



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE**  
**HELD ON 28<sup>th</sup> JANUARY 2021.**  
**THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.**

Present: Councillors Jennifer McAllister (Vice Chair), David Brunson, Mubarik Chowdry, Amanda Stevens, and Nick Wilkins. Also present for the Public Forum: Councillors Judith Clarke and Sarah Boad.

Apologies: Councillors Janet Alty and Julija Boulton (Chair)

Absent: Councillor Navdeep Kaur Atwal

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

There were none.

**110. PUBLIC FORUM**

Sam Rosillo and Annabel Graham from Atkins Global attended the meeting to update the Planning Committee on the proposed plans for the Commonwealth Games Bowls Competition at Victoria Park in summer 2022. Using a detailed map of the site, the following overview was given:

- Works to transform the venue into the centre for the Commonwealth Games Bowls Competition would begin in early June 2022 with the site subsequently being decommissioned and cleared by mid-August 2022. All structures put in place will be temporary and the site will be returned to its previous condition after the Competition has finished.
- Parking would be suspended in Archery Road during this period as the temporary spectator stands for the greens would encroach onto the road here. Alternative temporary parking locations are currently being explored with Warwick District Council for residents who may be affected by this. Use of the Princes Drive car park will be solely for official Commonwealth Games traffic.
- An accessible shuttle bus would travel to and from Riverside House car park for blue badge holders. No road closures are planned as the majority of visitors are expected to use public transport or walk to the site.
- Projected visitor numbers are 2500/session with two sessions a day over nine days. Facilities provided within the 'red line' part of the site will be available for public use including toilets and refreshments.
- Victoria Park is to remain open and accessible to the public as much as possible. However, from the time that the park is locked down prior to the works starting for the Competition access will only be via Princes Drive. The Riverside Walk will be closed to the public as part of the risk assessment for the event.

There then followed an opportunity for members to ask questions and these covered the possibility of The Commonwealth Games Organising Committee exploring how best to partner with the Leamington Spa Shopmobility scheme to provide a better service for those with mobility issues to access the

Competition, the logistics of providing those residents in and around the Archery Road area who will be affected by the suspension of parking there with temporary parking permits for other areas, the accessibility of the park to other visitors and the situation regarding onsite parking availability.

Sam and Annabel were thanked for their representation and they left the meeting at 6:30pm. Councillors Clarke and Boad also left the meeting at this juncture.

## **111. MINUTES**

The Minutes of the Planning Committee held on 7<sup>th</sup> January 2021, having been circulated, were considered.

**RESOLVED** that the Minutes of the Meeting of the Planning Committee held on 7<sup>th</sup> January 2021 are confirmed and signed as a correct record.

## **112. 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:

<u>W/20/2134</u>	<u>Complex Development Projects Ltd</u>	<u>Extensions,</u>
<u>alterations and change of use to office space (Use Class E)</u>		<u>United Reform</u>
<u>Church Spencer Street, no 5 and Old Dole Office Spencer Yard CV31 3NE</u>		

**RESOLVED** that The Town Council is very much in support of a sympathetic and robust redevelopment of this key location within the Creative Quarter.

No objection to this application, subject to no objections from Conservation, Highways and Environmental Health. Recent comments and proposed conditions from Ecology regarding the provision of further bat surveys, additional appropriate lighting and pollution control measures are supported.

The Town Council mentioned within its formal response to the CDP consultation prior to Christmas 2020 that some degree of public access to the URC is important and we would like to see the inclusion of a cafe so the people of Leamington who are not involved in the creative industries have the opportunity to use this iconic heritage building as well.

The Town Council also notes the comments of the immediate neighbour regarding rain flooding the shared access driveway and hopes provisions will be made to prevent this impacting the neighbour during and following development works.

<u>W/20/2135LB</u>	<u>Complex Development Projects Ltd</u>	<u>Internal and</u>
<u>external alterations for creation of new office space</u>		<u>United Reform Church Spencer</u>
<u>Street CV31 3NE</u>		

**RESOLVED** that The Town Council is very much in support of a sympathetic and robust redevelopment of this key location within the Creative Quarter.

No objection to this application, subject to no objections from Conservation, Highways and Environmental Health. Recent comments and proposed conditions from Ecology regarding the provision of further bat surveys, additional appropriate lighting and pollution control measures are supported.

The Town Council mentioned within its formal response to the CDP consultation prior to Christmas 2020 that some degree of public access to the URC is important and we would like to see the inclusion of a cafe so the people of Leamington who are not involved in the creative industries have the opportunity to use this iconic heritage building as well.

W/20/1782 Mrs P Kumari-Reynolds Proposed erection of single storey porch extension, first floor side extension and single storey rear extension. Revised fenestration 84 Lillington Road CV32 6LE

**RESOLVED** that no objection is raised - the Town Council notes the lack of a setback in the roofline for this proposed development which means the extension is not distinctly subservient to the original building. However, the size of the plot and the location of the building within the plot reduces the impact this has on this particular property.

W/20/1784 Mr A Seebooa Proposed erection of two storey side extension, single storey rear extension and new porch entrance to front. New garage/shed to rear garden 12 Parklands Avenue CV32 7BA

**RESOLVED** that no objection is raised.

W/20/1813 Mr B Dhillon Erection of proposed part single storey side extension, conversion of existing single storey side garage and stores 5 Lime Avenue CV32 7DE

**RESOLVED** that no objection is raised

W/20/1785 Mr & Mrs Murphy Erection of a pitch roof to front elevation; a single storey rear/side extension; application of render to front, rear and side elevations; insertion of two rooflights in rear roofslope of garage; new windows and doors 9 Almond Avenue CV32 6QD

**RESOLVED** that no objection is raised

W/20/1477 Mrs F Franklin Removal of existing wooden boundary fence and erection of a brick boundary wall with a metal gate. Erection of a single storey rear extension 21 Gulistan Road CV32 5LU

**RESOLVED** that no objection is raised

W/20/1802 Mr Andrew Givens Erection of a garden room in the grounds of a care home James Hirons Home 53 Lillington Road CV32 6LD

**RESOLVED** that no objection is raised - the Town Council supports this application as it would provide a safe, innovative and pleasant place for residents to use during the Covid 19 situation (and afterwards)

W/20/1859                      Jonsigns Ltd                      Display of 3 no. sets of built-up halo illuminated letters. Re-cladding of 1 no. existing projector sign and frosted vinyl to windows 49 Bath Street CV31 3AG

**RESOLVED** that no objection is raised.

The Town Council notes this building has been painted black which is very much out of keeping with the other property frontages on Bath Street and High Street, and it has a harsh, negative effect on the street scene in the Conservation Area. Could the current owners be asked to return the shop front to cream so it better complements surrounding properties?

### **113. DETERMINATION OF PLANNING APPLICATIONS**

Consideration was given to a Report (Report No. 7) containing details of planning applications in which the Planning Authority had arrived at a decision contrary to the observations and decisions of this Committee.

**RESOLVED** that on this occasion there were no Determinations to be considered.

### **114. PLANNING APPEAL NOTIFICATIONS**

The following Planning Appeal Notifications were noted:

Application No: W/20/1170  
Applicant: Mr R Mobed  
Site: 2 Adelaide Road CV31 3PW  
Description: Infill of service wing roof

Application No: W/20/0987  
Applicant: Bass Partners Ltd  
Site: The Grist Mill Chesterton Drive CV31 1YS  
Description: Change of use of first floor from residential dwelling to 5 bed House in Multiple Occupation

Application No: W/20/1337  
Applicant: Mr M Burgess  
Site: 39 Northumberland Road CV32 6HF  
Description: Erection of proposed two storey side extension with ridge height to match existing and single storey flat roof garage extension to front

Application No: W/20/1321  
Applicant: Mr M Burgess  
Site: 39 Northumberland Road CV32 6HF  
Description: Erection of proposed rear stair tower

### **115. PLANNING APPEAL DECISIONS**

The following Planning Appeal Decisions were noted:

Application No: W/20/0170  
Applicant: Mrs K Kandola  
Site: Eversleigh Nursing Home 2 & 4 Clarendon Place CV32 5QN  
Description: External works for car parking and landscaping  
Decision: Dismissed

Application No: ACT/565/18 (enforcement notice)

Applicant: Mr Haralabos (aka Harry) Angelidis

Site: 41 Clemens Street CV31 2DP

Description: The breach of planning control as alleged in the notice is: without planning permission, the erection of fencing, trellis, fixed furniture and planters on the Land. The requirements of the notice are: Permanently remove from the Land the unauthorised fencing, trellis, furniture and planters in their entirety. Permanently remove from the Land all resulting waste and materials.

Decision: Dismissed

Application No: W/19/1197

Applicant: Ms Jagir Gill

Site: 89 Shrubland Street CV31 2AR

Description: Use of building for House in Multiple Occupation.

Decision: Dismissed

Application No: ACT/386/19

Applicant; Ms Jagir Gill

Site: 89 Shrubland Street CV31 2AR

Description: The breach of planning control as alleged in the notice is, without planning permission, the change of use from a dwelling house (Class C3) to a 7-bedroom House in Multiple Occupation (Sui Generis). The requirements of the notice are Permanently cease the use of the land as a 7- bedroom House in Multiple Occupation (Sui Generis) and for any other multiple occupation use; and Reinstate the land to its former use as a single dwelling house (Class C3)

**116. TREE PRESERVATION ORDERS**

There were none.

**117. AOB**

Members were reminded about application W/20/1669 – 2 Woodcote Road CV32 6PY – being considered at the upcoming WDC Planning Committee on 2<sup>nd</sup> February 2021. This Committee registered an objection and members had been asked if they wished to represent this view at the meeting. Councillor Brunson agreed to do so with the application site being in his ward. The DSO to register Councillor Brunson to speak.

The meeting commenced at 6:00pm and concluded at 7:24pm.

Signed .....

Dated .....