



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 13 JUNE 2013 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors: John Knight (Chairman), Balvinder Gill, Roger Copping (Substituting for Simon Lytton) Bill Gifford and Ann Morrison.

Apologies for absence were received from Councillors Simon Lytton and Amanda Stevens

In attendance: Laura Snell (WDC Planning Officer)

There were no members of the public present.

13. DECLARATIONS OF INTERESTS AND REQUIREMENTS FOR DISPENSATIONS

In accordance with the Council's Code of Conduct, Cllr. Bill Gifford declared a disclosable pecuniary interest in Planning Application W/13/0753.

14. PUBLIC FORUM

There were no members of the public present.

Councillor Gifford spoke on Application W/13/0753. He pointed out that the existing agreed signage complied with the District Council's Conservation Area Policies whereas the new signage by the height, size of letters and colouring does not. There would be unacceptable adverse impact on the surrounding area and residential properties.

15. MINUTES

The Minutes of the Meeting of the Planning Committee held on 23 May 2013, having been circulated, were considered.

RESOLVED that the Minutes of the meeting of the Planning Committee held on 23 May 2013 are confirmed and signed as a correct record

16. PLANNING APPLICATIONS

W/13/0242 Mr Rendle Erection of two storey rear extension to provide new dining kitchen and additional bedroom; demolish existing conservatory, outside WC and store. 12 St Helen's Road, CV31 3QQ.

RESOLVED that no objection is raised.

W/13/0648 Mr Nijjar Conversion of garages to form 2 additional bedrooms to existing 6 bed House in multiple Occupation (total beds 8) (Resubmission of W/13/0167). 2 Wych Elm Drive CV31 3QR.

RESOLVED that an objection is raised for the following reasons:

1. This property is situated in a family housing area and the proposed increased occupancy levels will create additional noise and could give rise to anti-social behaviour.
2. The proposed parking arrangements fall short of current parking policies and raise on-street parking and highway safety issues
3. The proposed bedrooms appear to be of an inadequate size.

W/13/0679 Mr K S Lall First floor level rear extension to form extended office space and additional bathroom above existing kitchen. 16 Aylesford Street CV31 2AL.

RESOLVED that no objection is raised.

W/13/0705 Mr Neil Collins Change of use from Dwelling (use Class C3) to a small HMO (use Class C4) 123 Tachbrook Street CV31 2BQ.

RESOLVED that an objection is raised for the following reasons:

1. These proposals will increase the number of HMOs in this area to an unacceptable level.
2. Insufficient off-street parking provision which will exacerbate the parking issues on-street
3. The proposals fail to make adequate provision for the security of the building and its occupants.

W/13/0431 Ms Conway Change of use from Royal British Legion Club to a family membership club to provide children's activities, parenting workshops, lifestyle activities, after-school activities, evening dining events, family parties, pop-up boutique shops, cinema room, children's play areas and a coffee house. 14 Kenilworth Street CV32 4QS.

RESOLVED that no objection is raised.

W/13/0526 Mr A Pearn Erection of conservatory to side and single storey front extension to the existing side wing. 1a Kenilworth Road Cv32 5TG.

RESOLVED that no objection is raised.

W/13/0632 Lloyds TSB Bank plc. Installation of new ATM through shop front with a new illuminated acrylic ATM collar and new frosted glass pane. Cheltenham & Gloucester 19 Parade CV32 4DE.

RESOLVED that no objection is raised.

W/13/0633 Lloyds TSB Bank plc. Installation of new ATM through shop front with a new illuminated acrylic ATM collar and new frosted glass pane. Cheltenham & Gloucester 19 Parade CV32 4DE. (advertisement consent)

RESOLVED that no objection is raised.

W/13/0645 LB Lloyds TSB Bank plc. Installation of new ATM in shop front glazing and new frosted glass pane. Cheltenham & Gloucester 19 Parade CV32 4DE.

RESOLVED that no objection is raised.

W/13/0638 Coco Beauty Change of use of first floor from offices (use Class B1) to a Massage & Beauty Salon (Sui Generis) 13a Park Street CV32 4QN

RESOLVED that no objection is raised.

W/13/0649 Mr C Ainslie Proposed insertion of 2 velux roof lights on north facing roof slope. 6A Duke Street, CV32 4TR.

RESOLVED that no objection is raised.

W/13/0655 Ms Ward & Mr Daniel Taylor Ground floor rear kitchen extension including demolition of rear garage and boundary wall. 22 Campion Terrace, Cv32 4SX.

RESOLVED that no objection is raised.

W/13/0656 CA Ms Ward & Mr Daniel Taylor Demolition of rear boundary wall. 22 Campion Terrace, CV32 4SX.

RESOLVED that no objection is raised.

W/13/0674 Nando's Chickenland Ltd. Installation of 2 retractable awnings. Unit SU9b and SU10 Livery Street, Regents Court, CV32 4NP

RESOLVED that no objection is raised.

W/13/0675 Nando's Chickenland Ltd. Display of 4 sets of non-illuminated lettering on retractable awnings. Unit SU9b and SU10 Livery Street, Regents Court, CV32 4NP

RESOLVED that no objection is raised.

W/13/0753 Vue Cinemas Replacement signage. Apollo Cinema, Portland Place East, CV32 5ET.

RESOLVED that an objection is raised for the following reasons:

1. The proposed signs are too large and do not conform with current Conservation Area guidelines.
2. The height and size of the signage adversely impact on the surrounding area and residential properties.

Note: In accordance with the National Code of Conduct, Cllr Gifford declared a disclosable pecuniary interest in the above item, by reason of being a resident in Augusta Place, left the meeting and took no part in the discussion and voting thereon.

W/13/0369 Mr Bates Proposed rear/side extension and internal alterations. 53 Newbold Terrace East, CV32 4EZ.

RESOLVED that no objection is raised.

W/13/0587 Bank of Ireland Installation of a new bank of Ireland ATM through the brickwork to the right hand side of the main entrance door. Lillington Post Office, 29 Crown Way, Lillington, CV32 7SQ.

RESOLVED that no objection is raised.

W/13/0587 Bank of Ireland Installation of a new bank of Ireland ATM through the brickwork to the right hand side of the main entrance door. The ATMs have a small amount of advertising on them. The 'free cash withdrawals' text to the top of the ATM is illuminated. Lillington Post Office, 29 Crown Way, Lillington, CV32 7SQ.

RESOLVED that no objection is raised.

W/13/0688 Mr & Mrs Barrett Application for removal of condition 3 of planning permission W/12/0971 relating to materials to be used for approved rear first floor extension. 4 Sudbury Close Lillington CV32 7PR.

RESOLVED that no objection is raised.

W/13/0697 Mr & Mrs Perry Proposed construction of a garden cabin (part retrospective application) Land adjacent, 30 South View Road, Cubbington CV32 7JD.

RESOLVED that no objection is raised

W/13/0584 Mr J Atkinson Erection of single storey rear extension. 9 Stirling Avenue, Lillington, CV32 7HN

RESOLVED that no objection is raised.

W/13/0624 Mr Ellis Proposed alterations to the existing dwelling frontage including replacing the existing first floor bay window flat roof with a dual pitched gabled roof. Creating a tiled monopitched roof concealing the existing flat roof above the study and tying that into the existing pitched garage roof along with replacing the existing patio doors to this room with brickwork infill and new window. The existing parapet to the store adjacent to the garage is also to be replaced. 56 Leicester Lane, Lillington CV32 7HF.

RESOLVED that no objection is raised.

W/13/0440 Mr & Mrs Strain Proposed two storey front, rear and side extension. Proposed single storey side extension. 2 Borrowdale Drive, Milverton, CV32 6NY.

RESOLVED that no objection is raised

W/13/0506 Mrs McKinnon Proposed rear single storey extension. 26 Ullswater Avenue, CV32 6NH.

RESOLVED that no objection is raised.

W/13/0546 Mr Steve Platt. Proposed single storey extension to rear. 11 Strathearn Road, CV32 5NN.

RESOLVED that no objection is raised.

W/13/0548 Mr Mick Connell Proposed demolition of single storey rear wing and proposed single storey rear extension. 13 Strathearn Road, CV32 5NN.

RESOLVED that no objection is raised.

W/13/0650 Mr S Evans Two storey rear and single storey side extension and new roof over existing single garage to the front of the property. 15 Borrowdale Drive, Milverton CV32 6NY.

RESOLVED that no objection is raised

W/13/0660 Mr Robert Davis Change of use from Bed & Breakfast (Use Class C1) to a dwelling house (use Class C3) York House Hotel, 9 York Road, CV31 3PR.

RESOLVED that no objection is raised

W/13/0703 LB Mrs Rebecca Millward-Boyton Proposed internal and external alterations to lower ground floor. Proposed demolition of conservatory and balcony/stairs and replacement veranda. 8 portland place West, CV32 5EU.

RESOLVED that no objection is raised.

W/13/0500 Mr Sapra Proposed detached double garage with flat above. 11 Church Hill, CV32 5AZ.

RESOLVED that no objection is raised

W/13/0729 Mrs S Kleinmann Retrospective application for the replacement of metal frame windows and doors with UPVC units. 77 Coniston Road CV32 6PF.

RESOLVED that no objection is raised.

W/13/0611 Building & Plumbing Supplies limited Demolition of existing shop/showroom and construction of three dwellings. 3 George Street CV31 1ET.

RESOLVED that an objection is raised for the following reasons:

1. The current proposals, particularly relating to the corner property result in overdevelopment of the site.
2. Insufficient parking provision which will exacerbate the issues currently relating to on-street parking.

W/13/0612 CA Building & Plumbing Supplies limited Demolition of existing shop/showroom. 3 George Street CV31 1ET.

RESOLVED that an objection is raised for the following reason:

The existing shop/showroom should not be demolished until a suitable development proposal is agreed.

W/13/0657 Wareing & Company Change of use from a warehouse/industrial unit to Class D2 leisure purposes. 28 Longfield Road, Sydenham Industrial Estate, CV31 1XB

RESOLVED that no objection is raised.

W/13/0666 Mr Inder Kundi First floor rear extension. 4 Gordon Street CV31 1HR.

RESOLVED that no objection is raised.

W/13/0712 Mr & Mrs I Sandhu Proposed single storey rear extension, new fgarage to side of property and rear box dormer window. 15 Cowdray Close, Sydenham CV31 1LB.

RESOLVED that no objection is raised.

17. PLANNING DETERMINATIONS

A schedule of applications determined by the Planning Authority since the last meeting had been circulated and was considered.

RESOLVED that the Planning Determinations are noted.

18. PLANNING APPEAL NOTIFICATIONS

There were none

19. ENFORCEMENT APPEAL NOTIFICATIONS

There were none.

20. PLANNING APPEAL DECISIONS

To note the Planning Appeal Decision below:

Application No. W/12/0659
Appeal by: Mr John Holmes
Site: 64 Clarendon Avenue, Leamington Spa, CV32 4SA
Description: Refusal to grant planning permission.
Appeal: Dismissed.

RESOLVED that the Planning Appeal Decision is noted.

21. TREE PRESERVATION ORDER NOTIFICATIONS

There were none.

22. ANY OTHER BUSINESS

The Committee considered a request by Councillor Gifford for the meeting, due to be held on Thursday 4th July 2013, to be rearranged to avoid a clash with the North Leamington Community Forum at which the District's draft Local Plan will be debated. It is anticipated that those Town Councillors representing North Leamington will wish to attend.

RESOLVED that the meeting due to be held on 4th July 2013 is rearranged to Wednesday 3rd July at 6.30pm.

The Committee noted that Warwick District Council's draft Policy and Guidelines on the provision of Houses in Multiple Occupation (HMOs) was due to be debated at the District Council's Executive meeting on 19 June 2013.

The Committee expressed their surprise and concern, as a prime Consultee in the Planning process, that the Town Council had not been invited to participate in the initial consultation process through which the draft Policy and Guidelines had been drawn up, particularly since specific reference is made in the accompanying report

to the District's Executive Committee with regard to the concentration of HMOs in South Leamington, which is an issue that they have highlighted when considering Planning applications.

RESOLVED that Warwick District Council is informed of the Town Council's disappointment that they were not consulted in the initial process which resulted in the draft guidelines and policy and that they expect to be included as a formal Consultee on the draft guidelines and policy.

The meeting commenced at 6.30 pm and finished at 7.40pm

Signed

Dated