



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**  
**MINUTES OF THE MEETING OF THE PLANNING MEETING HELD**  
**ON 14<sup>th</sup> DECEMBER 2022.**  
**THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.**

Present: Councillors Jennifer McAllister (Chair), Amanda Stevens, Ruggy Singh, Julija Boulton, Nick Wilkins, Janet Alty and David Brunson. Also, Stephen Marks – Town Clerk.

Apologies: Councillor Mubarik Chowdry

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

Councillor Boulton declared a non-pecuniary interest in W/22/1785 on the ground that her employer has lodged an objection.

**101. PUBLIC FORUM**

No representations.

**102. MINUTES**

The Minutes of the Planning Committee held on 24<sup>th</sup> November 2022, having been circulated, were considered.

**RESOLVED** that the Minutes of the Meeting of the Planning Committee held on 24<sup>th</sup> November 2022 are confirmed and signed as a correct record.

**103. MATTERS ARISING**

The Democratic Support Officer gave brief updates on the current status of the following extant holding objections:

- W/21/2166 – Demolition of The Waterside Inn and erection of a split level 4 and 45 storey apartment building comprising 42 residential homes – concern from Canal & Rivers Trust re scale and massing, visual impact on character and appearance of the canal conservation area, objection from Environmental Health requiring additional information on the noise assessment report and odour report and recommended conditions on air quality, lighting and land contamination, objection from the LLFA on insufficient information provided, concerns from Open Space around no Section 106 contribution and also about hedging, planting, pathways, boundary treatments, lighting and harm to local views. Also, objection from Landscape on scale, height and massing, does not preserve the appearance of the area, inadequate replacement trees proposed, objection from Conservation in terms of development being overbearing and dominant at 5 storeys, WCC Infrastructure requires Section 106 contributions for education and libraries and Warwick Town Council concurs with the Town Council's grounds for objection. Members agreed to resubmit their objection with the original grounds plus support for the objections/concerns now submitted from Conservation, Environmental Health, WCC Landscaping, the Canal & Rivers Trust and the LLFA. This was done on 22<sup>nd</sup> April. WCC Highways objection submitted on grounds of shared access with McDonalds.

One additional support comment from a Leamington resident. No objection from CCTV. Sports and Leisure request for S106 contribution of £81375. Tree Officer objection to loss of arboricultural assets and inability to replace them. Contract Services no objection although car park will need to be made wider to enable a turning circle for the refuse vehicle as shared access road with McDonalds. Canal and Rivers Trust withdrawn objection. Conservation maintains objection on grounds of overbearing impact on the Canal Conservation Area, LLFA has no objections subject to conditions. Environmental Health maintains objection – requires clarifications on the overheating assessment submitted. Response from heating consultant to the previous.

Conservation – objection on grounds of scale, height and massing – does not preserve appearance or character of the Canal Conservation Area. WCC Highways now a no objection subject to conditions and a S106 agreement.

- W/22/0232 – Land south of Chesterton Gardens – 200 dwellings (appearance, landscaping, layout and scale. 18 additional resident objections registered, Landscape objection on layout, planting, hedging and trees, Highways object on lack of information provided, Stage 1 Road Safety Audit required, issues with visibility splays where Public Right of Ways cross the access road, proposed cycleways are dangerous and inadequate, road usage issues, bus stop locations require adjustment and more drawings of waste collection lorry splays required. Stagecoach Buses state they will not provide any bus routes through this development due to lack of access and investment proposed. 4 new resident objections and an objection from Cllr Will Roberts (WDC).

Now there are also objections from 2 other WDC Councillors, 3 residents and the British Horse Society. Stagecoach have reiterated their original objection from 2016 to the allocation of this site in the Local Plan. A resubmitted objection from the Town Council on the grounds of supporting the comments of Landscape and Highways with an additional comment recording concern about the lack of any future proposed bus routes through this development was made as agreed on 1<sup>st</sup> April 2022.

30 further resident objections submitted, Environmental Health has requested more information on noise mitigation measures, WCC Landscaping objects on grounds of requiring adjustments to plans and required improvements to tree info, 1 resident support comment. 6 further resident objections registered and discharge of condition re. noise levels. Highways now no objection with the imposition of conditions.

Went to WDC Planning Committee for consideration on 13<sup>th</sup> December 2022.

- W/22/1702 – 81 St Helens Rd – rear extension and loft conversion to existing 4 bed HMO to create a 5 bed HMO.

WCC Highways has no objection subject to the provision of secure storage for 6 bicycles and parking for 3 cars.

#### 104. **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/22/1804 Hayashi Ltd Change of use to restaurant (Class E (b)) and erection of air extraction unit and associated works 100 Parade CV32 4AQ

**RESOLVED** that no objection is raised - the Town Council supports bringing this currently redundant property in the town centre back into appropriate use.

The Town Council notes and supports the proposed conditions from Health & Community Protection re odour control measures for nearby residents and future residents. No comments as yet from Contract Services but the Town Council assumes satisfactory waste storage and collection will be put in place.

W/22/1805LB Hayashi Ltd Listed Building Consent for change of use to restaurant (Class E (b)) and erection of air extraction unit and associated works 100 Parade CV32 4AQ

**RESOLVED** that no objection is raised - the Town Council supports bringing this currently redundant property in the town centre back into appropriate use.

The Town Council notes and supports the proposed conditions from Health & Community Protection re odour control measures for nearby residents and future residents. No comments as yet from Contract Services but the Town Council assumes satisfactory waste storage and collection will be put in place.

W/22/1881 HSJ & KSJ LIMITED Display of internally illuminated fascia sign 102 Parade CV32 4AQ

**RESOLVED** that the Town Council would like to raise an objection to this application on the ground that the strident black colour proposed for the fascia sign is out of keeping with the surrounding streetscene and the Conservation Area - could the colourway be reversed?

W/22/1785 Mr Koursaris Proposed demolition of existing chalet bungalow and erection of 3no. dwellings (Resubmission W/20/1136) 274 Cubbington Road CV32 7AX

**RESOLVED** that the Town Council supports an appropriate development of this site and recognises improvements in design from the previous application but would like to raise an objection to this application on the following grounds:

1. Support the comments of the LLFA in terms of requiring further information including a sustainable drainage strategy and a revised maintenance programme.
2. Support the comments of the Landscaping officer in terms of opposing the removal of mature hedgerow. No replacement planting details are included.
3. Support the comments of the Ecology officer in terms of requiring the submission of a satisfactory scheme for biodiversity enhancements.
4. 45-degree line breached to no. 272 Cubbington Rd
5. Support the objection from National Grid re the extant covenant regarding cabling under the site - has this substation been decommissioned?

**In accordance with the Council's Code of Conduct, Councillor Boulton, having declared a non-pecuniary interest in the above item by reason of her employer having raised an objection, left the meeting temporarily and took no part in the discussion thereon.**

W/22/1838                      The Nurture Room                      Application for variation of conditions 4 and 6 of permission W/21/1632 to allow an increase in the number of children using the garden at one time and to gain permanent permission for the change of use from a residential dwelling to a mixed use of a single dwelling and a child-minding business  
246 Cubbington Road CV32 7AX

**RESOLVED** that the Town Council would like to raise an objection to this application on the ground that the removal and variation of these conditions could lead to a negative impact on current and future neighbour's amenity in terms of noise and lack of privacy

W/22/1868                      Mr R Holden                      Erection of 1no. detached dwelling to the rear garden of 130 Lillington Road  
130 Lillington Road CV32 6LW

**RESOLVED** that no objection is raised subject to the minimum separation distance from the proposed dwelling to the rear of 130 Lillington Road is confirmed and that the minimum amenity space is achieved for future residents.

W/22/1651                      Mr G Herrmann                      Installation of an electric charging point on the front wall of the dwelling  
104 Plymouth Place CV31 1HW

**RESOLVED** that the Town Council supports this application subject to confirmation that the cable running from property to vehicle being charged will not cause any issues for pedestrians. The Town Council would be interested to know the view of WCC Highways on this and if there are plans to put in pavement gulleys for such cabling to run through.

W/22/1896                      Orbit Housing Association Ltd                      Installation of external wall insulation to all external elevations of properties with an off white render finish  
2 - 5 Grenfell Close CV31 1SL

**RESOLVED** that the Town Council supports the proposed measures for the improvement of thermal performance of these properties

## **105. DETERMINATION OF PLANNING APPLICATIONS**

Consideration was given to a Report (Report No. 9) 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 report is noted

## **106. PLANNING APPEAL NOTIFICATIONS**

There were none.

## **107. PLANNING APPEAL DECISIONS**

There were none.

**108. TREE PRESERVATION ORDERS**

There were none.

**109. WDC PLANNING COMMITTEE**

Councillor Singh attended the WDC Planning Committee held on 13<sup>th</sup> December 2022 to represent the Town Council Planning Committee on application W/22/0232 – Land South of Chesterton Gardens. Permission was granted by majority vote although bus access to the site is not guaranteed as a necessity in the future as part of the permission.

Next WDC Planning Committee meeting is due on 10<sup>th</sup> January 2023. Members to be contacted if any Leamington Spa applications are called in for discussion.

**110. LICENSING APPLICATIONS**

No licensing applications currently active.

**111. AOB**

The DTC will send out the papers for the next Town Council Planning meeting which is scheduled for 5<sup>th</sup> January 2023 on 29<sup>th</sup> December 2022. The Town Clerk will clerk that meeting as the DTC will be leaving the employment of the Town Council on 31<sup>st</sup> December 2022. Thanks were recorded for the work and support of the DTC to this Committee over period of her employment.

The meeting commenced at 6:00pm and concluded at 7:04pm.

Signed .....

Dated .....