



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA  
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON 2 AUGUST 2018 AT THE TOWN HALL,  
ROYAL LEAMINGTON SPA

Present: Councillors John Knight (Chair), Ann Morrison, Janet Alty, Caroline Evetts, Jojo Norris and Tom Kenyon Brown.

Apologies: Councillor Heather Calver, Cllr Daniel Howe and Cllr Jill Barker

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

There were none.

**34. PUBLIC FORUM**

No representations

**35. MINUTES**

The Minutes of the Planning Committee held on 12 July 2018, having been circulated, were considered and agreed.

**RESOLVED** that the Minutes of the Meeting of the Planning Committee held on 12 July 2018 are confirmed and signed as a correct record.

**36. MATTERS ARISING**

There were none.

**37. 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/18/2413 Mr Narinderpal Birdi Retrospective change of use from two dwellings (C3 use) to 11 bed HMO split into two cluster flats (sui generis use) 68 and 68a Clarendon Street CV32 4PE

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

1. Contravenes Local Plan policy H6 at 10.98%
2. Lack of outlook and natural light to habitable rooms making the accommodation unacceptable for current and future residents of the property.
3. No parking survey provided as required and no on-site parking spaces proposed, leading to more pressure on on-street parking in this area.
4. Undersized communal sitting area on the second floor is insufficient for current and future residents.

JAK

W/18/1062 Mr Ian Skinner Erection of single storey rear extension and two storey side extension 19 Troutbeck Avenue CV32 6NE

**RESOLVED** that no objection is raised

W/18/1163 Mr Waters Erection of a single storey side extension and loft conversion with rear dormer window 45 Princes Street CV32 4TZ

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

1. The proposed dormer window is too close to the eaves line of the house and is not sufficiently subservient to the existing building.
2. The proposed extension does not comply with the District Council's Residential Design Guide in terms of the preferred design for extensions to terraced houses - no glazed roof or glazed end wall is proposed.
3. No natural light to the attic room.

W/18/1352 Mr F Roper Proposed change of use from dwelling house (use class C3) to a small 3 bedroomed HMO (use class C4) (resubmission of W/17/1539) 12 Staunton Road CV31 2PN

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

1. No on-site parking is proposed - Warwick District Council's Parking Standards require 2 parking spaces for a 3 bed HMO. This area is already very busy with parking due to the number of existing HMOs - adding more cars onto on-street parking will exacerbate the situation.
2. The Council notes that this change of use (should it be permitted) will bring the HMO calculation to 10% which is the limit set within policy H6 of the Local Plan. Permanent residents in this area feel that their neighbourhood is being deleteriously affected by the increasing number of student HMO's. Their streets become ghost towns during university holidays, and then they are hit with parking, waste and noise issues during term times. The Town Council would like it noted that just because the HMO calculation limit on this property is 10% this should not mean further consideration is not given to the impact an additional HMO would have on this street/area. The map accompanying the HMO calculation was unclear and thus unhelpful as to where the surrounding HMOs were located

### **38. PLANNING DETERMINATIONS**

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

### **39. PLANNING APPEAL NOTIFICATIONS**

There were none.

### **40. PLANNING APPEAL DECISIONS**

Application No: W/18/0324  
Applicant: Mr S Nijjar  
Site: 46a Edmondscote Road CV32 6AQ

*Jsh*

Description: Erection of a detached garage  
Decision: Dismissed

**41. TREE PRESERVATION ORDERS**

There were none

**42. ANY OTHER BUSINESS**

In response to Cllr Barker's query about planning grounds for objections to the felling of trees in Warwick District, links to the WDC Tree and Woodland Strategy and a useful document on frequently asked questions on protected trees was sent out to members.

The meeting commenced at 6:00 pm and concluded at 6:28pm.

Signed ..... *J.G. Kuyper* .....  
Dated .. *23 August 2018* .....

