



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 21st NOVEMBER 2019 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors Jennifer McAllister, Janet Alty, Judith Clarke, David Brunson, Mubarik Chowdry, Amanda Stevens, Navdeep Kaur Atwal and Nick Wilkins

Apologies: Councillor Julija Boulton

95. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

Councillor Alty declared a non-pecuniary interest in application W/19/1471 by means of knowing the applicant.

96. PUBLIC FORUM

No representations were made

97. MINUTES

The Minutes of the Planning Committee held on 31st October 2019, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 31st October 2019 are confirmed and signed as a correct record.

98. MATTERS ARISING

There were none.

99. 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:

<u>W/19/1459</u>	<u>Gurbakhas Sohal</u>	<u>Extension and conversion of 3</u>
<u>bedroom dwelling to 2 two bedroom flats</u>		<u>29 The Close CV31 2BL</u>

RESOLVED that an objection is raised on the following grounds:

1. Support the comments of Highways regarding lack of requisite parking information provided and the question raised over continuing ready access to the rear parking area.
2. Appears to breach the 45-degree line with 31 The Close.
3. First floor flat roof extensions are deemed to constitute poor design and would be contrary to Section 8 of the Residential Design Guide SPD.

JMc

W/19/1559 Rickett Architects Ltd Refurbishment, change of use and extension of existing C3 dwelling to B1 office space with associated car parking Victoria Lodge Park Drive CV31 3PJ

RESOLVED that no objection is raised - it is important to note that the car park for Victoria Park is particularly busy with visitors to the park during the school holiday periods and must be kept for those visitors and not be adopted for the use of employees working at this site, particularly during these times.

W/19/1671 Mrs Julie Perkins Internal alterations, replacement of external staircase to rear, new parking to front, erection of a new front gate, replacement of roof to coach house 27 Beauchamp Avenue CV32 5TD

RESOLVED that no objection is raised - the design of the gates seems to be somewhat out of keeping with the conservation area, particularly noting comments from the Conservation officer about gate designs submitted recently on Northumberland Road creating a "fortress-like impression".

W/19/1672LB Mrs Julie Perkins Internal alterations, replacement of external staircase to rear, new parking to front, erection of a new front gate, replacement of roof to coach house 27 Beauchamp Avenue CV32 5TD

RESOLVED that no objection is raised - the design of the gates seems to be somewhat out of keeping with the conservation area, particularly noting comments from the Conservation officer about gate designs submitted recently on Northumberland Road creating a "fortress-like impression".

W/19/1705LB Denfield Ltd Change of use of lower ground, ground and first floors from occupation by The Oddfellows Society (sui generis) to use as class B1(a) offices 6 Clarence Terrace CV32 5LD

RESOLVED that no objection is raised

W/19/1708 Denfield Ltd Change of use of lower ground, ground and first floors from occupation by The Oddfellows Society (sui generis) to use as class B1(a) offices 6 Clarence Terrace CV32 5LD

RESOLVED that no objection is raised

W/19/1743 Mr M Panesar Proposed two storey side extension 15 North Villiers Street CV32 5XZ

RESOLVED that no objection is raised

W/19/1802 Mr Wright Erection of two storey side extension and single front and rear extension 20 North Villiers Street CV32 5XY

RESOLVED that no objection is raised

W/19/1825 Mrs B Sohal Erection of single storey rear extension 18 Leicester Street CV32 4TQ

RESOLVED that no objection is raised - town council notes potential lacking of outside amenity space for future resident

W/19/1830 Miss Martin Change of use from B1a office to A4 drinking establishment (coffee and cocktail bar) 144 Parade CV32 4AG

RESOLVED that no objection is raised

W/19/1837 Specsavers Proposed replacement non-illuminated fascia signage and window vinyl 69 Parade CV32 4BA

RESOLVED that an objection is raised on the following ground:

Support the comments of the Conservation officer regarding the removal of the logo and secondary lettering from the fascia and the use of correctly sized letters according to the WDC Shopfronts and Advertisements Guidance for the Parade.

W/19/1841 Mr David Coleman Erection of single storey rear extension 99 Kinross Road CV32 7EN

RESOLVED that no objection is raised

W/19/1848 Mr P Hogg Erection of two storey side and rear, part single storey rear extension and a loft conversion 9 Farm Road Lillington CV32 7RP

RESOLVED that no objection is raised - the box dormer to the rear appears close to the ridge of the roof which could be improved visually.

W/19/1567 Mr M & Mrs R Coombs & Inglefield-Coombs Proposed removal of tree adjacent existing garage frontage. Ground floor extension and removal of part garage to provide off road car parking space. External alterations including new flush casement windows, white powder coated aluminium folding doorset, conservation type roof windows and balustrading to existing floor bedroom terrace Barwell Cottage Barwell Close CV32 6QA

RESOLVED that no objection is raised

W/19/1552 Mr M & Mrs R Coombs & Inglefield-Coombs Proposed removal of tree adjacent existing garage frontage, ground floor extension and removal of part garage to provide off road car parking with first floor extension over retained part of garage. External alterations including new flush casement windows, white powder coated aluminium folding door set and conservation type roof windows Barwell Cottage Barwell Close CV32 6QA

RESOLVED that no objection is raised

W/19/1557 Mrs J Williams Erection of a single dwelling and associated works on land to the rear of 8 Leam Terrace 8 Leam Terrace CV31 1BB

RESOLVED that an objection is raised on the following grounds:

1. Conflicts with policy BE3 of the Local Plan resulting in poor standard of amenity space for future residents and potential negative impact on the neighbours' amenity in terms of overlooking and loss of privacy.
2. Shoehorning another property into this space on an already crowded street and onto what is effectively garden land, not brownfield, conflicts with Local Plan policy H1.

The town council notes the drawings for visibility splays have been submitted as requested by Highways - is this now sufficient to overcome their objection?

W/19/1643 Mr M Kirtland Proposed replacement garage block to provide garage and storage facilities to existing domestic property. First floor to provide home office space, storage and WC 11 Willes Terrace CV31 1DL

RESOLVED that no objection is raised - care is needed to ensure neighbours' amenity is not negatively impacted by the proposed height.

In accordance with the Council's Code of Conduct, Councillor Alty, having declared a non-pecuniary interest in the below item by means of knowing the applicant, remained in the room but did not take part in the discussion.

W/19/1471 Mr S Malle Proposed variation of condition 2 (plan numbers) of application W/10/1370 to allow for 4 additional bedrooms at ground floor, 4 additional bedrooms at first floor and 4 additional bedrooms at second floor 13-17 Kenilworth Street CV32 4QS

RESOLVED that no objection is raised - minimum room sizes to be adhered to

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

100. PLANNING APPEAL NOTIFICATIONS

Application No: W/19/0509
Applicant: Mr Tara c/o The Planning Group Ltd
Site: 21-23 Clemens Street CV31 2DW
Description: Proposed change of use from existing offices to 2 no. residential flats on the first and second floors only

Application No: W/19/0737
Applicant: Mr A Johnson
Site: The Limes 21 Beauchamp Avenue CV32 5RG
Description: Erection of front wall and railings along front boundary

101. PLANNING APPEAL DECISIONS

There were none.

102. TREE PRESERVATION ORDERS

There were none.

103. ANY OTHER BUSINESS

Reminder to members that the next scheduled Town Council Planning Committee meeting date has changed due to the General Election – the next meeting will now take place on Monday 16th December at 6pm.

Planning Committee – 21st November 2019

The meeting commenced at 6:00pm and concluded at 7:28pm.

Signed J. McAllister

Dated 16/12/2019

