



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 10th OCTOBER 2019 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors Jennifer McAllister, Janet Alty, Mubarik Chowdry, David Brunson, and Nick Wilkins

Apologies: Councillor Julija Boultone

Absent: Councillor Navdeep Kaur Atwal

74. CHAIR

In the absence of the chair of the Planning Committee, Cllr Boultone, the vice chair of the Planning Committee, Cllr McAllister, took this meeting.

75. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

Councillor Alty declared a non-pecuniary interest in application W/19/1541 as she had expressed her predetermination of this application to members of the public.

76. PUBLIC FORUM

No representations were made

77. MINUTES

The Minutes of the Planning Committee held on 19th September 2019, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 19th September 2019 are confirmed and signed as a correct record.

78. MATTERS ARISING

Councillor McAllister reported on the outcomes of the Warwick District Council Planning Committee meeting on 9th October 2019 regarding applications W/18/2387 (73 Warwick Street CV32 4RQ) and W/19/1310 (William Wallsgrove House 26 Lillington Road). Councillor Boultone spoke on W/19/1310 during a discussion which lasted 2 hours. Temporary permission was granted for a 6-month period with more information and updates required from the police and hostel staff during that period. A working group is to be set up to oversee progress including a District Councillor, hostel staff and neighbours of the property. This permission will include Winter 2019 which will enable the working group to see how well the hostel functions when the SWEP protocol is activated and the numbers admitted can increase to a limit of 30 rather than the usual limit of 22.

Councillor McAllister spoke on application W/18/2387, pointing out the lack of any affordable housing element in contravention of Local Plan policy H2, and a total lack of parking provision. Permission was granted based on a viability report showing the development would not be deliverable if affordable housing was included and the inclusion of temporary parking permits at Covent Garden park and promotion of the car club for Leamington Spa.

JMc

79. 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/19/1197 Gill Change of use from dwelling (Class C3) to 7 bed house in multiple occupation (Class Sui Generis) (retrospective) 89 Shrubland Street CV31 2AR

RESOLVED that no objection is raised – town council notes the breach of the Local Plan policy H6a) regarding the HMO calculation and the fact that this road is not a main thoroughfare.

Following further consideration by members of the Planning committee present on 10th October 2019, this response was changed to an objection on the above grounds on 15th October 2019.

W/19/1309 Shire Developments Ltd Demolition of existing semi-detached houses and erection of a residential block containing 9 apartments 90 Queensway CV31 3JZ

RESOLVED that no objection is raised - the Town Council supports the comments of the Environmental Health officer in requesting more information on potential road traffic noise impacts on future residents of this development and the requirement for a construction management plan and details of the proposed electric vehicle charging infrastructure. No flooding/drainage survey has been submitted and this area is prone to flooding.

In accordance with the Council's Code of Conduct, Councillor Alty, having declared a non-pecuniary interest in the below item by reason of predetermination, left the meeting whilst this item was discussed.

W/19/1316 GSP Construction Ltd Change of use from security office for nearby student accommodation to student accommodation (2 bedrooms). Use class Sui Generis Pumping Station Tachbrook Road

RESOLVED that no objection is raised.

Councillor Alty rejoined the meeting at this point.

W/19/1541 Mr F Vuscan Raise the existing fence to allow for a minimum of 1700mm between the decking and top of the fence. Build decking in the back of the house on a sloped terrain, going above the 300mm maximum height permitted. Resubmission of W/19/0226 12 Southlea Avenue CV31 3JN

RESOLVED that no objection is raised

W/18/2200LB Warwick District Council Restoration/repair of the Bandstand - Amendment to Application Ref. W/15/0928/LB. Replacement floor deck, new access hatch to undercroft to be installed in floor deck, installation of a metal grille over external access to undercroft, additional stonework to the decking edge and revision to main steps design (part-retrospective) Bandstand Pump Room Gardens

RESOLVED that no objection is raised - the Town Council supports the request of CAF for further information regarding the metal grille to be installed over the external access to the undercroft. Is this to be permanently fixed closed? If the hatch access in the floor deck is compromised and unavailable at any point, can the undercroft still be accessed via the door?

W/19/1338 Mr A Muir Display of 1 no externally illuminated fascia sign and 1 no externally illuminated hanging sign The Restaurant 33-39 Regent Grove CV32 4NY

RESOLVED that an objection is raised on the following ground:

1. The signage is described as "externally illuminated" - this has the potential for creating nuisance issues for the immediate neighbours and does not comply with the WDC Shopfront Guidance. Halo illuminated lettering is preferred if illumination is necessary.

W/19/1520 Mr S Bahia Replacement of flat roof with pitched roof to front single storey 86 Villiers Street CV32 5YE

RESOLVED that no objection is raised

W/19/1210 Mr & Mrs Glendinning Proposed part single and two storey rear extension with first floor balcony, addition of proposed front dormer roof extension and proposed decking 60 Northumberland Road CV32 6HB

RESOLVED that no objection is raised - the Town Council notes that the new dormer to the front of the property seems out of keeping with the design of the house and that perhaps a velux window would have less impact. There is potentially also a degree of overlooking created by the balcony and this element could be reviewed.

W/19/1564 Mr Martin Hurst Proposed removal of existing garden boundary wall and hinged wooden gates. Proposed erection of a new wall in same position with bricks to match existing, with wrought iron fencing over and sliding wrought iron gates 40 Northumberland Road CV32 6HB

RESOLVED that no objection is raised

W/19/1405 Mr S Virdi Two storey side and rear extension 941 Radford Road CV31 1JX

RESOLVED that no objection is raised - the Town Council notes that the proposed two storey side extension will be very close to the common boundary which is the highway but also that the plot is already quite closed and does not contribute particularly to the character and appearance of the streetscene.

W/19/1512 Mr Jones Proposed first floor extension 2a St Fremund Way CV31 1AB

RESOLVED that no objection is raised subject to the 45 degree line being complied with.

W/19/1393 Ms S Cassidy Demolition of conservatory and
erection of single storey rear extension with balcony area and rear roof dormer
(amended plans) 157 Leam Terrace CV31 1DF

RESOLVED that no objection is raised

W/19/1299 RLS Property Ltd Change the use of C3 (dwelling)
to C4 (House in Multiple Occupation) for up to six residents (Retrospective
Application) 19 Camberwell Terrace CV31 1LP

RESOLVED that an objection is raised on the following grounds:

1. Contravention of Policy H6a) of the Local Plan at 13.2%
2. Application property is not in a mixed-use area on a main thoroughfare
3. No on-site parking provision made, nor any cycle parking.

80. PLANNING DETERMINATIONS

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

81. PLANNING APPEAL NOTIFICATIONS

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)

Application No: W/19/0596
Applicant: Ballinger Properties
Site: Land off Leam Street CV31 1DY
Description: Demolition of front part of existing brick wall to allow for a wider access into the site to the rear

82. PLANNING APPEAL DECISIONS

There were none.

83. TREE PRESERVATION ORDERS

There were none.

84. ANY OTHER BUSINESS

There was none.

The meeting commenced at 6:00pm and concluded at 7:38pm.

Signed J. McAlinden
Dated 31/10/2019