



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING MEETING HELD
ON 12th AUGUST 2021.
THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.

Present: Councillors Jennifer McAllister (Chair), Amanda Stevens, David Brunson, Mubarik Chowdry, Julija Boulton and Navdeep Kaur Atwal

Apologies: Councillor Janet Alty

Absent: Councillor Nick Wilkins

43. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

44. PUBLIC FORUM

No representations.

45. MINUTES

The Minutes of the Planning Committee held on 21st July 2021, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 21st July 2021 are confirmed and signed as a correct record.

46. MATTERS ARISING

There were none.

(Councillor Atwal entered the meeting at 6:08pm)

47. 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/21/1178 Innocent Group Application for the change of use of dwellinghouse (Use class C3) to a 3 bed house in multiple occupation (use class C4) Flat 3 18 Portland Street CV32 5HE

RESOLVED that a holding objection is submitted until comments are received from Environmental Health in terms of any noise impacts and other potential loss of amenity to neighbouring properties, and from Contract Services on requirements for refuse/recycling storage and collection. Also until adequate proposed cycle storage is confirmed.

W/21/1362LB Bayfield Opticians and Audiologists Display of 1 no.
halo illuminated fascia sign 71 Parade CV32 4BA

RESOLVED that an objection is raised on the ground that the strident purple colour proposed for the fascia sign is out of keeping with the surrounding streetscene and the Conservation Area - could the colourway be reversed?

W/21/1099 Bayfield Opticians and Audiologists Display of 1 no. halo
illuminated fascia sign 71 Parade CV32 4BA

RESOLVED that an objection is raised on the ground that the strident purple colour proposed for the fascia sign is out of keeping with the surrounding streetscene and the Conservation Area - could the colourway be reversed?

W/21/1402 Trustees of the England Settlement Conversion of 1st,
2nd and 3rd floors to create 2no. flats with associated internal alterations 102
Parade CV32 4AQ

RESOLVED that no objection is raised, subject to No Objection from the Conservation Officer and comments from Contract Services on proposed refuse/recycling storage and collection. Also requires confirmation of adequate cycle parking provision.

The Town Council notes the lack of parking provision for this proposed development but acknowledges the highly sustainable town centre location.

W/21/0839 Navedal Developments Ltd Erection of dormers to front and
rear roofslopes 4 Clarendon Square CV32 5QJ

RESOLVED that no objection is raised, subject to No Objection from the Conservation officer

W/21/0840LB Navedal Developments Ltd Erection of dormers to front
and rear roofslopes and associated internal alterations to third floor flat 4
Clarendon Square CV32 5QJ

RESOLVED that no objection is raised, subject to No Objection from the Conservation officer

W/21/0757 Mr Parker Proposed erection of single storey side and
rear wrap around extension. 5 Archery Road CV31 3PT

RESOLVED that no objection is raised, subject to No Objection from the Conservation Officer. The Town Council notes this proposed development lacks a setback and a glazed roof as set out in the WDC Residential Design Guide.

W/21/0610 Dr Singh Application for the change of use from a 4 bed
dwelling (use class C3) to a 4 bed House in Multiple Occupation (HMO) (use class C4).
1 Manor Farm Close CV32 7FA

RESOLVED that an objection is raised on the following grounds:

1. Lack of off-road parking provision. This property requires two off-road parking spaces and is only providing one as the garage should not be

considered as part of the parking allocation according to WDC Parking Standards.

2. Should this application and that currently being considered for no 3 Manor Farm Close be granted, it would result in no 2 becoming sandwiched between two HMO's which would be contrary to Local Plan Policy H6c)

3. Lack of cycle parking provision

W/21/0611 Dr Singh Application for the change of use from a 4 bed dwelling (use class C3) to a 4 bed House in Multiple Occupation (HMO) (use class C4). 3 Manor Farm Close CV32 7FA

RESOLVED that an objection is raised on the following grounds:

1. Lack of off-road parking provision. This property requires two off-road parking spaces and is only providing one as the garage should not be considered as part of the parking allocation according to WDC Parking Standards.

2. Should this application and that currently being considered for no 3 Manor Farm Close be granted, it would result in no 2 becoming sandwiched between two HMO's which would be contrary to Local Plan Policy H6c)

3. Lack of cycle parking provision

W/21/0773 Mr & Mrs Cofler Alterations to the front elevation of the previously approved garage (ref: W/20/1021) to facilitate the installation electric charging point. Works to rear garden; erection of boundary fencing, greenhouse, shed, terrace and steps. 7 Clarendon Crescent CV32 5NR

RESOLVED that No Objection is raised, subject to No Objection from the Conservation Officer. The Town Council is supportive of the installation of an electric charging point as part of this application.

W/21/0774LB Mr & Mrs Cofler Alterations to the front elevation of the previously approved garage (ref: W/20/1021) to facilitate the installation electric charging point. Works to rear garden; erection of boundary fencing, greenhouse, shed, terrace and steps. 7 Clarendon Crescent CV32 5NR

RESOLVED that No Objection is raised, subject to No Objection from the Conservation Officer. The Town Council is supportive of the installation of an electric charging point as part of this application.

W/21/0858 Mr Sandher Proposed demolition of existing single storey garage and erection of garage with study on the first floor. 34 Northumberland Road CV32 6HA

RESOLVED that No Objection is raised, subject to No Objection from the Conservation Officer. The Town Council notes that on the previous application (W/19/1721) the Conservation officer recommended just a one storey building here.

W/21/0822 Mr Devaney Garage conversion, front extension and internal alterations. Resubmission of W/20/1567 48 Princes Drive CV32 6AF

RESOLVED that No Objection is raised. The Town Council notes the flat roofed front extension and would query if this element should be altered to better fit the requirements of the WDC Residential Design Guide.

W/21/0865 Mrs A Dainty Proposed erection of first floor front extension including internal remodelling. Proposed erection of front porch to replace existing. Proposed part single storey part two storey rear extension. 2 Wheathill Close CV32 6PL

RESOLVED that No Objection is raised. The Town Council notes that there is no setback in the roof ridge line of the proposed extension as per the requirements of the WDC Residential Design Guide to ensure it looks subordinate to the original dwelling but in this case acknowledges that a such a setback would not balance the property.

W/21/1023 Warwick District Council Proposed new 5.8 metre tree house within playground. Victoria Park Archery Road CV31 3PT

RESOLVED that The Town Council supports this application as an appropriate and welcome enhancement of the play facilities in Victoria Park. More such facilities would be welcome at other large parks with play areas across Leamington Spa.

Slightly disappointing to see no mention at all of the Neighbourhood Plan and the designation of Victoria Park as a Local Green Space under Policy RLS 8/4. The installation of the proposed tree house is considered appropriate development in the Park by the Town Council and as being in line with Policy RLS 11/12.

W/21/0870 Mr N Hargrave Proposed installation of railings on boundary wall and associated landscaping. 33 Leam Terrace CV31 1BQ

RESOLVED that No Objection is raised, subject to No Objection from the Conservation officer.

W/21/1228 Mr Kamlesh Thakur Erection of an outbuilding to be used for recreation and storage 20 Nevill Close CV31 3HG

RESOLVED that No Objection was raised.

48. 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 the Planning Determination is noted.

49. PLANNING APPEAL NOTIFICATIONS

The following Planning Appeal Notification was noted:

Application No: W/20/1332
Applicant: Alight Media
Site: 52 High Street CV31 1LW
Description: Display of internally illuminated 48-sheet digital advertisement

50. PLANNING APPEAL DECISIONS

There were none.

51. TREE PRESERVATION ORDERS

The following Tree Preservation Order was noted:

Tree Preservation Order No: 570

Address: Land between 8 and 10 Jasmine Grove CV32 5FP

Reason for TPO: The immature ash tree is a very large and attractive specimen of reasonable vigour, of good overall form and structure. The tree's location, scale and mass means that it is readily visible as a feature in the landscape from a wide range of public viewpoints, and the tree has presence as well as a significant local amenity impact. The tree appears to be in good overall health with a retention span of in excess of 40 years. The Council considers the tree to be under threat from felling or other uncontrolled works that maybe detrimental to its health and longevity. Under the Tree Evaluation Method for Preservation Orders (TEMPO), the ash tree achieved a score of 17; TEMPO suggests that a tree with a score of 16 or more "definitely merit(s) a Tree Preservation Order".

52. WDC PLANNING COMMITTEE

The next WDC Planning Committee is due on 17th August 2021. There are no pertinent Leamington Spa applications which require representations at the meeting by a Planning Committee member. However, there are two large applications to be considered which are located in or just outside Leamington Spa and the case officer's reports on both applications have been emailed to Planning members for their perusal. These applications are:

W/21/0179 - Former Mothercare Unit Leamington Shopping Park Tachbrook Park Drive - [Document.ashx \(warwickdc.gov.uk\)](http://Document.ashx(warwickdc.gov.uk)) (technically not within the Leamington Spa boundary)

W/21/0485 - Royal Leamington Spa Victoria Park Archery Road CV31 3PH - [Document.ashx \(warwickdc.gov.uk\)](http://Document.ashx(warwickdc.gov.uk))

53. LICENSING APPLICATIONS

No current licensing applications called in for discussion.

54. AOB

- i) Members noted that a Regulation 18 consultation on the Net Zero Carbon Development Plan Document (DPD) commenced on 26th July 2021 and will run until 13th September 2021. Link to the consultation is here: [The Draft Net Zero Carbon Development Plan](#). Members to read through and send any comments to the DSO **by 20th August 2021, copying in the Town Clerk** (please note the DSO is on annual leave 16th – 30th August).
- ii) The Democratic Support Officer outlined an additional item for members' consideration when the Planning Schedule is circulated – the DSO will, upon completion of the Planning Schedule, highlight any applications to Planning members which involve the following:
 - HMOs that meet certain criteria (10%)
 - Applications where WDC is the applicant.

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- New dwellings
- Applications with specific Neighbourhood Plan policy implications
- Purpose built student accommodation
- Applications with implications for green spaces
- Applications which the Planning Committee may wish to support

This is intended to help identify significant potential call-ins whilst still requiring members to identify any applications in their wards or across the town which they would like to call-in for further discussion. The potential call-ins highlighted by the DSO will still need a member to call-in at the next Planning meeting. This action to commence for the Planning meeting due on 23rd September 2021.

The meeting commenced at 6:00pm and concluded at 7:15pm.

Signed

Dated