



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 6th JUNE 2019 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

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

Apologies: Councillor Julija Boulton (Councillor Judith Clarke substituting)

13. CHAIR

In the absence of the chair of the Planning Committee, Cllr Boulton, the vice chair of the Planning Committee, Cllr McAllister, took this meeting.

14. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

Councillor Heather Calver declared a non-pecuniary ongoing interest as a member of Warwick District Council. Councillor Janet Alty declared a non-pecuniary interest in application W/19/0652 by means of knowing the applicant.

15. PUBLIC FORUM

No representations were made

16. MINUTES

The Minutes of the Planning Committee held on 16th May 2019, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 16th May 2019 are confirmed and signed as a correct record.

17. MATTERS ARISING

Councillor McAllister had requested clarification on whether Policy DP13(B) from the previous Local Plan which stated that "in appropriate residential and non-residential developments, including conversions, the Council will require 10% of the predicted energy requirements to be produced on site, or in the locality, from renewable energy resources" was still extant.

This was Warwick District Council's response:

"There is no policy in the current local plan to require any energy provisions over and above the requirements of building regulations (except policy CC3 (p105) requiring non-residential buildings over 1000sq.m to achieve BREEAM 'very good' or equivalent unless it makes the scheme unviable). This followed the agenda of Central Government of the time the current LP was drafted, and the introduction of the Planning and Energy Act 2008, which directed that LPA's may only include enhanced energy and efficiency requirements for buildings in local plans (i.e. above building regs) where there is appropriate locally specific evidence to do so.

JMc

There is no validation requirement for an energy assessment/statement to accompany planning applications. A BREEAM Statement is a 'recommended additional document'."

18. 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/19/0531 Chalice Build Ltd Erection of two no. blocks of residential accommodation of up to 90 bed spaces including student accommodation together with undercroft parking Milverton House Court Street CV31 2BB

RESOLVED that an objection is raised on the following grounds:

1. The proposed development would contravene Local Plan policy H6 a) at 16.75% and is not on a main thoroughfare.
2. Scale and massing of the development and the potential for overlooking would have a negative impact on residents in Tower Street.
3. A drainage strategy is required by the LLFA and as such we have no evidence to judge the proposal on in this respect
5. No confirmation as yet as to what proportion of this development will offer affordable housing so we cannot ascertain if the proposal meets the requirements of Local Plan policy H2.
6. Number of parking spaces being suggested is unclear. This area has issues with parking and access already - adequate provision must be made or the on-street parking problems and access to the medical centre will be exacerbated. Whilst the Town Council Planning Committee understands that sustainable modes of transport will be encouraged by the development, it will inevitably bring more cars into an area of the town which already suffers congestion and related poor air quality issues.
7. Contravenes draft PBSA SPD2.5 in terms of provision of an appropriate management plan and 2.7 in terms of the design contributing little towards the character of the area

W/19/0729 Mr K Kandola Conversion of single residential property into 4 no. flats comprising: 2 no. two bed units and 2no. one bed units 29 Grosvenor Road CV31 2NN

RESOLVED that no objection is raised

W.19/0652 Mr Bob Aujla Erection of 1 no. outbuilding to rear of dwellinghouse (This application is a resubmission of W/18/1371 and seeks permission for an outbuilding which is larger in scale) 7 Turpin Court CV31 3JU

RESOLVED that no objection is raised

W/19/0679 Mr Timothy Buttimore Removal of end section of
existing garage with new single storey orangery addition 17 Binswood
Street CV32 5RW

RESOLVED that no objection is raised subject to the issues raised by the neighbour regarding possible overlooking of and loss of light from his property being resolved satisfactorily. The Town Council Planning Committee supports the comments of the conservation officer with regard to the increased use of glazing as per the WDC Residential Design Guide in the courtyard area.

W/19/0741 Orbit Group Ltd Erection of 5 affordable dwellings with
associated infrastructure, landscaping, parking and access on land to the rear of
Lillington Free Church, Cubbington Road (Resubmission of planning application
W/18/2424) Lillington Free Church Cubbington Road CV32 7AL

RESOLVED that no objection is raised subject to the Town Council Planning Committee being satisfied that the previous reason for refusal has been fully addressed. So far, no robust assessment has been provided demonstrating the lack of need of the asset now or in the future. The Town Council Planning Committee is very supportive of the provision of affordable housing in Leamington Spa

W/19/0718 Mr Phil Leavers Erection of part single and two storey
front, side and rear wrap around extension 41 Montrose Avenue Lillington
CV32 7DS

RESOLVED that no objection is raised.

W/19/0754 Mr & Mrs B Clegg Erection of two storey front and first floor
extensions over existing garage to form enlarged living accommodation 11
Garway Close CV32 6LH

RESOLVED that no objection is raised

W/19/0654 Miss Jane Stephens Variation of condition 2 for
application W/17/2383 by projecting to the front elevation forward by 1 metre 14
Beverley Road CV32 6PJ

RESOLVED that no objection is raised

19. PLANNING DETERMINATIONS

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

20. PLANNING APPEAL NOTIFICATIONS

Application No: W/18/2212
Applicant: Sureway Property Services Group
Site: Unit 1 Moss Street CV31 2DA
Description: Removal of condition 15 of planning permission ref. W/15/2154 [demolition of existing commercial buildings and erection of a 47 bedroomed House in Multiple Occupation] to allow for unrestricted occupancy

21. PLANNING APPEAL DECISIONS

Application No: W/18/1049
Applicant: Mr John Graham, Pure Gym Ltd
Site: 1 Tancred Close CV31 3RZ
Description: Change of use from Class B8 (storage and distribution) with ancillary offices to Class D2 (24-hour gymnasium) with ancillary offices, minor external alterations and alterations to existing parking provision
Decision: Allowed

Application No: W/17/2414
Applicant: Mrs Emma Foster, Spitfire Bespoke Homes Ltd
Site: Huntley Lodge 47 Northumberland Road CV32 6HF
Description: Demolition of all existing buildings on site (with exception of existing substation) and the development of two detached dwelling houses and six apartments together with access from Northumberland Road and associated engineering and landscaping works.
Decision: Dismissed

Application No: W/18/1821
Applicant: Mr Robert Dover
Site: Flat 2 99 Upper Holly Walk CV32 4JU
Description: Erection of first floor rear balcony with two obscure glazed side screens
Decision: Allowed

22. TREE PRESERVATION ORDERS

There were none.

23. ANY OTHER BUSINESS

There was none.

The meeting commenced at 6:00pm and concluded at 6:53pm.

Signed *J. McAlister*.....
Dated *8 July 2019*.....