



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 31 MAY 2018 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors John Knight (Chair), Heather Calver, Ann Morrison, Janet Alty, Hayley Grainger and Jojo Norris

Apologies: Councillors Jill Barker, Tom Kenyon Brown and Caroline Evetts

Absent: Councillor Daniel Howe

1. ELECTION OF CHAIR

Councillor John Knight was proposed by Councillor Ann Morrison, seconded by Councillor Janet Alty and unanimously elected as Chair of the Town Council Planning Committee for 2018/19.

2. ELECTION OF VICE CHAIR

In his absence and with his written agreement, Councillor Kenyon Brown was proposed by Councillor Heather Calver and seconded by Councillor Janet Alty. Councillor Kenyon Brown was unanimously elected Vice Chair of the Town Council Planning Committee for 2018/19.

3. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

4. PUBLIC FORUM

No representations

5. MINUTES

The Minutes of the Planning Committee held on 10 May 2018, having been circulated, were considered and agreed.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 10 May 2018 are confirmed and signed as a correct record.

6. MATTERS ARISING

There were none.

7. PLANNING APPLICATIONS

Consideration was given to a schedule of planning applications (Report No. 8).

RESOLVED that no objections are raised to the planning applications in the schedule (Report No. 8), with the exception of the following which were discussed in greater detail:

JCK

W/18/0939 Mr R Scimeca Proposed change of use from C3
residential to C4 small HMO Flat 10 44 Clarendon Square CV32 5QZ

RESOLVED that the town council wishes to object to this application on the following grounds:

1. Does not comply with Policy H6 of the Local Plan as this change of use would result in an HMO calculation of 16.76% (this is a very residential area and the road is not a main throughfare)
2. Size of bedroom no. 3 is below the minimum required by WDC Space and Amenity Standards for HMOs

W/18/0691 Student Homes Erection of a detached dwelling to
be used as a House in Multiple Occupation (Use Class C4) 4 Beauchamp
Hill CV32 5NS

RESOLVED that the town council wishes to object to this application on the following grounds:

1. Overdevelopment of a garden site, does not enhance the established urban character of the street in question and the scale and massing of the proposed building results in overcrowding of the site.
2. Questions ease of parking and vehicle maneuverability on site.

W/18/0803 Chas Khehra Change of use from a single dwelling
house (use class C3) to an HMO (use class C4) 17 Gaveston Road CV32
6EX

RESOLVED that the town council wishes to object to this application on the following grounds:

1. Location of the kitchen. According to WDC Space and Amenity Standards for HMO's "where kitchens are shared they should not be more than one floor distance away from any user". The layout of this property means that those occupiers of the second floor bedrooms are more than one floor away from the kitchen facilities.
2. Provision of on-site parking. WDC Parking Standards state that there should be "one space per two bedrooms (rounded up to the nearest whole number where there are an odd number of bedrooms)." There are five bedrooms here therefore three spaces are required. We cannot see three spaces being provided on any of the plans.

W/18/0854 Mr Tura Change of use from single dwelling house
(use class C3) to an HMO (use class C4) 17 Cobden Avenue CV31 1YF

RESOLVED that the town council wishes to object to this application on the following ground:

The town council has concerns that, although this proposed HMO has the requisite number of parking spaces required, increased on-street parking will occur on Cobden Avenue as a result of the increased occupancy of this property. This street has a large amount of on street parking occurring now and the concerns are that this HMO will exacerbate this situation and will result in inappropriate parking on verges and increased difficulties for pedestrians.

JCK

8. PLANNING DETERMINATIONS

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

9. PLANNING APPEAL NOTIFICATIONS

Applicant No: W/17/1614
Applicant: Mr & Mrs McGee
Site: 19-21 Wise Street CV31 3AP
Description: Demolition of existing scrapyard and commercial unit and erection of a four-storey building and basement, comprising residential student accommodation with associated amenity facility, parking and landscaping (amended scheme following withdrawal of application W/17/0118)

10. PLANNING APPEAL DECISIONS

Application No: W/17/1539
Applicant: Mr Frank Roper
Site: 12 Staunton Road CV31 2PN
Description: Change of use of residential house to a small HMO (current 2 bed let to 3 bed HMO)
Decision: Dismissed

Application No: W/17/1158
Applicant: Mrs Alicia Ward
Site: Ground Floor 20 William Street CV32 4HJ
Description: Change of use from office to flat
Decision: Allowed

11. TREE PRESERVATION ORDERS

There were none.

(Councillor Alty left the meeting – 6:37pm)

12. ANY OTHER BUSINESS

Councillor Morrison enquired as to at what point in the planning application process a greenspace contribution is agreed by the developer and at what point it should be delivered to the planning authority?
Answer to be sought from the District Council and reported back.

The meeting commenced at 6:00pm and finished at 6:41pm.

Signed *J.G. Kyrle*
Dated *21 June 2018*

