered the use of nearby Ford's Field as an extra amenity space by the applicant.
- 6. No affordable housing element provided as per Local Plan Policy H2 Holding objection until comments are received from Conservation, WCC Highways, Environmental Health, Ecology, Landscape, the LLFA and the Canal & Rivers Trust.

**144. 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

**RESOLVED** that there were no Planning Determinations to be noted on this occasion.

**145. PLANNING APPEAL NOTIFICATIONS**

There were none.

**146. PLANNING APPEAL DECISIONS**

The following Planning Appeal Decision was noted:

Application No: W/21/0279  
Applicant: Mr & Dr Chris and Laura Kennard and Facey  
Site: 3 Strachey Avenue CV32 6SS  
Description: Two storey extension to front of the house  
Decision: Allowed

**147. TREE PRESERVATION ORDERS**

There were none.

**148. WDC PLANNING COMMITTEE**

The next meeting is scheduled for 1<sup>st</sup> February. There is one Leamington Spa application listed to for consideration – W/21/1084 Southfields 57 Lillington Rd CV32 6NS. Councillor McAllister to be registered to speak on behalf of the Town Council Planning Committee with queries on sufficiency of on-site parking and provision of affordable housing.

**149. LICENSING APPLICATIONS**

No current licensing applications called in for discussion.

**150. AOB**

There was none.

The meeting commenced at 6:00pm and concluded at 7:18pm.

Signed .....

Dated .....