



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 8th AUGUST 2019 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors Julija Boulton, Janet Alty, Navdeep Kaur Atwal, Mubarik Chowdry, Jennifer McAllister and Nick Wilkins

Apologies: Councillors Heather Calver and David Brunson

43. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

44. PUBLIC FORUM

No representations were made

45. MINUTES

The Minutes of the Planning Committee held on 27th June 2019, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 27th June 2019 are confirmed and signed as a correct record.

46. MATTERS ARISING

There were none.

47. 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/19/1132 LD Estates Ltd Proposed construction of 2 no. mews townhouses with car parking at ground floor level Land off John Street CV32 5EP

RESOLVED that no objection is raised

W/19/0905 Mr Nijjar Ground floor extensions and alterations to subdivide an existing 1 bed ground floor flat into 2x1 bedroom flats plus first floor extensions and alterations to add a 6th bedroom and a living room to the existing HMO The Wheatsheaf Inn 163 Tachbrook Road CV31 3BE

RESOLVED that no objection is raised - The Town Council notes and supports the comments regarding the current non-compliance of the property with Building Regulations covering escape in the event of a fire and that this can be resolved with some changes to the proposed design.

W/19/01177 Mr Nick Byrd Prior approval for proposed change of use of building from office use (B1a) to residential use (C3) under schedule 2, part 3, class 0 of the GPDO 2015 16 Cross Street CV32 4PX

RESOLVED that no objection is raised - The Town Council notes that this property falls within the employment area as defined on the Local Plan Policies Map for Leamington Spa and, as such, contravenes Policy TC12 regarding not permitting changes of existing employment buildings to non-class B uses. The Town Council also wishes to flag a concern regarding a possible lack of light to habitable rooms in Unit 3 and potential issue with escape in the event of a fire at the front of this unit.

W/19/1178 Ms Aoife Abbey Proposed single storey rear extension 17 Binswood Street CV32 5RW

RESOLVED that no objection is raised - The Town Council hopes that detailed discussions between the applicant and the conservation officer would result in an agreed acceptable design.

W/19/0927 Mrs T Watkins Change of use from retail (A1) to dog grooming salon (sui generis) 40 Kennedy Square CV32 4SY

RESOLVED that no objection is raised, subject to the applicant submitting the required information regarding the appropriate noise mitigation measures required

W/19/1013LB Beker Two storey rear extension and single storey rear extension with glazed roof and internal alterations to relocate the utility to the ground floor, to relocate the bathroom and add a 3rd bedroom and en-suite 33B Clarendon Square CV32 5QY

RESOLVED that an objection is raised on the following grounds:

1. Contravention of the 45 degree rule
2. Negative impact on the neighbours' amenity in terms of loss of light and privacy as a result of overlooking
3. Removal of a wall which makes a positive contribution to the character and appearance of this part of the Royal Leamington Spa Conservation Area.

W/19/1012 Beker Two storey rear extension and single storey rear extension with glazed roof and internal alterations to relocate the utility to the ground floor, to relocate the bathroom and add a 3rd bedroom and en-suite 33B Clarendon Square CV32 5QY

RESOLVED that an objection is raised on the following grounds:

1. Contravention of the 45 degree rule
2. Negative impact on the neighbours' amenity in terms of loss of light and privacy as a result of overlooking
3. Removal of a wall which makes a positive contribution to the character and appearance of this part of the Royal Leamington Spa Conservation Area.

W/19/1076 Mr Simon Haynes Erection of a single storey rear store following demolition of the existing store and new boundary treatment of northern boundary Rear of 25 Regent Street CV32 5EJ

RESOLVED that no objection is raised

W/19/1087LB Mr Simon Haynes Erection of a single storey rear store following demolition of the existing store and new boundary treatment of northern boundary Rear of 25 Regent Street CV32 5EJ

RESOLVED that no objection is raised

W/19/0915 Mrs J Deeming Proposed erection of single storey rear extension, two storey side extension with loft conversion and relocation of single garage 36 Kelvin Road Lillington CV32 7TE

RESOLVED that no objection is raised

W/19/1110 Mr J Johnson Two storey rear extension 1 Hirsell Gardens Woodcote Road CV32 6QH

RESOLVED that no objection is raised

W/19/1037LB Mr T Sharvell Replace rear verandah roof 15 Milverton Crescent CV32 5NG

RESOLVED that no objection is raised

W/19/1036 Mr T Sharvell Replace rear verandah roof 15 Milverton Crescent CV32 5NG

RESOLVED that no objection is raised

48. PLANNING DETERMINATIONS

A schedule of applications (Report No. 7) determined by the Planning Authority since the last meeting had been circulated and was considered.

49. PLANNING APPEAL NOTIFICATIONS

Application No: W/19/0104
Applicant: Mr S Hain
Site: 1 Clarendon Place CV32 5QL
Description: Erection of single storey rear extension and alterations (amendment to planning permission ref W/18/0320)

Application No: W/19/0105LB
Applicant: Mr S Hain
Site: 1 Clarendon Place CV32 5QL
Description: Erection of single storey rear extension and alterations (amendment to planning permission ref W/18/0320)

Application No: W/19/0209
Applicant: McLagan Investments Ltd
Site: Asda Supermarket Chesterton Drive CV31 1YJ
Description: Proposed replacement external pod to be used by Timpsons for A1 (retail) / A2 (financial & professional services).

50. PLANNING APPEAL DECISIONS

There were none.

51. TREE PRESERVATION ORDERS

There were none.

52. ANY OTHER BUSINESS

Cllr Alty will represent the Town Council Planning Committee on application W/19/1007 – Land off Leam Street CV31 1DY – at Warwick District Council Planning Committee on 13th August 2019. Cllrs Boulton and McAllister will attend as observers.

The meeting commenced at 6:00pm and concluded at 7:02pm.

Signed

Dated