



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING MEETING HELD
ON 12th OCTOBER 2022.
THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.

Present: Councillors Jennifer McAllister (Chair), Amanda Stevens, Ruggy Singh, Nick Wilkins, Julija Boulton and David Brunson

Apologies: Councillors Janet Alty and Mubarik Chowdry

76 DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

Councillor McAllister declared a non-pecuniary interest in application W/22/1232LB as the Town Council member representative on the Leamington Blue Plaques Group. Councillor Wilkins declared a non-pecuniary interest in application W/22/1522 as a member of the consultative group on this project.

77. PUBLIC FORUM

No representations.

78. MINUTES

The Minutes of the Planning Committee held on 27th September 2022, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 27th September 2022 are confirmed and signed as a correct record.

79. MATTERS ARISING

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

- 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.

One additional support comment from a Leamington resident.

No objection from CCTV. Sports and Leisure request for S106 contribution of £81375. Tree Officer objection to loss of arboricultural assets and inability to replace them. Contract Services no objection although car park will need to be made wider to enable a turning circle for the refuse vehicle as shared access road with McDonalds. Canal and Rivers Trust withdrawn objection. LLFA maintains objection.

Tree Officer has withdrawn his objection, updated flood risk assessment submitted, no objection from Fire and Rescue, comments and questions from Green Space on the landscape masterplan and WCC Landscape maintains its objection.

- 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.

6 further resident objections registered and discharge of condition re. noise levels
No further updates.

- W/22/1277 – 89 Buckley Road – erection of side and rear extension – no response as yet from case officer re confirmation of no. of bedrooms. Case officer has confirmed 3 bedrooms in new uploaded floor plans. Was a 2 bed house so does not require any additional off-road parking spaces.

80. **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:

<u>W/22/0818</u>	<u>Mr R Dahiya</u>	<u>Change of use from 3 bed dwelling</u>
<u>(Use Class C3) to 3 bed House in Multiple Occupation (HMO) (Use Class C4) 75 Kennan</u>		
<u>Avenue, Leamington Spa, CV31 3HZ</u>		<u>75 Kennan Avenue CV31 3HZ</u>

RESOLVED that no objection is raised - the Town Council would appreciate confirmation of the location of the bins and cycle storage on-site.

W/22/1522 Warwick District Council Installation of a 6m CCTV
column and camera at the Eagle Recreation Ground Recreation Ground Eagle
Street Leamington Spa

RESOLVED that no objection is raised

In accordance with the Council's Code of Conduct, Councillor Wilkins, having declared a non-pecuniary interest in the above item by reason of being a member of the consultative group on this project, remained in the meeting and took part in the discussion thereon.

W/22/1188LB Mr A Goy One of the 4 original chimneys on the
building has previously been removed. The proposal is to reinstate this chimney (replicating
the design and materials of the existing chimneys) in order to allow the fitment of a flue liner
to support the addition of a multi-fuel burner on the ground floor family room of the house. An
additional wood burner will also be fitted in the ground floor study room which will involve the
fitment of a flue liner to an existing chimney serving this room 26 Avenue Road
CV31 3PQ

RESOLVED that no comments are made

W/22/1232LB Royal Leamington Spa Town Council Display of blue
plaque on frontage of property 11 Lansdowne Circus CV32 4SW

RESOLVED that no objection is raised

In accordance with the Council's Code of Conduct, Councillor McAllister, having declared a non-pecuniary interest in the above item by reason of being the Town Council member representative on the Leamington Blue Plaques Group, remained in the meeting and took part in the discussion thereon.

W/22/1509 Complex Development Projects Proposed change of
use from Nursery (Use Class E) to Learning Institution (Use Class F1) for provision of private
education and associated external alterations 5A Spencer Street CV31
3NE

RESOLVED that no objection is raised

W/22/1456LB Ms Judy Hall Reroofing Seaforth House
8 Warwick New Road CV32 5JF

RESOLVED that no comments are made

W/22/1545 Specsavers Optical Stores Ltd Proposed display of
replacement fascia sign to front elevation, with halo illuminated logo and
letters Specsavers 69 Parade CV32 4BA

RESOLVED that an objection is raised on the following ground:

1. The proposed secondary sub-lettering on the fascia is not in line with the WDC Guidance for Shopfronts and Advertisements for the Parade. Logos are also not permitted at fascia level

W/22/1210 Proposed conversion of detached garage into self-contained one
bed residential unit Flat 1 96 Radford Road CV31 1LE

RESOLVED that an objection is raised on the following grounds:

1. Overdevelopment of the site and out of keeping with the streetscene
2. Lack of amenity space for future residents
3. Insufficient off-street parking spaces shown

The Town Council also notes a lack of a proposed EVCP point and queries whether the bedroom size meets minimum requirements.

81. 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 there were no Planning Determinations on this occasion.

82. PLANNING APPEAL NOTIFICATIONS

Application No: W/22/0394TC
Applicant: Freshwave Facilities Limited
Site: Verge adjacent to MKM Building Supplies Junction of Juno Drive/Queensway CV31 3RG
Description: Prior approval for the erection of an 20.0m telecommunications monopole, 4no. equipment housing cabinets and associated ancillary works.

83. PLANNING APPEAL DECISIONS

There were none.

84. TREE PRESERVATION ORDERS

TPO No: 573 Site: 9 Elm Bank Close Lillington CV32 6LR
Tree Evaluation Method for Preservation Orders score: 20 (TEMPO suggests that a tree with a score of 16 or more definitely merits a Tree Preservation Order)
Notes: The mature tree is of very attractive open-grown form and good vigour and overall structure. The tree is readily visible as a magnificent feature in the landscape from a wide range of public viewpoints because of its scale and mass, it stands around 22m tall and has a radial crown spread of up to 9m over the owner's garden. We understand that there is pressure to prune the tree, and without the benefit of the TPO the work that is to be undertaken cannot be controlled and might damage the tree's overall form and appearance. Excessive removal of leaf area would simply promote vigorous new growth, and so any gain that might have been achieved from the pruning would, in all likelihood, be quickly reversed as the tree replaced the lost leaf area with new growth. The tree is a mature English Oak.

RESOLVED that the Tree Preservation Order is noted.

85. WDC PLANNING COMMITTEE

No representations were required at the WDC Planning Committee meeting held on 11th October 2022.

The next scheduled WDC Planning Committee meeting is due on 8th November and the DSO will be in touch if any Town Council representations are required.

86. LICENSING APPLICATIONS

No current live licensing applications in Leamington Spa.

87. AOB

There was none.

The meeting commenced at 6:00pm and concluded at 6:39pm.

Signed

Dated