



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**  
**MINUTES OF THE MEETING OF THE PLANNING MEETING HELD**  
**ON 1<sup>st</sup> JULY 2021.**  
**THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.**

Present: Councillors Jennifer McAllister (Chair), Julija Boulton, Mubarik Chowdry, Amanda Stevens, Janet Alty and Nick Wilkins

Apologies: Councillors Navdeep Kaur Atwal and David Brunson

**22. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS**

There were none.

**23. PUBLIC FORUM**

No representations.

**24. MINUTES**

The Minutes of the Planning Committee held on 9<sup>th</sup> June 2021, having been circulated, were considered.

**RESOLVED** that the Minutes of the Meeting of the Planning Committee held on 9<sup>th</sup> June 2021 are confirmed and signed as a correct record.

**25. MATTERS ARISING**

A short discussion took place around future Town Council Planning Committee representation at Warwick District Council Planning Committee meetings. It was agreed that there is an expectation that a member of the Town Council Planning Committee does attend these meetings to speak if the application in question has gone to WDC Planning Committee as a result of our objecting or if it is a large, wide-reaching application to which we have objected. It was also agreed that attendance at the WDC Planning Committee meetings depends on the availability of members on those dates.

Members discussed the importance of having robust material planning grounds on which to object if an application does not appear to meet planning requirements - nationally and locally.

The Democratic Support Officer will forward on to Planning members the dates of upcoming WDC Planning Committee meetings until May 2022 as well as upcoming relevant training opportunities from WALC.

**26. 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/21/0556                      Mr S Ashraf                      Change of use of ground floor from shop  
(use class A1) to hot food takeaway (use class A5) and installation of ventilation system

24 Clemens Street CV31 2DL

**RESOLVED** that no objection is raised, subject to no objection from Environmental Health.

W/21/0692 Mrs M Kelihy Demolition of existing store and wc and erection of single storey rear extension to form large dining area/kitchen and internal wc 25 Villiers Street CV32 5YH

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

W/21/0519 Mr Ian Litton Removal of existing corrugated roof to garage and addition of new first floor over garage to provide new dressing room and future bathroom. Removal of existing garage door and addition of new wall and personnel door to garage 14A Kenilworth Road CV32 5TL

**RESOLVED** that no objection is raised subject to no objection from Conservation.

W/21/0322 Mr & Mrs Sarkar Proposed erection of single storey side and rear extension, render to front of property, relocation of front door with new porch and alterations to bay roof on front elevations 8 Cedar Close CV32 7DD

**RESOLVED** that no objection is raised.

W/21/0453 Heslop Erection of two storey side and single storey rear side extension and alterations to front and rear windows 20 Elm Bank Close CV32 6LR

**RESOLVED** that an objection is raised to this application on the following ground:

Not in accordance with the WDC Residential Design Guide which recommends a 1m minimum separation distance between the common boundary and the first-floor gable wall of a new two storey extension. The current plan results in overlooking and a potential negative impact on the neighbour's amenity.

W/21/0557 Mr Sam Moseley Erection of proposed first floor side extension over existing garage. Erection of single storey rear extension. Erection of rear box dormer and internal alterations 28 Leicester Lane CV32 7HE

**RESOLVED** that no objection is raised.

W/21/0582 Mr & Mrs Dunkerley Proposed erection of single storey rear extension including expansion of rear terrace. Proposed installation of roof solar array 4 Astley Close CV32 6PT

**RESOLVED** that no objection is raised - the Town Council supports the proposed intention of the applicant to install a solar array on the roof of this property as a source of sustainable energy.

W/21/0474LB Mr Boorman & Mrs Drury Listed Building Consent for a proposed rear single storey basement and lightwell extension, external alterations to existing garage and associated internal works 16 Milverton Crescent CV32 5NG

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

W/21/0412                      Mr Burges                      Proposed erection of two storey rear extension, external and internal alterations                      11 Clarendon Crescent CV32 5NR

**RESOLVED** that no objection is raised.

W/20/2164                      Mr P O'Sullivan                      Application for existing dwelling to be subdivided to form two dwellings with associated internal alterations. External alterations include the erection of single storey rear extensions, dormers to rear, application of render to front elevations, erection of wall and railings to the front                      3-5 Mill Street CV31 1ES

**RESOLVED** that no objection is raised, subject to the submission of an additional parking survey as outlined in Appendix A of the WDC Parking Standards and as advised by WCC Highways.

W/21/0722                      Leamington Central Ltd                      Change of use of 5 no. units from class B1/B2/B8 to a flexible use comprising class E (g) and/or class B8                      Former Polestar Foods Ltd St Marys' Road CV31 1QB

**RESOLVED** that no objection is raised, subject to the adoption of the conditions recommended by Environmental Health. There are now residents who live close to this site and who could be potentially impacted by these uses in the future without these conditions in place.

## **27. 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 Committee.

**RESOLVED** that it is noted there are no determinations on this occasion.

## **28. PLANNING APPEAL NOTIFICATIONS**

There were none.

## **29. PLANNING APPEAL DECISIONS**

There were none.

## **30. TREE PRESERVATION ORDERS**

There were none.

## **31. AOB**

Reminder that the next Planning meeting is scheduled for Wednesday 21<sup>st</sup> July as Thursday 22<sup>nd</sup> July is full Council.

The meeting commenced at 6:00pm and concluded at 7:03pm.

Signed .....

Dated .....