



## THE TOWN COUNCIL

OF

ROYAL LEAMINGTON SPA

TOWN HALL, PARADE,

ROYAL LEAMINGTON SPA

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STEPHEN MARKS  
Clerk to the Town Council

23<sup>rd</sup> March 2023

Dear Councillor

### **PLANNING MEETING – THURSDAY 30<sup>th</sup> MARCH 2023**

The Town Council's **PLANNING** meeting will take place on **THURSDAY 30<sup>th</sup> MARCH 2023 commencing at 6.00 pm.**

**This meeting will be held remotely and can be accessed as follows:-**

Join Zoom Meeting

<https://us02web.zoom.us/j/83836532811?pwd=U1BodjA5bUdCTFBmbDJQVS96eUtsQT09>

Meeting ID: 838 3653 2811

Passcode: 143475

The business will be as set out below.

Yours faithfully,

*Stephen Marks*

Stephen Marks

### **CLERK TO THE TOWN COUNCIL**

To: Councillors: Alty, Boulton, Brunson, Chowdry, McAllister, Singh, Stevens and Wilkins

(All other Members of the Town Council – Agenda for information only, via website)

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### **MEMBERS TO DECLARE ANY INTEREST THEY MAY HAVE IN ITEMS IDENTIFIED FOR CONSIDERATION AT THE MEETING**

#### **AGENDA**

1. Apologies
2. Declarations of Interest
3. Public Forum  
To receive any representation from Members of the Public in accordance with Standing Orders

4. Minutes

To approve the Minutes of the Planning Meeting held 09<sup>th</sup> March 2023 (Report No. 4)

5. Matters Arising

To consider any matters arising / updates from previous meeting.

6. Planning Applications

To consider a schedule of planning applications / consultations received from the Planning Authority (Report No. 6)

7. Determined Planning Applications

To consider relevant applications determined by the Planning Authority, where these differ from the representations of the Town Council.

8. Planning Appeal Notifications

To consider any Planning Appeal Notifications:

9. Planning Appeal Decisions

To consider Planning Appeal Decisions, if any.

10. Tree Preservation Orders

To consider the following Tree Preservation Orders, if any.

11. WDC Planning Committee

To receive feedback from any WDC Planning Committee meetings attended since the previous Town Council Planning meeting.

To consider pertinent Leamington Spa planning applications due to go to WDC Planning Committee (including member representation).

12. Licensing

Current WDC Licensing applications can be found here:

<https://estates7.warwickdc.gov.uk/LicensingPortal/Forms/Search.aspx?types=LPA,LPV,LPC,LPW&days=28>

If a member wishes to discuss any Leamington Spa licensing applications in more detail, please let the Town Clerk know the application no. along with any planning application call-ins.

**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**

**MINUTES OF THE PLANNING MEETING HELD ON 09<sup>th</sup> MARCH 2023.**  
**THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.**

Present: Councillors Jennifer McAllister (Chair), Amanda Stevens, Ruggy Singh, David Brunson.

Town Clerk.

Absent: Cllrs Alty, Boulton, Chowdry, Wilkins.

150. **Apologies:**

Cllr Alty, Chowdry, Boulton, Wilkins

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

None

152. **PUBLIC FORUM**

Two members of the public addressed the meeting regarding applications W/22/1744 and W/22/1745, raising a number of issues / concerns.

153. **MINUTES**

The Minutes of the Planning Meeting held on 16<sup>th</sup> February 2023, having been circulated, were considered.

**Resolved** that the Minutes of the Planning meeting held on 16<sup>th</sup> February 2023 are confirmed as a correct record.

154. **MATTERS ARISING**

**W/22/1984**

Squirhill Place, Russell Terrace, Leamington Spa, CV31 1FU  
Demolition of existing rendered brick boundary wall to Russell Terrace and Willes Road and erection of replacement brick piers and iron railings.

The Town Council made the following response: No objection subject to no objection from conservation. WDC conservation objected.

Noted that the application had been withdrawn.

155. **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/23/0145** 61 St Helens Road, Leamington Spa, CV31 3QG Erection of first floor rear extension and single storey rear extension with step in roof. (Follows approved application W/18/2396)

**Resolved** that no comment is made.

**W/23/0170** 15 Milverton Crescent, Leamington Spa, CV32 5NG "Renovations to include replacement fenestration, rooflights to rear main roof, new zinc roof with rooflight over garage, drainage strips to front boundary, repairs to rear verandah, new insulated roof over rear extension."

**Resolved** that the following comment is made: The Town Council supports improvements to properties in conservation areas to improve energy efficiency, subject to a balance being found between thermal efficiency and conservation requirements.

**W/23/0171 LB** 15 Milverton Crescent, Leamington Spa, CV32 5NG "Renovations to include replacement fenestration, rooflights to rear main roof, new zinc roof with rooflight over garage, drainage strips to front boundary, repairs to rear verandah, new insulated roof over rear extension."

**Resolved** that the following comment is made: The Town Council supports improvements to properties in conservation areas to improve energy efficiency, subject to a balance being found between thermal efficiency and conservation requirements.

**W/23/0199** 152 Trinity Street, Leamington Spa, CV32 5GY Planning permission is sought for the erection of front and rear dormer windows, new garage doors, and an EV charging point.

**Resolved** No objection subject to no objection from conservation. Support the installation of solar panels and EV charging but note the potential for hazard from charging cables on the highway.

**W/23/0079** 44-46 Parade & 60-62 Warwick Street, Leamington Spa, CV32 4DD Change of use of part ground and first floors and all of the second and third floors from retail use to residential use and formation of eight 1 bedroom apartments with associated internal and external works to enable the proposed conversion.

**Resolved** that the Town Council supports the provision of adequate secure cycle storage and supports the use of buildings on brownfield sites.

Seeks clarification ref whether future occupants will be eligible for access to residents parking permits.

**W/23/0080LB** 44-46 Parade & 60-62 Warwick Street, Leamington Spa, CV32 4DD

"Listed Building Consent for change of use of part ground and first floors and all of the second and third floors from retail use to residential use and formation of eight 1 bedroom apartments with associated internal and external works to enable the proposed conversion"

**Resolved** that the Town Council supports the provision of adequate secure cycle storage and supports the use of buildings on brownfield sites.

Seeks clarification ref whether future occupants will be eligible for access to residents parking permits.

**W/22/1744** 2 Rai Court, Beauchamp Road, Leamington Spa, CV32 5RP Change of use to 4 Bed HMO.

**Resolved** that the Town Council makes a holding objection subject to confirmation that:

-the parking survey is adequate and appropriate – taking into consideration nearby vacant properties, town centre parking issues and extant permissions

-confirmation that no further parking survey needs to be provided

-subject to contract services comments regarding acceptable waste management arrangements.

Comment – the Town Council is also concerned that HMO concentration could result in loss of amenity for neighbours.

Would also request assurance that the proposal would not create 3 or more HMOs in a row.

**W/22/1745** 3 Rai Court, Beauchamp Road, Leamington Spa, CV32 5RP  
"Change of use from 4 bed house (Use Class C3) to 4 bed House in Multiple Occupation (HMO) (Use Class C4):

**Resolved** that the Town Council makes a holding objection subject to confirmation that:

-the parking survey is adequate and appropriate – taking into consideration nearby vacant properties, town centre parking issues and extant permissions

-confirmation that no further parking survey needs to be provided

-subject to contract services comments regarding acceptable waste management arrangements.

Comment – the Town Council is also concerned that HMO concentration could result in loss of amenity for neighbours.

Would also request assurance that the proposal would not create 3 or more HMOs in a row.

**W/23/0156** 6 Lillington Avenue, Leamington Spa, CV32 5UJ

"Proposed works comprising three storey rear extension, formation of front and rear lightwells and internal reconfiguration of existing 7no. one-bed flats to create 2no. three-bed, 4no.two-bed and 3no. one bed apartments for a total of 17 bedrooms  
(resubmission of W/22/1575).

**Resolved** that the Town Council raises an objection to this application on the following grounds: 1. Requires an appropriate parking survey in line with WDC Parking Standards 2. Requires reassurance from WCC landscape that the tree survey and approach to trees on the site is adequate. 3. Proposed rear access via Arlington Mews is inadequate as it currently stands 4. No cycle parking shown

**w/23/0184** 7 Bedford Street, Leamington Spa, CV32 5DY

"Demolition of existing single storey retail unit and erection of proposed new building to provide replacement retail space at

ground floor and first floor with 3no. commercial units over (Use Class E).”

**Resolved** that The Town Council supports in principle the redevelopment of this brownfield infill site. No objection subject to no objection from Conservation and WCC Highways (Town Council would like to see the right to parking permits for future residents being removed should permission be granted), Env health and waste management. The Town Council would appreciate confirmation that the minimum separation distance is met between this proposed property and the Works building behind, and confirmation that there would be secure cycle parking provided

**W/23/0244/LB** Pump Rooms, Parade, Leamington Spa, CV32 4AA  
To install a life saving defibrillator.

**Resolved** that the Town Council strongly supports this application, and the making of defibrillators available in the town. .

**W/23/0212** 15 Princes street, Leam Spa CV32 4TY  
The erection of a rear dormer, three rooflights to the front elevation and a raised platform in the rear garden.

**Resolved** no comment

#### **156. DETERMINED PLANNING APPLICATIONS**

None where the decision differed from the representations of the Town Council.

#### **157. PLANNING APPEAL NOTIFICATIONS**

None

#### **158. PLANNING APPEAL DECISIONS**

Noted appeal decisions:

Ref: APP/T3725/X/21/3281454 (dismissed)

Ref: APP/T3725/X/21/3290818 (allowed)

#### **159. TREE PRESERVATION ORDERS (TPOs)**

Noted TPO 575.

#### **160. WDC PLANNING COMMITTEE**

RS represented Town Council at last planning committee ref Althorpe Street PBSA application. Permission was refused

Next WDC Planning Committee meeting is due on 28 / 29 March.

#### **161. LICENSING**

None discussed.

The meeting commenced at 6:00pm and concluded at approximately 19:45

**REPORT TO THE PLANNING MEETING TO BE HELD ON 30<sup>th</sup> MARCH 2023**

**MATTERS ARISING**

1. **Purpose**

To consider any matters arising from previous meeting.

2. **Updates**

2.1 **W/23/0079:** 44-46 Parade and 62 -64 Warwick Street, Leamington Spa, CV32 4DD

Change of use of part ground and first floors and all of the second and third floors from retail use to residential use and formation of eight 1 bedroom apartments with associated internal and external works to enable the proposed conversion.

Town Council comments:

*The Town Council supports the provision of adequate secure cycle storage and supports the use of buildings on brownfield sites.*

*Seeks clarification ref whether future occupants will be eligible for access to residents parking permits.*

Update – ‘the applicant has indicated that they are willing to sign a Unilateral Undertaking to prevent future occupiers applying to get a parking permit’.

**REPORT TO THE PLANNING MEETING TO BE HELD ON 30<sup>th</sup> MARCH 2023**

**PLANNING DETERMINATIONS**

1. **Purpose of the Report**

To identify any planning determinations where the planning authority's decision differed from the representations / comments of the Town Council.

No decisions have been identified where the decision differed from the representations / comments of the Town Council.



**REPORT TO THE PLANNING MEETING TO BE HELD ON 30<sup>th</sup> MARCH 2023**

**PLANNING APPEAL NOTIFICATIONS**

1. **Purpose**

To consider any planning appeal notifications

2. **Appeal Notifications**

2.1 **W/22/1593** | Erection of single storey side & rear extensions and removal of chimney | 50 Russell Terrace, Leamington Spa, CV31 1HE

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) –  
PLANNING APPEAL AGAINST REFUSAL OF A HOUSEHOLDER  
APPLICATION

Address of site to which the appeal relates: 50 Russell Terrace, Leamington Spa,  
CV31 1HE

Proposed development: Erection of single storey side & rear extensions and  
removal of chimney

Appellant's name: Mr & Mrs Bain

Appeal reference number: APP/T3725/D/23/3316863

Appeal Start Date: 13/03/2023