



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING MEETING HELD
ON 11th MAY 2022.
THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.

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

Apologies: Councillors Mubarik Chowdry, Julija Boulton and Janet Alty

198. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

Noted that the applicant for application W/22/0534LB is the Town Council.

199. PUBLIC FORUM

No representations.

200. MINUTES

The Minutes of the Planning Committee held on 21st April 2022, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 21st April 2022 are confirmed and signed as a correct record.

201. 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. Still no further progress to report as yet.
- 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. No further comments since then on the portal.

- 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.
- 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. No further response to the Town Council holding objection as yet.

202. 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/22/0329 Network Rail Proposed display of 1 no. replacement externally illuminated 48 sheet advertisement billboard with 1no. 48 digital LED advertisement display Leamington Spa Railway Station Old Warwick Road CV31 3NS

RESOLVED that no objection subject to the condition recommended by the Environmental Health officer re reduced lighting levels at night.

W/22/0463 TPP Syndicates Ltd Demolition of cadet hut and storage building; erection of building consisting of eight residential flats, manager's office and

basement cadet facilities, parking areas and all associated works Land adjacent to
9 Clarendon Place CV32 5QL

RESOLVED that the Town Council supports a sensitive, effective redevelopment of this brownfield site in the town centre. No objection subject to no objection from Conservation, Environmental Health and WCC Highways. The Town Council would like to see the inclusion of more EVCPs if possible on site, and a Section 106 contribution towards green spaces as the proposed development is lacking in the required amenity space.

W/220534LB Royal Leamington Spa Town Council Replace the
signage indicating 'Telephone' at the top of the telephone kiosk with signage indicating 'Art
Box'. Font to be used will match that of font used on one of the other telephone kiosks in this
group of three which now reads 'Defibrillator Telephone Kiosk Clarendon
Avenue

RESOLVED that no objection is raised

W/22/0413 Mrs Hemmings installation of proposed
swimming pool in rear garden. Installation of paving around swimming pool at existing
ground level. Proposed demolition and rebuilding of existing garden wall 22
Avenue Road CV31 3PQ

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

W/22/0436LB Mrs Hemmings installation of proposed
swimming pool in rear garden. Installation of paving around swimming pool at existing
ground level. Proposed demolition and rebuilding of existing garden wall 22
Avenue Road CV31 3PQ

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

W/22/0313 Mr H Singh Change of use from dwelling house (use
class C3) to a small House in Multiple Occupation (use class C4) 68 Braemar
Road CV32 7EY

RESOLVED that an objection is raised on the following ground:

Insufficient parking provision on site exacerbating on street parking, particularly opposite a T junction.

The Town Council also has concerns regarding bedroom 5 being located off the kitchen and near the conservatory in terms of negative noise impacts, and light pollution from the conservatory during the evenings impacting on the immediate neighbours. The property, should it become a 5 bed HMO, appears overcrowded and not to be providing adequate indoor communal space for residents.

W/22/0305 O'Sullivan & Lucey Erection of a pair of semi-
detached two bedroom houses on land adjacent to 3 Gulistan Road 3
Gulistan Road CV32 5LU

RESOLVED that no objection is raised, subject to no objection from WCC Highways with particular regard to the parking survey and adequacy of local on street parking provision. The Town Council supports the request from

Ecology for more information and notes the lack of any EVCP points for future provision.

W/21/2193 Leamington Central Ltd Proposed erection of mixed use general industrial and storage/distribution (B2/B8) unit with ancillary office space, associated access and parking - amended plans (revised site layout and amended description)
Land off Berrington Road CV31 1PZ

RESOLVED that no objection is raised

203. DETERMINATION OF PLANNING APPLICATIONS

Consideration was given to a Report (Report No. 7) 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 to be considered on this occasion.

204. PLANNING APPEAL NOTIFICATIONS

There were none.

205. PLANNING APPEAL DECISIONS

Application No: W/21/1889
Applicant: Mr & Mrs Galloway
Site: 12 Almond Avenue CV32 6QD
Description: Erection of single storey rear extension, hipped roof over existing two storey side extension, erection of rear dormer and installation of rooflights to facilitate a loft conversion.
Decision: Allowed

206. TREE PRESERVATION ORDERS

There were none.

207. WDC PLANNING COMMITTEE

The next WDC Planning Committee is scheduled for 18th May. There are no Leamington Spa applications to be considered. The following meeting 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.

208. LICENSING APPLICATIONS

No current licensing applications called in for discussion

209. AOB

Members were reminded that the next Planning meeting is scheduled for Wednesday 8th June 2022 a meeting of the full Town Council is scheduled for Thursday 9th June 2022. This is the anomalous 4 week cycle which occurs once a year.

The meeting commenced at 6:00pm and concluded at 6:54pm.

Signed

Dated