



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING MEETING HELD
ON 23rd SEPTEMBER 2021.
THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.

Present: Councillors Jennifer McAllister (Chair), Amanda Stevens, Janet Alty, David Brunson, Mubarik Chowdry, Julija Boulton and Nick Wilkins.

Absent: Councillor Navdeep Kaur Atwal

67. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

68. PUBLIC FORUM

No representations.

69. MINUTES

The Minutes of the Planning Committee held on 2nd September 2021, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 2nd September 2021 are confirmed and signed as a correct record.

70. MATTERS ARISING

There were none.

71. 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/21/1294 Mr Cooke Erection of a balcony to second floor
within front roofslope Trinity House Stables 50 Trinity Street CV32 5YN

RESOLVED that no objection is raised subject to no objection from Conservation

W/21/1413 Mr Williams-Ellis Erection of proposed two storey
front, side and rear extension following demolition of existing garage. Erection of proposed
single storey rear extension. Proposed rendering of all elevations 19 North Villiers
Street CV32 5XY

RESOLVED that no objection subject to confirmation that the 45 degree line is not breached with no. 20 North Villiers Street

W/21/1536 Mr B Graham Variation of Condition 2 (approved plans) of planning application W/19/1160 to amend internal layout and external alterations including lighting and gates 1,2 & 3 Victoria Colonnade Victoria Terrace CV31 3AB

RESOLVED that no objection subject to confirmation of the new locations of the bin store and the cycle storage on this site

W/21/1346 Mr T Gaston Demolition of garage, erection of two storey side extension and single storey side/rear extension and erection of a porch with a pitched roof. 41 Villiers Street CV32 5YA

RESOLVED that no objection is raised

W/21/1325 Mr & Mrs Burgess Erection of single storey rear extension to replace conservatory 22 Warwick New Road CV32 5JG

RESOLVED that no objection is raised

W/21/1172 Mr Bhandal Demolition of existing single storey extensions and erection of a replacement two-storey rear extension 2 Lime Avenue CV32 7DA

RESOLVED that no objection subject to the applicant's compliance with the Conservation officer's advice in terms of single storey/reduction in depth. The Town Council would like to see the inclusion of an electric vehicle charging point for the new flat if possible.

W/21/1552 Mr O'Sullivan Erection of two storey, 4 bedroom detached dwelling on land adjacent to 66 Montrose Avenue. 66 Montrose Avenue CV32 7DY

RESOLVED that no objection is raised

W/21/1207 Mr Bahia Proposed loft conversion including rear dormer, single storey rear extension & first floor rear extension. Front Canopy. Resubmission of W/20/0479 15 Cubbington Road CV32 7AA

RESOLVED that an objection is raised on the following grounds:

1. Overdevelopment of the site and negative impact on the existing streetscene
2. Inclusion of a long horizontal box dormer contrary to the WDC Residential Design Guide

W/21/1624 The Lillington Club Reroofing of main hall and associated works and the rebuilding of the south elevation to the main hall with new window openings and associated works Lillington Mens Club, Lime Avenue CV32 7DA

RESOLVED that the Town Council supports this application as it is for improvement works to the building to increase energy retention and encourage sustainability

W/21/1117 Mr Mohan Birk Proposed erection of two storey side extension, single storey front porch extension & joint single storey rear extension with 45 Montrose Avenue. 43 Montrose Avenue CV32 7DS

RESOLVED that an objection is raised on the following grounds:

1. Proposed side extension is not subservient to the original dwelling - it has no setdown or setback in the roofline
2. There is no 1m separation distance from the 1st floor wall to the boundary as required by the WDC Residential Design Guide
3. Potential loss of light to the neighbour at no. 41 Montrose Avenue

W/21/1116 Mr Sevi Birk Proposed erection of single storey front porch extension & joint single storey rear kitchen extension with 43 Montrose Avenue. 45 Montrose Avenue CV32 7DS

RESOLVED that no objection is raised.

W/21/1072 Mr Marr Proposed erection of first floor side roof dormer 69 Northumberland Road CV32 6HF

RESOLVED that no objection is raised - support the comments of the Ecology officer regarding the provision of required information re a bat roost assessment

W/21/0967 Mr & Mrs Ellard Single storey rear extension plus internal alterations to form annex accommodation for a relative, render. 1 Overell Grove CV32 6HP

RESOLVED that no objection is raised.

72. 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 the Determinations were noted.

73. PLANNING APPEAL NOTIFICATIONS

There were none.

74. PLANNING APPEAL DECISIONS

Application No: W/21/1415
Applicant: NJS Investments Ltd
Site: 62 Brunswick Street CV31 2EG
Description: Second floor extension to the existing property to form 2no new flats, extension to HMO on first floor, extension to shop on ground floor
Decision: Dismissed

Application No: W/21/1683
Applicant: Leamington Central Ltd
Site: Former Polestar Foods Ltd St Mary's Road CV31 1QB
Description: Certificate of lawful use or development is sought so the building can be used entirely for Class B1 Use as a single unit; and the building can be used entirely for Class B1 Use as 5 No. Units
Decision: Dismissed

75. TREE PRESERVATION ORDERS

There were none.

76. WDC PLANNING COMMITTEE

- Cllr Stevens attended the WDC Planning Committee held on 14th September 2021 to represent the Town Council on application W/21/0610 - 1 Manor Farm Close CV32 7FA with regard to a lack of requisite and appropriate on-site parking. The application was granted on the grounds that the WDC Parking Standards SPD regarding allocated parking spaces and sizes of garages was introduced in 2018 and cannot be applied retrospectively to this application (originally granted in 2016) as it is for a variation of condition only which does not require additional parking spaces.

Despite a request for clarification on this issue from the case officer by the Democratic Support Officer prior to the meeting, none was forthcoming.

- The next WDC Planning Committees are due on 12th and 13th October 2021. The DSO will forward referrals if Town Council representation is necessary.

77. LICENSING APPLICATIONS

No current licensing applications called in for discussion.

78. AOB

There was none.

The meeting commenced at 6:00pm and concluded at 7:06pm.

Signed

Dated