



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING MEETING HELD
ON 31st MARCH 2022.
THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.

Present: Councillors Jennifer McAllister (Chair), David Brunson, Amanda Stevens, Mubarik Chowdry, Janet Alty, Ruggy Singh and Will Bryce (substituting for Cllr Wilkins).

Apologies: Councillors Boulton and Wilkins

174. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

Councillor Brunson declared a non-pecuniary interest in application W/22/0315 as a member of the Shopmobility board.

175. PUBLIC FORUM

No representations.

176. MINUTES

The Minutes of the Planning Committee held on 10th March 2022, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 10th March 2022 are confirmed and signed as a correct record.

177. MATTERS ARISING

The Democratic Support Officer gave brief updates on the current status of the following extant holding objections:

- W/21/1625 – 264 Valley Rd – objection from Environmental Health on grounds of negative noise impacts on existing residential properties, no objection from WCC Highways and no management plan has been made available. 5 support comments have been submitted; none are local residents. Still no further progress to report as yet.
- W/21/1397 – 2 Lawford Rd – objection from WCC Highways based on the unsatisfactory and non-compliant parking survey submitted by the applicant. Request a new survey be done to the current requirements in the WDC Parking Standards DPD. The Town Council resubmitted an objection on 17th March 2022 supporting the comments of the WCC Highways officer regarding their request for a new, WDC Parking Standards-compliant parking survey.
- W/21/2166 – Demolition of The Waterside Inn and erection of a split level 4 and 45 storey apartment building comprising 42 residential homes – concern from Canal & Rivers Trust re scale and massing, visual impact on character and appearance of the canal conservation area, objection from Environmental Health requiring additional information on the noise assessment report and odour report and recommended conditions on air quality, lighting and land contamination, objection from the LLFA on insufficient information provided, concerns from Open

Space around no Section 106 contribution and also about hedging, planting, pathways, boundary treatments, lighting and harm to local views. Also objection from Landscape on scale, height and massing, does not preserve the appearance of the area, inadequate replacement trees proposed, objection from Conservation in terms of development being overbearing and dominant at 5 storeys, WCC Infrastructure requires Section 106 contributions for education and libraries and Warwick Town Council concurs with the Town Council's grounds for objection.

- W/22/0232 – Land south of Chesterton Gardens – 200 dwellings (appearance, landscaping, layout and scale. 18 additional resident objections registered, Landscape objection on layout, planting, hedging and trees, Highways object on lack of information provided, Stage 1 Road Safety Audit required, issues with visibility splays where Public Right of Ways cross the access road, proposed cycleways are dangerous and inadequate, road usage issues, bus stop locations require adjustment and more drawings of waste collection lorry splays required. Stagecoach Buses state they will not provide any bus routes through this development due to lack of access and investment proposed. Members agreed to resubmit an objection on the grounds of supporting the comments of Landscape and Highways with an additional comment recording concern about the lack of any future proposed bus routes through this development.

178. 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:

WDC/22CC002 Warwickshire County Council Construction of a new single storey nursery and children's centre and single storey school extension within the Kingsway Community Primary School site. Demolition of single storey building currently accommodating the nursery, children's centre and part of the school's facilities
Kingsway Community Primary School Baker Avenue CV31 3HB

RESOLVED that the Town Council supports this application which delivers significant improvements for these school facilities. The Town Council would like to see the access to the site made easy for pedestrians and cyclists, bearing in mind the parking difficulties which already exist in Baker Avenue and would also like confirmation of any new boundary treatments to be used on the boundary with properties in Baker Avenue.

W/22/0095 Cullen Associates Proposed erection of two storey rear extension including partial change of use from barbers to create one bedroom residential unit (C3), associated internal alterations 97 Clarendon Street CV32 4PF

RESOLVED that no objection is raised - the Town Council notes a potential loss of light from the proposed extension to the first floor kitchen which should be addressed if possible

W/22/0249 Birmingham Organising Committee for the 2022 Commonwealth Games Ltd Temporary use of an area of Royal Leamington Spa Victoria Park for the purposes of hosting the Lawn Bowls event for the Birmingham 2022

Commonwealth Games; erection of temporary structures, including vehicle trackway, solar panels and securit fencing to the site boundary Victoria Park Archery Road CV31 3PH

RESOLVED that the Town Council supports this application with the understanding that the park will be returned to its original state after the Games are concluded and that disruption locally is kept to a minimum.

W/22/0315 Coal Pension Properties Ltd Erection of single storey extension on part of the existing multi-storey car park to provide additional commercial floorspace for offices (Class E), creation of external terrace and associated physical works Royal Priors Shopping Centre Warwick Street CV32 4XT

RESOLVED that no objection is raised. The Town Council would like to see the provision of electric vehicle charging points as appropriate and seeks assurances that the Shopmobility unit will be able to run as usual and retain its associated parking provision in the centre.

W/22/0189LB Linford Properties (Leicester) Ltd Conversion of Upper Floors into 6 no. flats Maisonette 35-37 Parade CV32 4BL

RESOLVED that the Town Council supports this proposed reuse and redevelopment of this town centre brownfield site. No objection subject to no objection from Conservation. The Town Council would like to see the provision of adequate cycle parking on the plans.

W/22/0478 Emerald Architectural Design Ltd Demolition of existing garage and erection of single storey side/rear extension 9 Sherwood Walk CV32 7BQ

RESOLVED that no objection is raised.

W/22/0303 Mr N Rogan Replacement of existing frontage garden wall with, new vehicular access gates, new vehicular access 89 Northumberland Road CV32 6HQ

RESOLVED that no objection is raised.

W/22/0296LB Mr C Kroeger There is an existing extension (c.2000) to the Grade II listed main house (c.1834-38). This extension has a set of Kitchen patio doors, three windows and two skylights. We would like to replace the Kitchen doors and windows. The Kitchen doors are currently c.1800mm wide and we would like to widen this to c. 2500mm There are three windows at 1200mm, 450mm and 430mm, we would like to replace all three and add in a new window to be 1200mm wide to be the same as the existing wider window. The skylight is currently anthracite grey and double glazed, we would like to make the doors and windows match the skylights in Smart Architectural Aluminium 65 Willes Road CV31 1BW

RESOLVED that no objection is raised.

179. 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

RESOLVED that the Planning Determinations are noted.

180. PLANNING APPEAL NOTIFICATIONS

The following Planning Appeal Notification was noted:

Application No: W/20/2144

Applicant: Cloister Living LLP

Site: 24 Kenilworth Road CV32 6JB

Description: Proposed demolition of rear two storey and single storey wings together with detached two storey cottage and erection of replacement three storey and two storey extensions together with detached building at rear of site to provide increased number of studio flats and bedsit accommodation (increase from 30no. to 33no.) plus all associated works.

181. PLANNING APPEAL DECISIONS

The following Planning Appeal Decision was noted:

Application No: W/21/0822

Applicant: Mr Devaney

Site: 48 Princes Drive CV32 6AF

Description: Garage conversion, front extension and internal alterations.

Decision: Dismissed

182. TREE PRESERVATION ORDERS

There were none.

183. WDC PLANNING COMMITTEE

Cllr McAllister attended WDC Planning Committee held on 30th March 2022 to speak on application W/21/1084 – Southfields 57 Lillington Rd CV32 6NS. The application was refused by the Committee against the recommendation of the case officer on the grounds of the impact on the neighbouring property due to substandard distance separation.

The next WDC Planning Committee is scheduled for 26th April – the DSO will be in touch with members should representation be required on any of the applications called in for further consideration.

184. LICENSING APPLICATIONS

No licensing applications current on the WDC website.

185. AOB

There was none.

The meeting commenced at 6:00pm and concluded at 7:02pm.

Signed

Dated