



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 21st 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.

Apologies: There were none.

1. ELECTION OF CHAIR OF THE PLANNING COMMITTEE 2020/21

Councillor Julija Boulton was nominated as Chair of the Planning Committee 2020/21 by Councillor McAllister and seconded by Councillor Stevens.

There were no other nominations and Councillor Boulton was duly elected Chair of the Planning Committee 2020/21.

2. ELECTION OF VICE CHAIR OF THE PLANNING COMMITTEE 2020/21

Councillor Jennifer McAllister was nominated as Vice Chair of the Planning Committee 2020/21 by Councillor Chowdry and seconded by Councillor Boulton.

There were no other nominations and Councillor McAllister was duly elected Vice Chair of the Planning Committee 2020/21.

3. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

4. PUBLIC FORUM

No representations were made

5. MINUTES

The Minutes of the Planning Committee held on 7th May 2020, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 7th May 2020 are confirmed and signed as a correct record.

6. MATTERS ARISING

There were none.

7. PLANNING APPLICATIONS

Consideration was given to a schedule of planning applications (Report No. 8).

RESOLVED that no objections are raised to the planning applications in the schedule (Report No. 8), with the exception of the following which were discussed in greater detail:

W/20/0517 Mr C Nijjar Erection of a new dwelling following the demolition of the existing garages 21 Lee Road CV31 3JG

RESOLVED that an objection is raised on the following grounds:

1. Breach of the 45 degree line to the neighbouring property at no. 23
2. The amenity space at no 23 would be below the standard of 50 sq m for a 3 bed house and the shape of the garden makes it unuseable.
3. Overlooking of the neighbours garden at no 23, contravening Local Plan Policy BE3
4. Overdevelopment of the site resulting in non-compliance with Local Plan Policy BE1 a) and f).
5. Lack of required space to park 2 cars side by side on site at no 23 as proposed

Should permission be granted, the Town Council supports a condition requiring equivalent planting to be provided on site, and supports information being provided to Ecology as requested.

W/20/0615 Coventry Building Society Proposed display of halo-illuminated fascia signage 11-13 Parade CV32 4DG

RESOLVED that no objection is raised

W/20/0628 Balaclava Projects Change of use from bar into a residential unit 24 Russell Street CV32 5QB

RESOLVED that a holding objection is raised to this application until the HMO calculation is available.

We would also appreciate confirmation that the bins/cycle storage area will be enlarged to manage the increased usage from the new residents, and we support the removal of residential parking permits by condition.

W/20/0661 Mr N Putt Erection of single storey side/rear extension 11 Adelaide Road CV31 3PN

RESOLVED that no objection is raised - the Town Council notes that the roof should ideally contain more glazing and the extension should have a setback in order to better comply with the Residential Design Guide

W/20/0445 Pippa Leary. Proposed erection of verandah at the rear, front porch and lightwell. Revisions to fenestration 38 Beauchamp Avenue CV32 5TA

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

W/20/0511 Everards Brewery Installation of new doors from outbuilding to yard area, new retractable roof to cover and flat roof infill section to yard area. Somerville Arms 4 Campion Terrace CV32 4SX

RESOLVED that the application is supported as the proposed changes improve accessibility and capacity without requiring internal changes

W/20/0639 Mr R Spencer Erection of single storey rear extension; 2 dormers to the front; a detached outbuilding for garage and workshop to the rear and cladding on the front elevation (resubmission of W/20/0316) 1 Farm Road CV32 7RP

RESOLVED that no objection is raised - the Town Council supports further information provided to Ecology as requested.

W/20/0592 Mr M Burgess Erection of part-single, part-two storey side extension to the southern wing; raising of the parapet wall to the northern wing; replacement of roof covering and various internal alterations 39 Northumberland Road CV32 6HF

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

W/20/0587 Chamberlain Erection of single storey front; single storey rear extension with balcony; alterations to existing bow window on front and oriel window on side elevation and proposed render/cladding 7 Wheathill Close CV32 6PL

RESOLVED that an objection is raised on the following grounds:

1. The proposed balcony would overlook the garden space at no 5, causing loss of amenity in contravention of Local Plan Policy BE3 and the WDC Residential Design Guide.

The Town Council also notes that permission for a balcony was refused in an earlier application with accepted amended plans showing a Juliet balcony instead. What is shown on the current plans as existing does not appear to be a Juliet balcony but rather a proper balcony which would not be accordance with what was permitted. Could confirmation be given, please, that what exists now is a Juliet balcony or not?

6. PLANNING APPEAL NOTIFICATIONS

Application No: ACT/097//17

Applicant: Ms Melanie Duggan

Site: 2 Satchwell Place CV31 1HT

Description: Without planning permission and without listed building consent, the erection of a concrete and timber fence around the boundary of the front garden of the Land

7. PLANNING APPEAL DECISIONS

Application No: W/19/1299

Applicant: Mr R Scimeca, RLS Property Limited

Site: 19 Camberwell Terrace CV31 1LP

Description: Reapplication for change of use of C3 (dwelling) to C4 (House in Multiple Occupation) for up to six residents (retrospective)

Decision: Dismissed

Application No: W/19/1299

Applicant: Mr R Scimeca, RLS Property Limited

Site: 19 Camberwell Terrace CV31 1LP

Description: Reapplication for change of use of C3 (dwelling) to C4 (House in Multiple Occupation) for up to six residents (retrospective)

Decision: Dismissed

8. TREE PRESERVATION ORDERS

There were none.

9. ANY OTHER BUSINESS

There was none.

The meeting commenced at 6:00pm and concluded at 6:58pm.

Signed

Dated