



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING MEETING HELD
ON 3rd NOVEMBER 2022.
THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.

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

Apologies: Councillor Janet Alty

76. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

77. PUBLIC FORUM

No representations.

78. MINUTES

The Minutes of the Planning Committee held on 12th October 2022, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 12th October 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.

Conservation maintains objection on grounds of overbearing impact on the Canal Conservation Area, LLFA has no objections subject to conditions.

- 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.

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/22/0463</u>	<u>TPP Syndicates Limited</u>	<u>Demolition of cadet hut and storage building; erection of a building consisting of six residential flats and basement cadet facilities, parking areas and all associated works (Please note amended description and design)</u>
	<u>Land adjacent, 9 Clarendon Place CV32 5QL</u>	

RESOLVED that the Town Council acknowledges and appreciates attempts made by the applicant to address concerns raised about the application during the process.

No objection subject to no objection from Conservation, Environmental Health and WCC Highways. The Town Council would like to see the inclusion of EVCPs on the plans and a Section 106 contribution towards green spaces as

the proposed development is lacking the required amenity space for future residents

W/22/1546 GSK Developments Demolition of existing building
and erection an apartment building comprising 8 units 16 Cross Street CV32
4PX

RESOLVED that the Town Council is supportive of an appropriate redevelopment of this brownfield site but would like to reiterate its objection to this application on the following grounds:

1. Overdevelopment of the site
2. Negative impact on the neighbours' amenity in terms of loss of light and overlooking
3. Holding objection until comments are received from Conservation, Environmental Health and WCC Highways

The plans do not appear to be much altered from the application W/22/0125 which was refused earlier this year

W/22/1618 Wareing and Co Demolition of an unlisted
building within a Conservation Area, retaining existing substation 85 Bedford
Street CV32 5DN

RESOLVED that no objection is raised

W/22/1601 GeeBee Investments Ltd Application for a
change of use from a 3 bed dwelling (use class C3) residential to 3 bed House in Multiple
occupation (use class C4) 7 Limeview Gardens CV32 7DX

RESOLVED that no comments are made. The Town Council supports the comments of Private Sector Housing re an additional light/window to the third floor window

W/22/1602 GeeBee Investments Ltd Application for a
change of use from a 3 bed dwelling (use class C3) residential to 3 bed House in Multiple
occupation (use class C4) 8 Limeview Gardens CV32 7DX

RESOLVED that no comments are made

W/22/1578 Stansgate Planning Proposed single
storey rear extension, air source heat pump and enclosure of front porch 23
Freemans Close CV32 6EZ

RESOLVED that no comments are made

81. DETERMINATION OF PLANNING APPLICATIONS

There were none.

81. PLANNING APPEAL NOTIFICATIONS

(enforcement notification)

Application No: ACT0185//18
Applicant: B&R Khera Ltd
Site: Thomas James Hotel 45-47 Bath Street CV31 3AG

Description: Without Listed Building Consent, the removal of 15 historic timber window frames from the rear elevation and replacement by the installation of a uPVC window frames.

83. PLANNING APPEAL DECISIONS

There were none.

84. TREE PRESERVATION ORDERS

There were none.

85. WDC PLANNING COMMITTEE

8th November Committee meeting has two Leamington Spa applications on the Agenda for further discussion and 9th November Committee meeting has 1 Leamington Spa application on the Agenda for further discussion.

These have been sent out on Referrals to members – please contact the DSO by 12pm on Friday 4th November to be registered to speak.

86. LICENSING APPLICATIONS

No current licensing applications called in for discussion

87. AOB

- Coventry City Council HMO DPD consultation – to note and discuss the potential for future development and application of similar policies in Leamington Spa, particularly in light of the emerging Joint Local Plan.

The DSO outlined the draft policies within this document to members, underlining how much more specific and area pertinent they are relating to the wards in Coventry most affected by the exponential growth of HMOs.

- Cllr Boulton requested an update on the status of William Walsgrave House in Leamington – the DSO to request this from WDC Development Manager.

The meeting commenced at 6:00pm and concluded at 6:44pm.

Signed

Dated