



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE**  
**HELD ON 7<sup>th</sup> MAY 2020.**  
**THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.**

Present: Councillors Julija Boulton, Jennifer McAllister, Judith Clarke, Janet Alty, David Brunson, Mubarak Chowdry, Nick Wilkins and Amanda Stevens.

Councillor Sarah Boad was also in attendance.

Apologies: There were none.

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

There were none.

**150. PUBLIC FORUM**

One member of the public was present (Mrs C Wilkins) - no representations were made

**151. MINUTES**

The Minutes of the Planning Committee held on 5<sup>th</sup> March 2020, having been circulated, were considered.

**RESOLVED** that the Minutes of the Meeting of the Planning Committee held on 5<sup>th</sup> March 2020 are confirmed and signed as a correct record.

*Note: Planning decisions for the scheduled Planning Committee meetings of 26<sup>th</sup> March 2020 and 16<sup>th</sup> April 2020 were delegated to the Chair of the Planning Committee and the Town Clerk (in conjunction with the Democratic Support Officer) due to the Covid 19 lockdown situation.*

**152. MATTERS ARISING**

There were none.

**153. 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/20/0258            Mr D Theara            Demolition of roof and sections of  
existing outbuilding and removal of close boarded timber boundary fence.  
Construction of new single storey outbuilding (use class 1A) and of new brick  
boundary wall. Retrospective application.            29 Clemens Street CV31 2DP

**RESOLVED** that no objection is raised – the Town Council views this work as a welcome improvement in this area.

W/20/0460 Mr S Connor Proposed erection of two storey rear extension 26 Queensway CV31 3JY

**RESOLVED** that no objection is raised

W/20/0484 Mrs Maria Ozaslan Proposed erection of two storey side and rear extension 106 Bury Road CV31 3HW

**RESOLVED** that no objection is raised

W/20/0406 Mr Raza Kamran Akghar Modification to existing kitchen extraction system and flue run, and alteration of shopfront design 37 Regent Street CV32 5EE

**RESOLVED** that an objection is raised on the following grounds:

1. More detailed, site-specific information is required from the applicant regarding how adverse smoke and odour impacts will be effectively dealt with so as not to negatively impact neighbouring properties.
2. A designated noise assessment is also required to demonstrate how neighbouring properties will not be affected by the operation of additional proposed plant and equipment at this site.

We would also refer this application to the Conservation officer as the proposed design for the shopfront signage appears out of keeping with the streetscene and Conservation Area in terms of size of lettering and the projecting sign.

W/20/0441 Mr Paul Stanforth Erection of a single storey rear extension, new basement external stairs to front, pitched roof over ground floor bay window and insertion of 2 windows at basement level. Alterations to existing rear dormer and insertion of 2 rooflights 44 Portland Place East CV32 5ET

**RESOLVED** that a holding objection is raised on the following ground:

1. Refer to the Conservation officer for further investigation and information regarding works proposed on a listed building.

The Town Council also notes the CIL form is not fully completed as it should be.

W/20/0456LB Mr Paul Stanforth Erection of a single storey rear extension, new basement external stairs to front, pitched roof over bay window, insertion of 2 windows at basement level. Replacement of windows within the rear elevation. Internal alterations at all floor levels; new openings and layout at basement level, reinstatement of ground floor fireplace and installation of crittal door, alterations to form cloakroom at rear, creation of first floor family bathroom and master bedroom en-suite facility. Alterations to existing rear dormer and installation of 2 rooflights 44 Portland Place East CV32 5ET

**RESOLVED** that a holding objection is raised on the following ground:

1. Refer to the Conservation officer for further investigation and information regarding works proposed on a listed building.

The Town Council also notes the CIL form is not fully completed as it should be.

W/20/0432. Mr T Baker Change of use from dwellinghouse (use class C3a) to office (use class B1a) Old Coach House 7 Morton Street CV32 5SY

**RESOLVED** that no objection is raised

W/20/0523. Mr N Jandu Proposed loft conversion with gable end build up, rear dormer window and double glazed roof windows to the front elevation. 35 Helmsdale Road CV32 7DN

**RESOLVED** that an objection is raised on the following grounds:

1. Not in accordance with the WDC Residential Design Guide in terms of introducing a gabled roof extension to an existing hipped roof dwelling, causing harm to the character and appearance of the area and the street scene.
2. Not in accordance with Local Plan Policy BE1c) and f), constituting overdevelopment of an already extended property and substantially reducing the openness of this corner plot further.

We would also refer to WCC Highways for their input as no comments have yet been submitted.

W/20/0563 Mrs P Shields. Erection of two storey side extension; single storey rear extension and canopy roof to the front 1 Cameron Close CV32 7DZ

**RESOLVED** that no objection is raised

This property already has a conservatory where this proposed side extension will be - it would be helpful if the demolition of this existing structure could be included in the description of works to be carried out.

W/20/0479. Mr Bahia. Proposed erection of single storey rear extension and first floor rear extension. Proposed loft conversion including rear dormer. Resubmission of W/19/1820 15 Cubbington Road CV32 7AA

**RESOLVED** that an objection is raised on the following grounds:

1. The proposed development is contrary to the Residential Design Guide which states "don't introduce 2 storey flat roofed extensions - these are not appropriate or acceptable".
2. The extension would be overdevelopment of this site and would not be subservient to the original property.

W/20/0546. Mr Christian Radcliffe. Erection of single storey side and rear extension. 8 Braemar Road CV32 7EY

**RESOLVED** that no objection is raised

W/20/0506 Mr & Mrs Mason. Erection of a single storey rear extension and installation of render to exterior of existing building (resubmission of W/19 1888). 5 Cloister Crofts CV32 6QG

**RESOLVED** that no objection is raised

W/20/0549. Mr I Anderton. Erection of single storey rear and side extension, creation of new lightwell and erection of railings to front elevation. 58 Radford Road CV31 1JG

**RESOLVED** that no objection is raised subject to the approval of the Conservation officer

**154. PLANNING APPEAL NOTIFICATIONS**

There were none.

**155. PLANNING APPEAL DECISIONS**

There were none.

**156. TREE PRESERVATION ORDERS**

There were none.

**157. ANY OTHER BUSINESS**

There was none.

The meeting commenced at 6:00pm and concluded at 6:52pm.

Signed .....

Dated .....