



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**  
**MINUTES OF THE MEETING OF THE PLANNING MEETING HELD**  
**ON 17<sup>th</sup> FEBRUARY 2022.**  
**THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.**

Present: Councillors Jennifer McAllister (Chair), David Brunson, Amanda Stevens, Janet Alty, Nick Wilkins and Ruggy Singh.

Apologies: Councillors Julija Boulton and Mubarak Chowdry.

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

Councillor Stevens declared a non-pecuniary interest in application W/21/1590LB – St Mary Magdalene Church Vicarage Road CV32 7RH – as a member of the relevant Parochial Church Council.

**152. PUBLIC FORUM**

No representations.

**153. MINUTES**

The Minutes of the Planning Committee held on 27<sup>th</sup> January 2022, having been circulated, were considered.

**RESOLVED** that the Minutes of the Meeting of the Planning Committee held on 27<sup>th</sup> January 2022 are confirmed and signed as a correct record.

**154. MATTERS ARISING**

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

- W/21/1577 – Holly Bush Inn, Holly St – continues to require information as requested from Conservation and WCC Highways; includes an objection from Environmental Health in terms of negative noise impacts on the surrounding residential amenity.
- W/21/1625 – 264 Valley Rd – objection from Environmental Health on grounds of negative noise impacts on existing residential properties, no objection from WCC Highways and no management plan has been made available. 5 support comments have been submitted; none are local residents. No comments since 13<sup>th</sup> December 2021
- W/21/1718 – 28 Kenilworth Rd – application withdrawn on 17<sup>th</sup> February 2022.
- W/21/1397 – 2 Lawford Rd – objection from WCC Highways based on the unsatisfactory and non-compliant parking survey submitted by the applicant. Request a new survey be done to the current requirements in the WDC Parking Standards DPD.

**155. 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/22/0078                      Warwick District Council                      Multi-dwelling application for whole-house retrofit measures to semi-detached dwellings [4 properties] to receive external improvements, including external wall insulation and new surface finishes, roof repairs and insulation, dormer insulation (to one of four properties) and new cladding, new high-performance windows and external doors, and mechanical extract ventilation.  
1 Prospect Road, 24 & 26 Prospect Road, 59 Alexandra Road

**RESOLVED** that the Town Council supports this application which would improve the energy performance of these Council properties and thus reduce tenants' bills. These proposals support Neighbourhood Plan policies RLS 2 and RLS4.

We seek reassurance from WDC in terms of the design of the walls that tenants will be able to open and close their kitchen window easily once the window moves out in line with the insulation.

W/22/0087                      Cresco Investors Ltd                      Change of use of upper floor from C3 (residential dwelling) to C4 (small HMO)  
Flat Tavistock Inn 50 Tavistock Street CV32 5PW

**RESOLVED** that no objection is raised subject to no objection from Environmental Health. The Town Council would like to see sufficient cycle parking provided on site.

W/22/0057                      House Style Countrywide Ltd                      Prior approval under Class MA for proposed change of use from commercial services (Use Class E) to dwellinghouse (Use Class C3) as shown on drawings 02d, 03b and 04 submitted on 14th January 2022  
Warwick House 30-32 Clarendon Street CV32 4PG

**RESOLVED** that no objection is raised - the Town Council notes the lack of on-site parking provision proposed but also acknowledges the sustainable location of the property. The Town Council would like to see provision of sufficient cycle parking shown on-site.

W/22/0114                      South Warwickshire NHS Foundation Trust                      Erection of a two-storey detached Health Centre with associated parking, cycle parking and landscaping together with relocation of existing car park on adjacent land (re-submission of W/21/1767)  
Treharrock Valley Road, Lillington CV32 7SJ

**RESOLVED** that the Town Council supports this application for the provision of a fit-for-purpose health centre in this location. It supports Neighbourhood Plan policies RLS1 and RLS6 in terms of reuse of a brownfield site and the protection of community facilities.

W/21/1590LB                      Warwick District Council                      Demolition of current retaining boundary wall dividing the closed churchyard from private resident on vicarage road. clean down bricks and stone. Add new engineered foundations rebuild retaining base with original brickwork and where the wall will be retaining using concrete blocks. Rebuild the remaining wall with the original bricks and stone as per existing. In order to lighten the wall, it will remain the same thickness but will have a hidden cavity within  
St Mary Magdalene Church Vicarage Road CV32 7RH

**RESOLVED** that the Town Council supports this application for urgent works to the boundary wall of this listed landmark building in Lillington.

W/22/0127                                      Mr D Hulme                                      Front two storey extension and double height porch. Rear partial two-storey and single storey extension raising roof of existing dwelling. Existing brick elevation fully rendered over to match proposed extension elevation materials. Proposed brick bay windows to the ground floor front elevation.  
Resubmission of W/21/1820                                      140 Lillington Road CV32 6LN

**RESOLVED** that no objection is raised - the Town Council notes the introduction of a flat roof to the rear extension which is contrary to the WDC Residential Design Guide

W/22/0064                                      Mr J Daly                                      Installation of proposed PV solar panels. Application for the removal of Condition 4 (renewable energy scheme) of planning permission ref: W/16/0908 (Erection of two storey extension to side and rear) (retrospective)  
23 Northumberland Road CV32 6HE

**RESOLVED** that the Town Council supports this application and the renewable energy works done to the property to meet this condition.

#### **156. 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

**RESOLVED** that the Planning Determinations are noted.

#### **157. PLANNING APPEAL NOTIFICATIONS**

The following Planning Appeal Notification was noted:

Application No: W/21/1889  
Applicant: Mr & Mrs Galloway  
Site: 12 Almond Avenue CV32 6QD  
Description: Erection of single storey rear extension, hipped roof over existing two storey side extension, erection of a rear dormer and installation of rooflights to facilitate a loft conversion

#### **158. PLANNING APPEAL DECISIONS**

There were no Planning Appeal Decisions.

#### **159. TREE PRESERVATION ORDERS**

There were none.

#### **160. WDC PLANNING COMMITTEE**

Councillor McAllister was registered to speak on application W/21/1084 (Southfields 57 Lillington Road CV32 6NS) at the WDC Planning Committee meeting scheduled for 1<sup>st</sup> February 2022. The application was withdrawn from the Agenda prior to the meeting as a query was raised over the use class of the existing building and there is a need to carry out further investigation as to the existing use class before proceeding to determination. The application has not been formally withdrawn and it is hoped it will come before another WDC Planning Committee meeting in the near future.

The next scheduled WDC Planning Committee is due on 1<sup>st</sup> March 2022. The Democratic Support Officer will contact members if there are Leamington Spa applications being considered which require Town Council representation.

**161. LICENSING APPLICATIONS**

No current licensing applications called in for discussion.

**162. AOB**

There was none.

The meeting commenced at 6:00pm and concluded at 6:50pm.

Signed .....

Dated .....