



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 1st APRIL 2021.
THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.

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

Apologies: Councillors Navdeep Kaur Atwal and Janet Alty

136. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

137. PUBLIC FORUM

Three members of the Public were in attendance. Representations and answers to members' queries were given by Mr Andrew Black (consultant on application W/20/2144) during the deliberations on this application which was taken first for consideration at the agreement of the Chair.

138. MINUTES

The Minutes of the Planning Committee held on 11th March 2021, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 11th March 2021 are confirmed and signed as a correct record.

139. 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/20/2144</u> | <u>Cloister Living LLP</u> | <u>Proposed demolition of rear two storey and single storey wings together with detached two storey cottage and erection of replacement three storey and two storey extensions together with detached building at rear of site to provide increased number of studio flats and bedsit accommodation (increase from 30no. to 32no.) plus all associated works</u> |
| | | <u>24 Kenilworth Road CV32 6JB</u> |

RESOLVED that a holding objection is raised to this application subject to the provision of comments from Conservation, WCC Highways, Private Sector Housing and Environmental Health.

There is currently insufficient information available to come to an informed judgement on this application as yet.

W/20/2025 Mr Dahiya Erection of a part single and two-storey rear extension
52 Bury Road CV31 3HN

RESOLVED that no objection is raised - subject to the provision of a parking survey showing any additional on- street parking required can be satisfactorily accommodated.

W/20/1971 G Khera Proposed replacement of garage with two-storey one bedroom studio flat
77 Tachbrook Road CV31 3DT

RESOLVED that no objection is raised - subject to the provision of a parking survey showing any additional on-street parking required can be satisfactorily accommodated.

The Town Council notes that the original property would lack sufficient outdoor amenity space should this development go ahead.

W/20/2129 Landlord Furniture Ltd Variation of condition 2 (plan numbers) of application reference W/17/0913 to facilitate amendment to approved floor plans to include one additional bedroom and amendments to the bin store
Homestead House 100-104 Trinity Street

RESOLVED that no objection is raised - subject to no objection from Waste Management.

W/20/2126 Mr & Mrs Darling Demolition of existing detached two storey dwelling house. Construction of new detached two storey dwellinghouse with mezzanine space in roofs, together with associated hard & soft landscaping works
27 Eastfield Road, CV32 4EX

RESOLVED that no objection is raised - subject to no objection from Conservation. It would be preferable, if possible, to retain the existing boundary wall.

W/21/0181LB Warwick District Council Refurbishment of existing single storey agricultural barn
Golf Club and Premises, Newbold Comyn Park Newbold Terrace East CV32 4EW

RESOLVED that no objection is raised - but would make the following point:

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.

W/20/2067 Mr A Howe Erection of two dwellings following the demolition of the existing garage and associated external works
39 Haddon Road CV32 7QY

RESOLVED that an objection is raised on the following grounds:

1. Proposed amenity space for each property is below the minimum standard required, therefore not providing acceptable standards of amenity for future residents, contrary to Local Plan Policy BE3
2. Overdevelopment of the site.

This site also appears to have a potential issue with accessibility to unit 2 as the car parking and boundary wall would block entry from the front and the electric vehicle car parking spaces may not be large enough as shown.

W/20/1949 Greensleeves Care Display of 2 no. new company sign boards (raised on metal posts) Arden House 18-20 Clarendon Square CV32 5QT

RESOLVED that a holding objection is raised to this application subject to the provision of the final design sign, a Heritage Statement and the further comments of the Conservation officer.

140. 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.

141. PLANNING APPEAL NOTIFICATIONS

There were none.

142. PLANNING APPEAL DECISIONS

Application No: W/20/1321
Applicant: Mr M Burgess
Site: 39 Northumberland Road CV32 6HF
Description: Proposed stair tower to the rear
Decision: Dismissed

Application No: W/20/0483
Applicant: Mr Charanjit Singh Khara
Site: 17 Gaveston Road CV32 6EX
Description: Certificate of lawful use or development is sought is use of the existing dwellinghouse as a home for up to three children aged between 8 and 17 years, to be looked after by carers working on three eight-hour shifts per day.
Decision: Dismissed

Application No: W/20/1170
Applicant: Mr Remi Mobed
Site: 2 Adelaide Road CV31 3PW
Description: Infill of service wing roof
Decision: Dismissed

Application No: W/20/0729
Applicant: Mr Mark Griffin
Site: 4 Risdale Close CV32 6NN
Description: Render the exterior of the building and add cladding
Decision: Allowed

Application No: W/20/1384
Applicant: Mr Daniel Chapman
Site: 11 Edmondscote Road CV32 6AG
Description: Demolition of existing side conservatory and rear extension. The erection of a single storey side/rear extension and installation of side first floor window.

Decision: Allowed

143. TREE PRESERVATION ORDERS

There were none.

144. AOB

Members were reminded that the Town Council had not been consulted by Warwick District Council on application W/20/0617 - Land South of Chesterton Gardens. The application site was in Whitnash East ward but the impact of the development (had it been approved) would have been felt on the local infrastructure of Leamington Spa which abuts onto that ward. Following discussions with the case officer, it has been agreed that Warwick District Council will consult with the Town Council should this application be resubmitted.

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

Signed

Dated