



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

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

Apologies: Councillors Tom Kenyon Brown and Jill Barker

150. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

151. PUBLIC FORUM

No representations were made

152. MINUTES

The Minutes of the Planning Committee held on 28th March 2019, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 28th March 2019 are confirmed and signed as a correct record.

143. MATTERS ARISING

There were none.

144. 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/19/0424 Montpelier Estates Ltd Demolition of existing industrial unit and erection of new building to provide 78 bed care home and 15 no assisted living apartments together with associated access road, car parking and soft landscaping areas Sovereign House Queensway CV31 3JR

RESOLVED that no objection is raised - subject to the applicant submitting the detailed information required by the LLFA. The town council recognises an alternative use needs to be found for this site as it does not meet modern factory requirements and accessibility.

W/19/0232 Mr Gurj Dhaliwal Erection of first floor and second floor rear extension to form three additional flats 7A Clemens Street CV31 2DW

RESOLVED that no objection is raised - the town council notes the concerns of the conservation officer regarding the massing and height of the proposed

SAA

3 storey extension and would hope to see it reduced on further consideration and discussion.

W/19/0152 P & C Designs Conversion of basement to
bedsit 35 Tachbrook Road CV31 3DW

RESOLVED that no objection is raised

W/19/0390 c/o Agent Prior approval for proposed change of use
of building from office use (B1a) to residential use (C3) under schedule 2, part 3) of
the GPDO 2015 62 Brandon Parade CV32 4JE

RESOLVED that an objection is raised on the following ground:

1. Impact on highways re. parking - insufficient number of parking spaces on site and survey required to demonstrate whether surrounding roads have an adequate supply of on street parking available.
2. Site investigation for possible contaminants with regard to the property's former use as a clinic.

W/19/0434 Mr Broomer Erection of loft conversion with dormer
windows 50 Morton Street CV32 5SY

RESOLVED that no objection is raised

W/19/0454 RLS Property Ltd Change of use of C3 (dwelling) to
C4 (House of multiple occupation) for up to six residents (retrospective)

RESOLVED that an objection is raised on the following ground:

Contravenes Local Plan Policy H6a) at 11.81% (question the accuracy of this calculation as from our calculation the total would appear to be higher?) Not located on a main thoroughfare.

W/19/0493 Mr Bhopal Conversion of existing basement from store to
kitchen and dining room to facilitate change of use of property from a 6 bed HMO
(use class C4) to a 7 bed HMO (Sui Generis). Resubmission of W/18/0239
5 Radford Road CV31 1NG

RESOLVED that an objection is raised on the following grounds:

1. The proposed location of the kitchen and dining room in the basement would not provide sufficient light, ventilation or outlook for present and future residents. It cannot be presumed that residents of an HMO would wish to spend less time in the kitchen/dining room than residents of other property types, as stated by the applicant.
2. Locating the kitchen in the basement would contravene the WDC HMO: Space and Amenity Standards point 4.2 which states that "where kitchens are shared they should not be more than one floor distance away from any user".

W/19/0198 Mrs Z Rouse Change of use from C3 (residential) to
Sui Generis (beauty, eyebrow tattooing, training) 4 George Street CV31 1ET

RESOLVED that no objection is raised

JAA

W/19/0368 Gurdwara Leamington & Warwick Retention of signage
to north, south, west and east elevations (Retrospective application)
Gurdwara Sikh Temple Tachbrook Park Drive CV34 6RH

RESOLVED that no objection is raised

W/19/0640 Miss R Howe Change of Use from Class A1/A2 use to
Tattoo Studio (Sui Generis) use (Resubmission of Planning Application ref.
W/19/0177) 10 Denby Buildings Regent Grove CV32 4NY

RESOLVED that no objection is raised

155. PLANNING DETERMINATIONS

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

156. PLANNING APPEAL NOTIFICATIONS

There were none

157. PLANNING APPEAL DECISIONS

There were none

158. TREE PRESERVATION ORDERS

There were none.

159. ANY OTHER BUSINESS

There was none.

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

Signed *J. A. A. G.*
Dated *16/05/19*

