



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE**  
**HELD ON 26<sup>th</sup> NOVEMBER 2020.**  
**THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.**

Present: Councillors Julija Boulton, Jennifer McAllister, David Brunson, Bill Gifford (substituting for Cllr Chowdry), Amanda Stevens, Janet Alty and Nick Wilkins

Apologies: Councillor Mubarik Chowdry

Absent: Councillor Navdeep Kaur Atwal

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

Councillor Alty declared a non-pecuniary interest in application W/20/1360 as she knows the owner of 35 St Mary's Road CV31 1JP which is a neighbouring property to the applicant property.

**83. PUBLIC FORUM**

No representations were made

**84. MINUTES**

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

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

**85. 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/20/1531 Ms J Auila Proposed erection of single storey side and rear extensions. Resubmission of previous application W/20/1197 8 The Close CV31 2BL

**RESOLVED** that no objection is raised.

W/20/1575 Hancock Town Planning. Conversion of first, second and third floors form Class A2 office to provide three one-bedroom flats. Estate House 4 Euston Place CV32 4LN

**RESOLVED** that no objection is raised, subject to no objection from Conservation and the removal of parking permits for future residents. The Town Council would also like to see electric vehicle charging points installed on this site.

W/20/1576LB                      Hancock Town Planning.                      Conversion of first, second and third floors form Class A2 office to provide three one-bedroom flats.                      Estate House 4 Euston Place CV32 4LN

**RESOLVED** that no objection is raised, subject to no objection from Conservation and the removal of parking permits for future residents. The Town Council would also like to see electric vehicle charging points installed on this site.

W/20/1537                      Mr G Matharu                      Retrospective application for retention of lightwells and basement windows – resubmission of previous application W/19/1828  
9 Leicester Street CV32 4TG

**RESOLVED** that no objection is raised, subject to no objection from the Conservation officer

W/20/1805LB.                      Sureway Property Services Ltd                      Changes to the interior layout to reduce the number of flats on the middle floor from 3 one bedrooms to 2 two bedroom flats. There is no change to the external elevations, windows etc. In association with NMA submitted for W/19/1142                      4 Portland Street CV32 5HE

**RESOLVED** that no objection is raised, subject to no objection from the Conservation officer and that the Unilateral Undertaking not to provide on-street parking permits for future occupants is applied again to this application as it was to the previous application.

W/20/1524                      Mr P Kunner                      Proposed erection of single storey rear extension, and two storey side extension incorporating existing single storey side element  
20 Avonlea Rise CV32 6HT

**RESOLVED** that no objection is raised

W/20/1491                      Mr & Mrs McCarthy                      Single story front extension, replacement porch, new windows and doors and external render and cladding                      27a Kenilworth Road CV32 6JD

**RESOLVED** that no objection is raised, subject to submission of a bat survey as requested

W/20/1510                      Cocker                      Two Storey Rear Extension and front open porch  
28 Freemans Close CV32 6EZ

**RESOLVED** that no objection is raised, subject to submission of information as requested by the Ecology officer

W/20/1545                      Mrs Catherine Jackson                      Proposed erection single storey flat and pitched roof rear extension. Proposed extension to existing side dormer  
29 Woodcote Road CV32 6PZ

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

This proposal has the effect of creating a flat roofed extension on the property which is not in line with the Residential Design Guide and constitutes a poor quality design solution.

W/20/1502                      Mr S Burden                      Two storey front extension & single storey rear extension  
38 Warren Close CV32 6LA

**RESOLVED** that no objection is raised

W/20/1707                      N/a                      Reserved Matters application pursuant to condition 1 of planning permission W/17/1518 for details of appearance, landscaping, layout and scale in respect of Phase 3 for the construction of three commercial units (Use Class B1 [Use Class E from 01.09.2020], B2, B8) with ancillary offices, associated infrastructure, car and cycle parking, drainage infrastructure, boundary treatments, landscaping and other ancillary works Spa Park Tachbrook Road CV31 3HH

**RESOLVED** that no objection is raised subject to the issues raised by the Environmental Health officer being resolved satisfactorily

W/20/1360                      Mr W Stuart                      First floor extension to the rear                      56 Chesham Street CV31 1JS

**RESOLVED** that no objection is raised as the amended plans submitted meet the minimum distance separation required.

**In accordance with the Council's Code of Conduct, Councillor Alty, having declared a non-pecuniary interest in the above item by reason of knowing the owner of 35 St Mary's Road CV31 1JP which is a neighbouring property to the applicant property, did not take part in the discussion thereon.**

## **86. 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 Committee.

**RESOLVED** that the determinations in the Report are noted.

## **87. PLANNING APPEAL NOTIFICATIONS**

The following Planning Appeal notifications were reported:

Application No: W/20/0121  
Applicant: Mr George Scott  
Site: 121 Warwick New Road CV32 6AB  
Description: Erection of single storey rear extension (retrospective application)

Application No: W/19/1197  
Applicant: Ms J Gill  
Site: 89 Shrubland Street CV31 2AR  
Description: Change of use from dwelling (C3) to 7 bed House in Multiple Occupation (sui generis) (retrospective)

**RESOLVED** that the Report is noted.

## **88. PLANNING APPEAL DECISIONS**

## **89. TREE PRESERVATION ORDERS**

There were none.

**90. AOB**

The Warwick District Council HMO licensing and planning permission consultation survey is now available online at:

[https://www.warwickdc.gov.uk/info/20163/private\\_housing/179/houses\\_in\\_multiple\\_occupations/3](https://www.warwickdc.gov.uk/info/20163/private_housing/179/houses_in_multiple_occupations/3)

HMO licensing and planning permission have legally been two separate pieces of legislation and one could not be used to enforce the other. However, this situation has changed following Government guidance, case law and specialist Counsel’s opinion and WDC feel that there are now two options for resolving the conflict between HMO Licensing and planning permission which they are consulting on.

All members to be sent the link to complete the survey before the deadline of 8<sup>th</sup> January 2021.

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

Signed .....

Dated .....