



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 23rd AUGUST 2018 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors John Knight (Chair), Jill Barker, Heather Calver, Ann Morrison, Janet Alty, Caroline Evetts, and Daniel Howe.

Apologies: Councillor Tom Kenyon-Brown.

43. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

Councillor Evetts declared a personal interest in applications Nos 18/1433 and 18/1434LB – Kigass Ltd at 2-8 Kenilworth Street, by reason of being known to the applicant..

44. PUBLIC FORUM

No representations

45. MINUTES

The Minutes of the Planning Committee held on 2nd August, 2018, having been circulated, were considered and agreed.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 2nd August, 2018 are confirmed and signed as a correct record.

46. MATTERS ARISING

Councillor Morrison noted that in relation to application W18/1352, subsequent to the determination of the application, a further application had now been lodged with the Planning Authority within the 100 metre radius of 12 Staunton Road which would ensure that the concentration of Houses in Multiple Occupation would exceed the 10% limit within Policy H6.

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:

W18/1184 Mr S Nijjar. Prior approval under part 3 class M for proposed change of use from mixed retail to residential dwelling (C3). 53 Eagle St CV31 2AT

RESOLVED that an objection is raised on the following grounds:

The application makes insufficient provision for parking within the site. The survey conducted by the applicant to demonstrate the impact on existing on-street parking in the vicinity of the site has not been conducted in accordance with the Lambeth methodology required by the Highway Authority.

JAK

18/1468 Mr Panaich. Variation of condition 2 of planning permission W/17/1694 (change of use of upper floors to 9 no apartments, including demolition of rear and side extensions, rebuilding of side extension & rear wall, repairs to external fabric, re-roofing of pitched roof alterations to rear roof, infill of void adjacent to rear mezzanine levels, internal alterations, replacement of rear windows and dormers, installation of roof lights and associated external works) to allow the omission of the ground floor studio unit thus reducing the total number of apartments to 8 no and to retain the existing use of the ground floor, in its entirety, as Use Class A4 (drinking establishment). Victoria Colonnade CV31 3AA

RESOLVED that an objection is raised on the following grounds:

The Council notes the objections of the Environmental Health Officer with regard to the requirements to ensure appropriate safeguarding of the residential units from noise break out associated with the licensed activities on the ground floor. The application to vary the previous planning permission is therefore unacceptable in its present form.

18/ 1392 Mr Knowles. Erection of single storey side and rear wrap around extension. 13 Clapham St CV31 1JJ

RESOLVED that no objection is raised. The Council notes the comments of the Case Officer of 7th August and has no further observations on the application.

W/18/1276. Miss Melanie Duggan. Retrospective permission for installation of fence to front of property. 2 Satchwell Place CV31 1HT

RESOLVED that no objection is made to a revised application which provides for a fencing solution using materials in keeping with the setting of this historic building. The proposed fencing materials are inappropriate to the setting of the listed building in the Conservation Area.

18/1474LB Mr Panaich. Proposed amendment to previously approved Listed Building Consent (W/17/1695/LB) seeking to omit studio apartment 3 on the ground floor, retain existing ground floor use (use class A4) and rear elevation, together with the necessary internal and external alteration to facilitate the amendments, (including provision of ground floor toilets, admin room, cellar, amendments to apartment 5 elevations, sound insulation to first floor and replacement of roof lights to third floor staircases with smoke vents). Victoria Colonnade CV31 3AA

RESOLVED that no objection is made, subject to the application incorporating the recommendations of the Conservation Officer in his email of 21st August.

18/1033 Mr & Mrs Twigger. Erection of single storey side/rear extension and 1 no dormer roof extension to the rear roof slope. 100 Northumberland Road CV32 6HG

RESOLVED that no objection is made, subject to the reduction in the height of the proposed dormer to ensure integration with the existing roof-line.

18/1435 William Davis Ltd & Hallam Land Management Ltd. Development of up to 180 dwellings, public open space, landscaping access to Gallows Hill, sustainable urban drainage systems, footpaths/cycle ways and associated infrastructure. All matters reserved, save for access points to site. Land South of Gallows Hill/Banbury Road, Warwick CV34 6RN

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

1. The Council supports the observations of the Conservation Area Forum regarding dispersal of the larger blocks of development to allow tree planting between buildings.
2. The development will have a significant impact on vehicular movements and place an increased burden on the road infrastructure in the area. Emphasis will need to be given to connectivity for vehicles and non- vehicular movements such as those for pedestrians and cyclists.

18/1279 Mr M Singh Ranautta. Erection of a single storey front, side and rear extension. 23 Parklands Avenue, Lillington CV32 7BH

This application had been withdrawn by the applicant

48. 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 applications determined by the Planning Authority which are contrary to the Town Council's observations and comments are noted.

49. PLANNING APPEAL NOTIFICATIONS

The following Planning Appeals to the Secretary of State were noted:-

Application No: 18/0110
Applicant: NJS Investments Ltd
Site: 62A Brunswick Street, Leamington Spa
Description: Proposed second floor extension to the existing property to form 2 additional two bedroom flats

Application No: 18/0239
Applicant: Mr Bhopal
Site: 5 Radford Road
Description: Conversion of front basement room from store to bedroom to facilitate change of use of property from a 6 bed HMO (use class C4) to a 7 bed HMO (sui generis)

50. PLANNING APPEAL DECISIONS

No planning appeal decisions were reported.

The meeting commenced at 6:00 pm and concluded at 6:46 pm.

Signed *J.G. Kuyw*
Dated *13 Nov 2018*

