



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 13 SEPTEMBER 2018 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors John Knight (Chair), Janet Alty, Caroline Evetts, Daniel Howe, Jill Barker and Tom Kenyon Brown.

Apologies: Councillor Ann Morrison and Councillor Heather Calver

51. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

52. PUBLIC FORUM

No representations

53. MINUTES

The Minutes of the Planning Committee held on 23rd August 2018, having been circulated, were considered and agreed.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 23rd August 2018 are confirmed and signed as a correct record.

54. MATTERS ARISING

Application W/181276 – 2 Satchwell Place CV31 1HT to be further discussed under Any Other Business.

55. 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/18/1375 Mr S Kandola Change of use from a single dwelling house (C3) to an 8 bed House in Multiple Occupation (Sui Generis) (retrospective) 29 Grosvenor Road CV31 2NN

RESOLVED that an objection is raised on the following grounds:

1. Exceeds Local Plan policy H6a) considerably at 18%, further exacerbating the existing issues in this area regarding unacceptable adverse impacts on parking and amenity for current residents, neighbours and future residents of this property.

JAK

W/18/1398 Mr Remi Mobed Erection of a two storey side extension, new dormer to front elevation, roof extension and new access onto Archery Road 2 Adelaide Road CV31 3PW

RESOLVED that no objection is raised

W/18/1551 Warwick District Council Improvements to existing municipal car park as part of the Leamington Spa Car Park Displacement Programme. Improvements include new asphalt surfacing, lighting, CCTV, pay machines and formalized parking bays Car park, Archery Road

RESOLVED that an objection is raised on the following grounds:

1. Loss of several mature trees along the boundary of the car park which form a useful screen between car park and listed green space - the town council questions whether it is necessary to remove all of these trees. We also support the comments of the Ecology officer regarding the provision of "further information on lighting and a revised lux diagram" being provided before the application is decided.
2. Lack of a heritage assessment as yet as recommended by the planning archaeologist at Warwickshire County Council. She states "there is a potential for the proposal to have an impact upon the character of the registered garden" therefore a heritage assessment would be of great help to inform the decision making on this application.

W/18/1597 Newbold Buildings Ltd Change of use from HMO to three dwellings (2 no two bedroom dwellings and 1 no three bedroom dwelling) with proposed two storey side extension and ancillary external works 27 Edmondscote Road CV32 6AG

RESOLVED that no objection is raised

W/18/1625 Mr M Ranautta Notification for prior approval for a proposed larger home extension for the erection of a single storey rear extension; 4.00 meters in depth, 3.61 metres in height and 2.117 metres to the eaves 23 Parklands Avenue CV32 7BH

RESOLVED that no objection is raised

W/18/1602 Mr J Whitehead & Ms D Hepburn Resubmission of W/18/0591: proposed erection of a single storey dwelling Land adjacent to 2 Mill Road CV31 1BE

RESOLVED that no objection is raised

W/18/1571 Mr C Franch Proposed change of use from C3 residential (existing 1 no one bedroom flat and 1 no two bedroom flat) into 6 bedroom house in multiple occupation (C4) 222 Rugby Road CV32 6DZ

RESOLVED that no objection is raised, however, the town council does note that residents of the top storey of this property will be more than one floor away from the kitchen - this does not accord with the District Council's HMO Space and Amenity Standards. There are currently on-street parking pressures which current residents experience and, despite Traffic Regulation Orders being in place along Rugby Road

and Highfield Terrace to prevent vehicles parking on and around the Rugby Road / Highfield Terrace Tjunction, this is happening regardless and without enforcement of the TRO's.

56. PLANNING DETERMINATIONS

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

57. PLANNING APPEAL NOTIFICATIONS

Application No: W/18/0290
Applicant: Ms Mulley & Mr Stevens
Site: 44 St Mary's Road CV31 1JP
Description: Erection of first floor side extension over existing single storey side extension

Application No: W/18/0139
Applicant: Mr C Tarrant
Site: 4 The Grange Mews Beverley Road CV32 6PX
Description: Replace windows, frame and glazed door from timber frames to UPVC frames

Application No: W/18/0820
Applicant: Mr Tony Dunn
Site: 52 St Fremund Way Whitnash CV31 1AB
Description: Erection of first floor side extension with a rear dormer

Application No: W/18/0235
Applicant: Mr & Mrs Owen
Site: 57 Highfield Terrace CV32 6EE
Description: Erection of single storey and first floor rear extension

58. PLANNING APPEAL DECISIONS

There were none

59. TREE PRESERVATION ORDERS

There were none

60. ANY OTHER BUSINESS

Application W/181276 – 2 Satchwell Place CV31 1HT was further discussed as requested by Councillor Alty and Councillor Morrison. It was concluded that no further development had taken place with the application so far as requested in the town council's objection and, therefore, the objection should stand as submitted.

The meeting commenced at 6:00 pm and concluded at 6:48pm.

Signed *J.G. Knight*
Dated *7 Oct 2018*

