



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING MEETING HELD
ON 16th DECEMBER 2021.
THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.

Present: Councillors Jennifer McAllister (Chair), David Brunson, Mubarik Chowdry, Amanda Stevens, Julija Boulton, Janet Alty and Nick Wilkins.
Also present was Councillor Ruggy Singh.

Apologies: There were none.

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 25th November 2021, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 25th November 2021 are confirmed and signed as a correct record.

118. MATTERS ARISING

The Democratic Support Officer gave brief updates on the current status of the three holding objections submitted following the Planning meeting held on 4th November 2021:

- W/20/2034 – 55 Henley Rd – continues to require all information requested
- W/21/1577 – Holly Bush Inn, Holly St – continues to require information as requested from Conservation and WCC Highways; now 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, no objection from WCC Highways and no management plan has been made available. 5 support comments have been submitted; none are local residents.

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/21/2004LB Complex Development Projects Repairs, refurbishment and redevelopment of Grade 2 Listed United Reform Church to facilitate a

change of use to office space (use class E)
Street CV31 3NE

United Reform Church Spencer

RESOLVED that the Town Council supports this redevelopment and reuse of this landmark building in the Creative Quarter. However, it is disappointing to learn that the proposed cafe included on the ground floor is not for public use (thereby allowing access to the building for Leamington Spa residents not involved in the creative industries) but just for those working in the building. Could this be reviewed?

W/21/2016 Mr T Jhutti Change of use from a 2 bed dwelling
(C3) to a 3 bed house in multiple occupation (C4) Flat 1 10 Dale Street
CV32 5HJ

RESOLVED that no objection is raised.

W/21/2091 Mr & Mrs Northmore Erection of first floor side extension
32 Newnham Road CV32 7SW

RESOLVED that no objection is raised. The Town Council notes the absence of a setback and a setback in the roofline of the proposed extension as recommended in the WDC Residential Design Guide.

W/21/1172 Mr Bhandal Demolition of garage and existing single
storey lean-to extensions and erection of a two storey rear extension to create an additional
flat at first floor level - *amended description and amended drawings* 2 Lime
Avenue CV32 7DA

RESOLVED that no objection is raised. The Town Council reiterates its request for an EVCP for the proposed flat to be secured by condition should permission be granted.

W/21/1964 Mr Jus Dhesi Erection of a two bedroom bungalow
105 Taylor Avenue CV32 7SA

RESOLVED that no objection is raised.

W/21/1718 Mr Malle Proposed change of use from large HMO
(sui generis) and two separate dwellings (use class C3) to a residential care home for
children (use class C2) with ancillary services including therapy and home schooling
28 Kenilworth Road CV32 6JE

RESOLVED that the Town Council's response to this application is as per application W/21/1625:

Holding objection until more information is provided re: provision of a robust management plan confirmation of staffing arrangements/shift patterns where children would be referred from to the care home. Until more information is provided, the Town Council has concerns about the effective, appropriate running of this facility in this location and the potential negative impacts on the neighbours' amenity.

There is the additional consideration to be made in this application of the location of Augusta House at 33 Kenilworth Rd, opposite the application site.

W/21/2089 Mr & Mrs Khan Erection of proposed single
storey front extension. Installation of proposed garage conversion. Erection of proposed two

storey rear extension. Proposed rendering of all elevations. Associated internal and external works
39 Almond Avenue CV32 6QD

RESOLVED that no objection is raised - the Town Council queries whether the rear extension should have a setdown so it appears less dominant in the context of the original dwelling

W/21/1929 SKJ Property Garage with studio above.
Resubmission of W/20/0765 23 Leam Terrace CV31 1BB

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

W/21/1986 Mrs Ranjit Kaur Rai Proposed demolition of
existing single storey rear extension and construction of two storey extension and single
storey rear extension. Internal alterations Nucott New Street CV31 1HL

RESOLVED that no objection is raised subject to confirmation that the proposed amenity space meets minimum standards and that the minimum distance separation to no 24a Leam Terrace is also met.

120. 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 the Planning Determinations are noted.

121. PLANNING APPEAL NOTIFICATIONS

The following Planning Appeal Notifications were noted:

Application No: W/21/1153
Applicant: CK Hutchison Networks (UK) Ltd
Site: Highway verge at Lillington Avenue CV32 6UN
Description: Prior approval for a Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works. (Electronic Communications network)

Application No: W/21/0822
Applicant: Mr J Devaney
Site: 48 Princes Drive CV32 6AF
Description: Garage conversion, front extension and internal alterations - Resubmission W/20/1567

122. PLANNING APPEAL DECISIONS

There were none.

123. TREE PRESERVATION ORDERS

There were none.

124. WDC PLANNING COMMITTEE

The next meeting is scheduled for 11th January 2022. The Democratic Support Officer will contact members if there are Leamington Spa applications being considered which require Town Council representation.

125. LICENSING APPLICATIONS

No current licensing applications called in for discussion.

126. AOB

There was none.

The meeting commenced at 6:00pm and concluded at 6:58pm.

Signed

Dated