



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
18th JULY 2019 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA**

Present: Councillors Julija Boulton (Chairman), Janet Alty, David Brunson, Mubarik Chowdry, Jennifer McAllister and Nick Wilkins

Apologies: Councillor Heather Calver and Navdeep Atwal.

34. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

35. PUBLIC FORUM

A representation was made by Barbara Weed, against application No. W/19/1007 (Land off Leam Street). The application was brought forward as first business within the schedule of planning applications.

36. MINUTES

The Minutes of the Planning Committee held on 27th June 2019, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 27th June 2019 are confirmed and signed as a correct record.

37. MATTERS ARISING

Councillor Wilkins had sought clarification regarding types and sizes of window vinyls in retail properties on the Parade.

The Town Clerk reported that the Planning Authority had confirmed that window vinyls were not within the control of planning regulations and therefore would not be subject to the principles applying to other forms of advertisements.

RESOLVED that the Report is noted.

38. 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/19/1007 Ballinger Properties Construction of two semi-detached cottages.
Land off Leam Street CV31 1DY

The Committee had received representations from Barbara Weed on the following grounds:-

J/B

Overbearing development that is out of scale with the neighbourhood
Loss of light to neighbouring dwellings
Poor design that is detrimental to the Conservation Area
Development in a known flood risk area
Compliance with distance separation guidelines not clearly demonstrated
Loss of amenity space to residences in Albert Court to accommodate parking
Only marginal changes to previous applications which had been refused on two occasions.

Following consideration of the application and the listed neighbour objections,

RESOLVED that an objection is raised to the application for the following reasons:

1. Local Plan policy (H1) states that "housing development on garden land, in urban and rural areas, will not be permitted unless the development reinforces, or harmonizes with, the established character of the street and/or locality and respects surrounding buildings in terms of scale, height, form and massing." The proposed development does not meet this policy and results in unsatisfactory infill development which has little regard design-wise for neighbouring buildings and streets. Part of the site has already been raised significantly without permission so the existing car parking area overlooks nearby properties.
2. Local Plan policy (BE1f) states that developments should "respect surrounding buildings in terms of scale, height, form and massing". The roof heights of the proposed dwellings will be the tallest in the area, impacting detrimentally on the neighbours' amenity and being out of keeping with the surrounding area. The application is also contrary to Local Plan Policy BE3 which specifies that "development will not be accepted which has an unacceptable adverse impact on the amenity of nearby uses and residents and/or does not provide acceptable standards of amenity for future users/occupiers of the developments".
3. The amenity enjoyed by residents of Albert Court has already been adversely affected by the setting aside of land for the provision of parking for the proposed development.
4. The Town Council again questions whether WDC distance separation guidelines are adhered to in this application. In the absence of clarification on this matter, the Town Council assumes that the distance separation guidelines are contravened by this application.
5. The applicant's Flood Risk Assessment fails to acknowledge that the site has been significantly affected by flooding in the past. The Town Council considers further development in an area designated as a Flood Zone to be ill advised.

W/19/0948 LB Mr. P Ahmadi Listed Building Consent for retention of existing timber planter boxes with small bushes and feature foliage to outer faces and new window graphics. La Coppola, 14 Parade CV32 4DW

RESOLVED that an objection is raised for the following reason:

The introduction of planters on the Parade is considered an incongruous feature detrimental to the street scene.

T/B

W/19/0963 Mr. Iovino Resubmission of W/18/1288: Proposed change of use of the upper floors from B1a office to C3 residential to provide 6 apartments. 49 Parade CV32 4BL

RESOLVED that no objection is raised, subject to the following observations:

The Council notes the concerns of the Environmental Health Officer and supports appropriate conditions to insulate the residential apartments from noise generated from the rear of the property and ground floor retail use.

W/19/1142 Mr. Dickinson Variation of condition no 2 (plan numbers) of application W/17/1457, to allow for design alterations to include front facing dormer windows, larger first floor rear extension, alterations to the bin store, and new roof lantern at rear. 4 Portland Street CV32 5HE

RESOLVED that no objection is raised, subject to the following observations:

The Council notes that the application makes no provision for a fire escape and would expect this to be addressed through suitable provision in Building Regulation approval.

W/19/1019 Warwick District Council Change of use from single dwelling house Class C3 to HMO Class C4 173 Rugby Road CV32 6DP

RESOLVED that no objection is raised, subject to the following observations:

The provision of 2 car parking spaces falls below that provided for in the Car Parking SPD. The Town Council also assumes that adequate provision for storage of refuse, external to the premises, will be made.

W/19/0987 Mr. and Mr. Randall and Chwa Erection of a single storey side return extension, new pitched roof to existing rear extension, front porch removed and new front door fitted in original position and front wall levelled off. 31 Chesham Street CV31 1JS

RESOLVED that no objection is raised, subject to the following observations:

In view of the neighbour objection to the loss of privacy, it is suggested that a site inspection is undertaken

W/19/0795 Mr. Jonathan Rayner Change of use from C3 residential to 3 bedroom C4 HMO. Flat 21 Squirhill Place, Russell Terrace CV31 1FU

RESOLVED that no objection is raised, subject to the following observations:

The Council notes the concerns expressed in relation to the percentage calculation of Houses in Multiple Occupation and the possible breach of Policy H6 in respect of the potential for the proposal to result in a non-HMO dwelling being sandwiched between two HMO's. It is requested that these issues are clarified before determination of this application.

W/19/0828 Mrs. Lee Proposed display of halo illuminated signage. Gospel Hall, 2 Priory Terrace CV31 1BA

RESOLVED that an objection is raised for the following reason:

T/B

The proposed illuminated signage on the side elevation of this building is considered overly intrusive and detrimental in appearance within the Conservation Area.

39. PLANNING DETERMINATIONS

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

RESOLVED that the Report is noted.

40. PLANNING APPEAL NOTIFICATIONS

There were none to Report.

41. PLANNING APPEAL DECISIONS

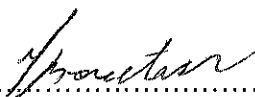
Application No: W/17/0218
Applicant: Gee Bee Investments Ltd
Site: 4a Wise Terrace CV31 3AS
Description: Enforcement notice (5th February 2018) – breach of planning control as alleged is without planning permission, the use of Flat 1 as House in Multiple Occupation (C4 use) and use of Flats 2-4 as Large Houses in Multiple Occupation (Sui Generis use)
Decision: Allowed and enforcement notice quashed.

Application No: W/18/1398
Applicant: Mr. Remi Mobed
Site: 2 Adelaide Road CV31 3PW
Description: New parking to garden of property, conversion of garage into habitable space, mezzanine to upper floor of garage.
Decision: Dismissed

42. TREE PRESERVATION ORDERS

There were none.

The meeting commenced at 6:00pm and concluded at 7:45 pm.

Signed 

Dated 08/08/2019