



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 15 NOVEMBER 2018 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors John Knight (Chair), Ann Morrison, Heather Calver, Janet Alty and Tom Kenyon Brown.

Apologies: Councillor Caroline Evetts

Absent: Councillor Daniel Howe

81. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

82. PUBLIC FORUM

No representations.

83. MINUTES

The Minutes of the Planning Committee held on 25th October 2018, having been circulated, were considered and agreed.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 25th October 2018 are confirmed and signed as a correct record.

84. MATTERS ARISING

There were none.

85. 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/18/0190 Queensway Conference Centre Ltd Demolition of existing workshop and construction of a mixed use development consisting of a complimentary health suite (use class D1) and 19 flats consisting of 12 x one bedroom, 4 x two bedroom and 3 x three bedroom. Amended scheme consisting of revised access and parking layout together with reduction of size of units
Unit 3 Holly House Queensway CV31 3LZ

RESOLVED that an objection is raised on the following grounds:

1. Lack of a Transport Statement outlining the impact this development would have on traffic movements and on-street parking, as requested by WCC Highways on 29th March 2018.
2. No mention of an affordable housing element in accordance with Local Plan policy H2 - is this provision being included?

JCK

RESOLVED that no objection is raised - in the absence of comments from Conservation

W/18/2002 Mr Birdi Resubmission of W/17/2413:
Retrospective change of use two dwellings (C3) to 11 bed HMO split into two cluster flats (sui generis use)

RESOLVED that an objection is raised on the following grounds:

1. Submission of an inaccurate parking survey including an RPZ. Problems with on-street parking in this area already exist - adding a potential 3 further cars to this will inevitably add to these pressures.
2. Query 10% HMO calculation. Comparing the calculation done for application W/17/2413 to that done for this application, the figures involved would appear to be the same yet the answer for the former is 10.98% whilst the answer for this calculation is 10%. W/17/2413 contravened Local Plan policy H6 - no figures have changed in the calculation so surely this application does too.
3. Maintain our objection to W/17/2413 regarding the undersized communal sitting room on the second floor being inadequate provision for current and future residents.

This application for retrospective permission demonstrates a gross disregard for the planning system and the unauthorised overdevelopment of this site should not be permitted to remain. The development is having a serious adverse effect on neighbours' amenity in terms of ASB, parking and noise issues.

W/181963 LD Estate Agent Proposed construction of two cottages with associated works and car parking (resubmission of W/18/0389)
Land off Leam Street CV31 1DY

RESOLVED that an objection is raised on the following grounds:

1. Local Plan policy H1) states that "housing development on garden land, in urban and rural areas, will not be permitted unless the development reinforces, or harmonises with, the established character of the street and/or locality and respects surrounding buildings in terms of scale, height, form and massing." The proposed development does not meet this policy and results in unsatisfactory infill development which has little regard design-wise for neighbouring buildings and streets. Part of the site has already been raised significantly without permission so the existing car parking area overlooks nearby properties. It is also incorrect to state the site has not been affected by flooding in the past.
2. Local Plan policy BE1f) states that developments should "respect surrounding buildings in terms of scale, height, form and massing". The roof heights of the proposed dwellings will be the tallest in the area, impacting detrimentally on the neighbours' amenity and being out of keeping with the surrounding area.
3. Town Council questions again whether WDC distance separation guidelines are adhered to this time and would like confirmation that this is the case.

The town council is also concerned that trees with TPOs may have already been removed from this site and would like to know (if this is the case) was

this done with permission? Such removal would mean this development is already impacting on the site and the conservation area. This comment was made in our previous objection and we have received no response as yet.

W/18/2009 Mr P Brown Proposed change of use from Class C3 (residential) to Class C4 (small house in multiple occupation) 15 King Street CV32 4TL

RESOLVED that no objection is raised

W/18/1946 Mr & Mrs Mundy Erection of side and rear single storey extensions 131 Brunswick Street CV31 2EJ

RESOLVED that no objection is raised on the information provided. The town council is given to understand this property may be operating as an unregistered HMO and we have concerns that the proposed extension will add to issues about ASB, parking and noise. Ideally this should be investigated prior to permission being given

W/18/2052 Ms Cuddihy Erection of a part two storey/part single storey rear extension 20 Epsom Road Lillington CV32 7AR

RESOLVED that no objection is raised. No information available regarding whether the 45 degree rule is adhered to in this case and how severely the neighbour's amenity at no 18 would be impacted in terms of light and overlooking

86. PLANNING DETERMINATIONS

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

87. PLANNING APPEAL NOTIFICATIONS

Application No: W/18/0575
Applicant: HB Invest
Site: Land rear of 21 Dale Street CV32 5HH
Description: Erection of a single storey residential unit to replace 3 lock up garages

Application No: W/18/0042
Applicant: Mrs S Purewal
Site: Manor Cottage 3 Spencer Street CV31 3NE
Description: Conversion and enlargement of basement to provide 1 no. 2 bed flat

88. PLANNING APPEAL DECISIONS

There were none.

89. TREE PRESERVATION ORDERS

TPO No: 557
Site: 82 Leicester Lane Lillington CV32 7HH
Reason: There is a perceived threat to the tree's overall well-being from works associated with the proposed development, either from breaking the ground and so disturbing the tree's root mass or from vehicle movement over the tree's rooting area

that will cause soil compaction and so adversely affect the tree's ability to abstract air and moisture from the soil.

90. ANY OTHER BUSINESS

Members were reminded that an email had been circulated to them on 12th November regarding a briefing being given by WDC on the new draft SPD on Purpose Built Student Accommodation – Monday 10th December, 10am, Riverside House. Open to all members.

The meeting commenced at 6:00 pm and concluded at 7:03pm.

Signed *J.G. King*

Dated *6 Dec 2018*

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