



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE**  
**HELD ON 4 JANUARY 2018 AT THE TOWN HALL,**  
**ROYAL LEAMINGTON SPA**

Present: Councillors John Knight (Chair), Heather Calver, Hayley Grainger, Ann Morrison, Jill Barker, Janet Alty, Daniel Howe and Tom Kenyon Brown

Apologies: None

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

There were none.

**106. PUBLIC FORUM**

No representations, although one member of the public was present as an observer

**107. MINUTES**

The Minutes of the Planning Committee held on 7 December 2017, having been circulated, were considered and agreed.

**RESOLVED** that the Minutes of the Meeting of the Planning Committee held on 7 December 2017 are confirmed and signed as a correct record.

**108. MATTERS ARISING**

There were none.

**109. 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/17/1990      AT Architects Ltd      Change of use from hotel to HMO for students.  
(resubmission of W/16/1679)      Thomas James Hotel 45-47 Bath  
Street CV31 3AG

**RESOLVED** that the town council wishes to raise an objection to this application on the following grounds:

1. The application breaches policy H6 a) of the Local Plan whereby the proportion of dwelling units in multiple occupation within a 100m radius of the application does not exceed 10% of total dwelling units - this application would result in a figure of 16.44%
2. Our previous concern regarding parking provision remains unaddressed - District Council parking policy requires 1 space/2 bedrooms therefore 9 onsite spaces should be available to residents. To expect the residents of an 18 bedroom HMO to not have a car and want to park that car is unrealistic. This

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will therefore put yet more pressure on surrounding streets and public car parks (which should not be relied upon for residential use)

3. Continued inadequate provision of a large enough lockable bin store to provide for the waste produced by an 18 bed HMO and to ensure the development does not exacerbate existing fly tipping issues

4. There is still no proposal for any on-site management for such a large student HMO in the town centre

5. Town Council notes that the concerns of the Environmental Health officer regarding noise pollution within the building from the operation of the ground floor bar and proposed ventilation scheme affecting residents do not appear to have been sufficiently overcome, and as such, we maintain our previous objection

The Town Council notes and supports the comments of Warwickshire Police with regard to the inclusion of a well planned external lighting scheme and high standard external access doors

W/17/2179 Mr & Mrs Fredenham construction of a front & side Garage and porch/canopy extension, a 2 storey side & rear extension to the existing 2 storey rear extension and an extension to the existing single storey rear extension to provide an enlarged living/dining room and relocated kitchen at ground floor level and a further bedroom & en-suite at first floor level. Proposed 'hip to gable' extension to the existing loft conversion. Materials generally are to match existing other than it is intended to clad the rear loft conversion box dormer in zinc cladding. 7 Farm Road Lillington CV32 7RP

**RESOLVED** that no objection is raised

W/17/2253 Mr S Sandha Change of use of a building from a dwelling house to a 5 bed HMO (C3 to C4) 34 St. Fremund Way Whitnash CV31 1AB

**RESOLVED** that the town council wishes to raise an objection to this application on the following ground:

That the parking spaces proposed to be provided for this development on site is less than the minimum standard recommended by the District Council's vehicle parking standards for HMO's. On street parking cannot be guaranteed and is already challenging on this street.

#### **110. PLANNING DETERMINATIONS**

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

#### **111. PLANNING APPEAL NOTIFICATIONS:**

Application No: W/17/1077  
Applicant: Housestyle Countrywide Ltd  
Site: The Limes 21 Guys Cliffe Avenue CV32 6LZ  
Description: Variation of condition 2 of previously approved application (ref. W/17/0147 - variation of original permission W/16/0793) to allow an increase in the height of the building by 500mm.

Demolition Notice: W/17/2158  
Applicant: Stoford Developments Ltd  
Site: Spa Park Tachbrook Road CV31 3DE

Description: Prior notification for the demolition of all existing buildings, ancillary buildings and structures on site, in accordance with submitted method statement, in preparation of the site's redevelopment (approved in outline under W/17/1518)

**Notice is hereby given that prior approval for the details specified above is required and given.**

The Planning Appeal Notifications were noted.

**112. PLANNING APPEAL DECISIONS**

Application No: W/17/0643  
Applicant: Mr I Tabor  
Site: 32 Stephenson Close CV32 6BS  
Description: Erection of a single storey dwelling in the rear part of the garden  
Decision: Dismissed

**113. TREE PRESERVATION ORDERS**

There were none.

**114. ANY OTHER BUSINESS**

There was none.

The meeting commenced at 6:00pm and finished at 6:38pm.

Signed ..... *J.G. Kyg W* .....

Dated ..... *25 Jan ~~2019~~ 2018* .....

