



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE**  
**HELD ON 28<sup>th</sup> MARCH 2019 AT THE TOWN HALL,**  
**ROYAL LEAMINGTON SPA**

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

Apologies: Councillors Tom Kenyon Brown, Heather Calver, Jojo Norris and Jill Barker

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

There were none.

**141. PUBLIC FORUM**

Mr Peter Tansley made a representation regarding application W/19/0387 – 20 Warwick Place CV32 5BP.

He is the owner of 22 Warwick Place and has several objections to this application for the neighbouring property:

- The scale of no. 20 as shown in this application has increased on his side of the property from the previous application (W/18/2131) – this results in an overdevelopment of the site in terms of scale and massing.
- The proposed extension is not subservient to the original building as per recommendations in WDC's Residential Design Guide SPD.
- Questions if the 45 degree rule is adhered to.
- The extension would impact on his property in terms of loss of light and privacy.
- It would not be in keeping with the Conservation Area and would take up a considerable amount of the existing rear garden.

Members enquired as to whether Mr Tansley had objected to the previous application on this site. He said he had not as he did not remember being informed about it and that the previous design for the proposed extension had more impact on Bertie Terrace than it did on his property.

The Chair thanked Mr Tansley for his representation and agreed to consider application W/19/0387 first.

**142. MINUTES**

The Minutes of the Planning Committee held on 7<sup>th</sup> March 2019, having been circulated, were considered.

**RESOLVED** that the Minutes of the Meeting of the Planning Committee held on 7<sup>th</sup> March 2019 are confirmed and signed as a correct record.

**143. MATTERS ARISING**

There were none.

JAK

**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/19/0387 Mrs Meakin  
Erection of a two storey rear extension, single storey rear extension, Erection of front garden wall and gates with hardstanding for parking  
20 Warwick Place CV32 5BP

**RESOLVED** that an objection is raised on the following grounds:

1. Whilst acknowledging that the applicant has reduced the height of the building from the last application, the proposed extension is not considered to be subsidiary to the existing property. The proposed extension is overdevelopment of the site in terms of scale and massing. It does not comply therefore with Local Plan policy BE1f).
2. The extension would have an adverse impact on the neighbour's amenity in terms of light and privacy (no 22 Warwick Place).
3. The loss of space within the rear garden would be significant and set an unwelcome precedent.

(Mr Tansley left the meeting)

W/19/0177 Miss R Howe  
use to Tattoo Studio (sui generis) use  
10 Denby Buildings Regent Grove CV32 4NY

**RESOLVED** that no objection is raised.

W/19/0097LB Mrs K Hussain  
Timber shop front to be repainted. Non-structural internal walls to rear of ground floor area to be removed from new kitchen area, disabled WC and server area. At basement level, non-structural internal walls removed and form new WC and store room  
Victoria Terrace CV31 3AB

**RESOLVED** that no objection is raised – the town council notes the proposed signage is not overly inspiring or impressive in the Conservation Area on this row of buildings.

W/19/0346 Galliford Try  
Reserved Matters application for the development of 375 dwellings, medical centre, community hall, green spaces, road, footways and ancillary works in pursuance of outline planning permission W/14/0967 (outline for up to 425 residential dwellings varied by W/14/1619)  
Land north of Gallows Hill CV34 6SJ

**RESOLVED** that no objection is raised - the town council notes issues yet to be resolved with flooding and tree issues, and also fully supports the inclusion of accessible, suitable and safe cycle routes through the new estate. The town council is concerned about the potential adverse cumulative effects on the road infrastructure around this proposed estate into and out of Learnington Spa - alternative modes of transport must be encouraged as much as possible.

JKL

**145. PLANNING DETERMINATIONS**

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

**146. PLANNING APPEAL NOTIFICATIONS**

Application No: W/18/0163  
Applicant: Mr & Mrs Saikhon  
Site: 60-62 Regent Street CV32 5EG  
Description: Change of use of first and second floors to residential (Class C3) to provide 2 no. 2 bedroom flats, including internal and external alterations

**RESOLVED** that the Appeal Notification is noted.

**147. PLANNING APPEAL DECISIONS**

Application No: W/18/1392  
Applicant: Mr Peter Knowles  
Site: 13 Clapham Street CV31 1JJ  
Description: Single storey rear extension  
Decision: Dismissed

Application No: W/18/1568  
Applicant: Mr Narinder Bains  
Site: 3A Oxford Street CV32 4RA  
Description: Create a canopy over the doorway, enlarge and replace existing window with a square bay window, matching existing UPVC door and windows non the rear elevation  
Decision: Allowed

Application No: W/18/0803  
Applicant: Mr Chas Khera  
Site: 17 Gaveston Road CV32 6EX  
Description: Change of use from a single dwellinghouse (Use Class C3) to a House in Multiple Occupation (HMO) (Use Class C4)  
Decision: Allowed

**RESOLVED** that the Appeal Decisions are noted.

**148. TREE PRESERVATION ORDERS**

There were none.

**149. ANY OTHER BUSINESS**

There was none.

The meeting commenced at 6:00pm and concluded at 6:37pm.

Signed ..... *J. G. Kyrle* .....  
Dated ..... *18. Apr. 2019* .....

