



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING MEETING HELD
ON 8th JUNE 2022.
THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.

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

Apologies: Councillors Julija Boulton and Janet Alty

1. ELECTION OF CHAIR OF THE PLANNING COMMITTEE 2022/23

Councillor Jennifer McAllister was nominated as Chair of the Planning Committee 2022/23 by Councillor Chowdry and seconded by Councillor Wilkins.

There were no other nominations and Councillor McAllister was duly elected Chair of the Planning Committee 2022/23.

2. ELECTION OF VICE-CHAIR OF THE PLANNING COMMITTEE 2022/23

Councillor Mubarik Chowdry was nominated as Vice Chair of the Planning Committee 2021/22 by Councillor Wilkins and seconded by Councillor Brunson.

There were no other nominations and Councillor Chowdry was duly elected Vice Chair of the Planning Committee 2022/23.

3. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

Councillor Stevens declared a non-pecuniary interest in application W/22/0654 as she was previously resident in Adelaide Road and has been a customer of the chiropody business operating from 13 Adelaide Road.

4. PUBLIC FORUM

No representations.

5. MINUTES

The Minutes of the Planning Committee held on 11th May 2022, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 11th May 2022 are confirmed and signed as a correct record.

6. MATTERS ARISING

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

- 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. Further Environmental Health comments have been submitted re need for a management plan and requisite legal policies. The case officer has confirmed the application will be considered at the next WDC Planning Committee on 21st June.

- 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. The Town Council resubmitted an objection on 17th March 2022 supporting the comments of the WCC Highways officer regarding their request for a new, WDC Parking Standards-compliant parking survey. No further updates.
- W/21/2166 – Demolition of The Waterside Inn and erection of a split level 4 and 45 storey apartment building comprising 42 residential homes – concern from Canal & Rivers Trust re scale and massing, visual impact on character and appearance of the canal conservation area, objection from Environmental Health requiring additional information on the noise assessment report and odour report and recommended conditions on air quality, lighting and land contamination, objection from the LLFA on insufficient information provided, concerns from Open Space around no Section 106 contribution and also about hedging, planting, pathways, boundary treatments, lighting and harm to local views. Also, objection from Landscape on scale, height and massing, does not preserve the appearance of the area, inadequate replacement trees proposed, objection from Conservation in terms of development being overbearing and dominant at 5 storeys, WCC Infrastructure requires Section 106 contributions for education and libraries and Warwick Town Council concurs with the Town Council's grounds for objection. Members agreed to resubmit their objection with the original grounds plus support for the objections/concerns now submitted from Conservation, Environmental Health, WCC Landscaping, the Canal & Rivers Trust and the LLFA. This was done on 22nd April. WCC Highways objection submitted on grounds of shared access with McDonalds, 1 resident support comment.
- W/22/0232 – Land south of Chesterton Gardens – 200 dwellings (appearance, landscaping, layout and scale. 18 additional resident objections registered, Landscape objection on layout, planting, hedging and trees, Highways object on lack of information provided, Stage 1 Road Safety Audit required, issues with visibility splays where Public Right of Ways cross the access road, proposed cycleways are dangerous and inadequate, road usage issues, bus stop locations require adjustment and more drawings of waste collection lorry splays required. Stagecoach Buses state they will not provide any bus routes through this development due to lack of access and investment proposed. 4 new resident objections and an objection from Cllr Will Roberts (WDC). Now there are also objections from 2 other WDC Councillors, 3 residents and the British Horse Society. Stagecoach have reiterated their original objection from 2016 to the allocation of this site in the Local Plan. A resubmitted objection from the Town Council on the grounds of supporting the comments of Landscape and Highways with an additional comment recording concern about the lack of any future proposed bus routes through this development was made as agreed on 1st April 2022.

30 further resident objections submitted, Environmental Health has requested more information on noise mitigation measures, WCC Landscaping objects on grounds of requiring adjustments to plans and required improvements to tree info, 1 resident support comment.

- W/22/0430 – 4 Melton Road – variation of condition 2 of planning permission W/20/0128 – alteration to side extension. Request for more information from Ecology.

Now showing previously approved plans showing a change to the rear roofline – no evidence of what, if any, impact this has on the interior of the property.

7. 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/22/0653 Ms Ghaffar Application for a Change of Use from a 3 bed dwelling (Use Class C3) to a 4 bed House in Multiple Occupation (HMO) (Use Class C4) (retrospective) 35 Southway CV31 2PG

RESOLVED that a holding objection is submitted until a parking survey has been completed to WDC Parking SPD standards and comments from Highways have been received. It is noted that the property has been operating as an unlicensed HMO since 2014 and that parking in this and surrounding streets is difficult. It would be helpful to know if there is indeed enough legal parking available in this and surrounding streets for this HMO to be included.

W/22/0564 Mr B Dhesi Change of use from 3 bed dwellinghouse (Use Class C3) to a 4 bed House in Multiple Occupation (HMO) (Use Class C4) 58A Clemens Street CV31 2DN

RESOLVED that no objection is raised

W/22/0725 Mr Nijjar Erection of 1no. two bed dwelling 17 England Crescent CV31 3JH

RESOLVED that no objection is raised - the Town Council notes and supports WCC Ecology's request for more information

W/22/0549 Complex Development Projects Demolition and extension of outbuilding with proposal for a rendered second floor wall adjoining the former Dole Office. Omission of proposed balcony and entrance screen as approved under application W/20/2134 The Old Dole Office Crown Building Spencer Yard CV31 3AA

RESOLVED that the Town Council supports this application in terms of appropriate and required redevelopment of this important site.

W/22/0654 Mr & Mrs P O'Reilly Application for two properties (11 & 13) for a change of use from an HMO to a single residential house with internal alterations (13), single storey rear extension to both properties, new windows and roof

windows, new railings and gate to front elevation
CV31 3PN

11 & 13 Adelaide Road,

RESOLVED that no objection is raised - the Town Council fully supports the removal of the Juliet balcony and sliding doors to the rear of no 13 as recommended by Conservation. The change back to a family home from an HMO is welcomed but 13 Adelaide Rd is not currently registered as an HMO? Also, it would have been less complicated and preferable to have had this application in as two separate applications if possible - one for each property

In accordance with the Council's Code of Conduct, Councillor Stevens, having declared a non-pecuniary interest in the above item by reason of being previously resident in Adelaide Road and having been a customer of the chiropody business operating from 13 Adelaide Road, remained in the meeting and took part in the discussion thereon.

W/22/0613 Mr O Odunai Residential development consisting of
proposed conversion and roof extension of 2 storey offices into 3 no.flats at 61 Bedford
Street. (Re-submission of W/20/2180) 61 Bedford Street CV32 5DN

RESOLVED that the Town Council would like to submit a holding objection to this application until comments are received from Conservation, WCC Highways, Waste Management, Environmental Health and Community Safety. Until these are available, there is insufficient information for us to make an informed judgement. Town Council queries fire escape route from flat 3 given no windows, just rooflights.

W/22/0614LB Mr O Odunai Convert ground and first floor and
add rear first floor and roof extension to change from offices to 3 flats 61 Bedford
Street CV32 5DN

RESOLVED that the Town Council would like to submit a holding objection to this application until comments are received from Conservation, WCC Highways, Waste Management, Environmental Health and Community Safety. Until these are available, there is insufficient information for us to make an informed judgement. Town Council queries fire escape route from flat 3 given no windows, just rooflights.

W/22/0188 Linford Properties (Leicester) Ltd Conversion of upper
floors into 5 no. flats Maisonette 35-37 Parade CV32 4BL

RESOLVED that the Town Council supports the proposed redevelopment of this town centre brownfield site with the hope that additional residents here will help support the local businesses. Still no inclusion of any cycle storage on the plans though?

W/22/0773 Warwick District Council Display of variety of official
Birmingham 2022 branded street dressing items for temporary period between 20/06/2022
until 25/08/2022. Variety of locations within Leamington Spa,
Warwick, Kenilworth and Whitnash

RESOLVED that the Town Council supports the proposed street dressings for the Commonwealth Games in Leamington Spa and looks forward to seeing them in situ.

- 5. Parking survey not done to WDC Parking SPD standards - out of term time, at the wrong time of day and using inaccurate bay measurements. Requires WCC Highways comments
- 6. No EVCP provision
- 7. Negative impact on the canal frontage - requires Conservation comments
- 8. Negative impact on the immediate neighbour's amenity (7 St David's Close) in terms of light, noise and privacy.
- 9. Requires Environmental Health comments as sited next to a public house and adjacent to local shops and takeaways. The Town Council supports the request from WCC Ecology for more information.

8. DETERMINATION OF PLANNING APPLICATIONS

Consideration was given to a Report (Report No. 9) 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 report is noted

9. PLANNING APPEAL NOTIFICATIONS

There were none.

10. PLANNING APPEAL DECISIONS

There were none.

11. TREE PRESERVATION ORDERS

There were none.

12. WDC PLANNING COMMITTEE

The last meeting took place on 11th May at which there were no Leamington Spa applications. The next WDC Planning Committee is scheduled for 21st June - the DSO will be in touch with members should representation be required on any of the applications called in for further consideration.

13. LICENSING APPLICATIONS

No current licensing applications called in for discussion

14. AOB

There was none.

The meeting commenced at 6:00pm and concluded at 7:38pm.

Signed

Dated