



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**

**MINUTES OF THE MEETING OF THE PLANNING MEETING HELD  
ON 1<sup>st</sup> SEPTEMBER 2022.  
THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.**

Present: Councillors Julija Boulton, Mubarik Chowdry, Amanda Stevens, Ruggy Singh, Janet Alty and Sarah Boad.

Apologies: Councillors Jennifer McAllister (Chair), David Brunson (Councillor S Boad substituting) and Nick Wilkins (Vice Chair)

The Chair of the Planning Committee was on leave and the Vice Chair could not access the meeting due to technical issues. Cllr Alty nominated Cllr Boulton to chair this meeting and this was seconded by Cllr Stevens. Members voted unanimously to support this motion and so Cllr Boulton took the Chair for this meeting. The meeting commenced at 6:08pm.

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

Councillor Sarah Boad declared a non-pecuniary interest in respect of the fact that her husband, Councillor Alan Boad, is Chair of the Warwick District Council Planning Committee.

Councillor Julija Boulton declared a non-pecuniary interest in application W/22/0920 as the application property is located in her street.

**53. PUBLIC FORUM**

No representations.

**54. MINUTES**

The Minutes of the Planning Committee held on 11<sup>th</sup> August 2022, having been circulated, were considered.

**RESOLVED** that the Minutes of the Meeting of the Planning Committee held on 11<sup>th</sup> August 2022 are confirmed and signed as a correct record.

**55. MATTERS ARISING**

The Democratic Support Officer gave brief updates on the current status of the following extant holding objections:

- W/21/2166 – Demolition of The Waterside Inn and erection of a split level 4 and 45 storey apartment building comprising 42 residential homes – concern from Canal & Rivers Trust re scale and massing, visual impact on character and appearance of the canal conservation area, objection from Environmental Health requiring additional information on the noise assessment report and odour report and recommended conditions on air quality, lighting and land contamination, objection from the LLFA on insufficient information provided, concerns from Open Space around no Section 106 contribution and also about hedging, planting, pathways, boundary treatments, lighting and harm to local views. Also, objection from Landscape on scale, height and massing, does not preserve the appearance

of the area, inadequate replacement trees proposed, objection from Conservation in terms of development being overbearing and dominant at 5 storeys, WCC Infrastructure requires Section 106 contributions for education and libraries and Warwick Town Council concurs with the Town Council's grounds for objection. Members agreed to resubmit their objection with the original grounds plus support for the objections/concerns now submitted from Conservation, Environmental Health, WCC Landscaping, the Canal & Rivers Trust and the LLFA. This was done on 22<sup>nd</sup> April. WCC Highways objection submitted on grounds of shared access with McDonalds.

One additional support comment from a Leamington resident.

- W/22/0232 – Land south of Chesterton Gardens – 200 dwellings (appearance, landscaping, layout and scale. 18 additional resident objections registered, Landscape objection on layout, planting, hedging and trees, Highways object on lack of information provided, Stage 1 Road Safety Audit required, issues with visibility splays where Public Right of Ways cross the access road, proposed cycleways are dangerous and inadequate, road usage issues, bus stop locations require adjustment and more drawings of waste collection lorry splays required. Stagecoach Buses state they will not provide any bus routes through this development due to lack of access and investment proposed. 4 new resident objections and an objection from Cllr Will Roberts (WDC).  
Now there are also objections from 2 other WDC Councillors, 3 residents and the British Horse Society. Stagecoach have reiterated their original objection from 2016 to the allocation of this site in the Local Plan. A resubmitted objection from the Town Council on the grounds of supporting the comments of Landscape and Highways with an additional comment recording concern about the lack of any future proposed bus routes through this development was made as agreed on 1<sup>st</sup> April 2022.  
30 further resident objections submitted, Environmental Health has requested more information on noise mitigation measures, WCC Landscaping objects on grounds of requiring adjustments to plans and required improvements to tree info, 1 resident support comment.  
6 further resident objections registered and discharge of condition re. noise levels  
No further updates.
- W/220613 & 614LB - 61 Bedford Street - residential development consisting of proposed conversion and roof extension of 2 storey offices into 3 no.flats at 61 Bedford Street. (Re-submission of W/20/2180) – objection from Wetherspoon's re potential for noise complaints from future residents (patrons, bins and external plant) and an inaccurate noise impact assessment. Environmental Health and WCC Highways object, Contract Services do not object and comments still awaited from Conservation or Community Safety  
Resident noise survey submitted.  
New drawings showing an infill acoustic boundary wall and new windows  
frontage.

## **56. 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/22/1266 Jenny Whitford Erection of two storey side extension 13 Southlea Avenue CV31 3JN

**RESOLVED** that no objection subject to confirmation that there is sufficient room on the driveway to accommodate parking for three vehicles off road.

W/22/1241 Boots UK Ltd Installation of signage including nine stainless steels words, one Boots Cross logo and two externally applied window vinyl graphics Boots The Chemist 31 Parade CV32 4BL

**RESOLVED** that no objection is raised.

W/22/1230 Philip Richardson Display of halo illuminated individually mounted lettering to replace existing 14a Victoria Terrace CV31 3AB

**RESOLVED** that no objection is raised.

W/22/1248 Caterina Tucci Replacement of existing side extension with glazed roof, alteration to existing rear wing roof, installation of solar panels and installation of front and rear facing rooflights 65 Clarendon Street CV32 4PN

**RESOLVED** that no objection is raised, subject to the comments of the Conservation officer regarding the proposed extension being appropriately set back to retain the side courtyard and not adopting an uncharacteristic render but rather retaining red or painted brick to be better in keeping with the surrounding properties

W/22/0920 Mr & Mrs Speers Formation of front and rear lightwells, erection of replacement single storey rear extension and outbuilding in rear garden, erection of front boundary treatment and erection of rear dormer and installation of rooflights on front roofslope to facilitate loft conversion 35 Granville Street CV32 5XW

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

Proposed flat dormer roof contrary to the WDC Residential Design Guide - out of keeping with the existing property.

**In accordance with the Council’s Code of Conduct, Councillor Boulton, having declared a non-pecuniary interest in the above item by reason of being a neighbour of the applicant, remained in the meeting and took part in the discussion thereon.**

W/22/1277 Aleksandra Pastewska Erection of rear and side extension 89 Buckley Road Lillington CV32 7AB

**RESOLVED** that a holding objection is raised to this application as there is currently insufficient information provided to take an informed view. One bedroom is being added to the property but we do not know how many beds already exist so cannot know if any additional parking is required off road.

W/22/1195 Mr R.S. Rajpreet Singh Virk Erection of single storey rear extension and first floor side extension; including alterations to the roof 16 Princes Drive CV32 6AF

**RESOLVED** that this application is supported as an improvement to the original dwelling following the submission of drawings showing a setdown in the roofline of the proposed extension.

W/22/1273LB Mrs Aasia Baig The proposed works are for  
the signage to the café area of Leamington Railway Station Leamington Spa  
Railway Station Old Warwick Road CV31 3NS

**RESOLVED** that no objection is raised subject to no objection from Conservation. The Town Council appreciates the refreshed signage which looks like it would provide a better welcome to Leamington Spa for visitors and tourists.

#### **57. DETERMINATION OF PLANNING APPLICATIONS**

Consideration was given to a Report (Report No. 9) containing details of planning applications in which the Planning Authority had arrived at a decision contrary to the observations and decisions of this

**RESOLVED** that there were no Determinations on this occasion.

#### **58. PLANNING APPEAL NOTIFICATIONS**

Application No: W/21/1552  
Applicant: Mr O'Sullivan  
Site: 66 Montrose Avenue CV32 7DY  
Description: Erection of 1 no. detached dwelling

#### **59. PLANNING APPEAL DECISIONS**

There were none.

#### **60. TREE PRESERVATION ORDERS**

There were none.

#### **61. WDC PLANNING COMMITTEE**

WDC Planning Committee of 17<sup>th</sup> August had one Leamington Spa application to be considered - W/22/0623 – 32-34 Clarendon Street. The Town Council had registered no objection and the recommendation was to grant permission so no representations were required. Permission was granted.

The next scheduled WDC Planning Committee is 13<sup>th</sup> September. The DSO will inform members if representations are required on any Leamington Spa applications.

#### **62. LICENSING APPLICATIONS**

No current licensing applications called in for discussion

#### **63. AOB**

There was none.

The meeting commenced at 6:00pm and concluded at 6:38pm.

Signed .....

Dated .....