Planning Committee

Minutes of the meeting held on Tuesday 1 March 2022 at the Town Hall, Royal Leamington Spa at 6.00pm.

Present: Councillor Boad (Chairman); Councillors Ashford, R. Dickson, Falp, Grey, Jacques, Kennedy, Leigh-Hunt, Quinney, Tangri and Tracey.

Also Present: Principal Committee Services Officer – Lesley Dury; Legal Advisor – Caroline Gutteridge; Development Manager – Gary Fisher; Legal Advisor – Ameera Patel (observing only).

144. **Apologies and Substitutes**

(a) there were no apologies for absence made; and
(b) Councillor Falp substituted for the Whitnash Residents Association vacancy, and Councillor Grey substituted for Councillor Morris.

145. **Declarations of Interest**

Minute Number 149 - W/21/2004 LB – United Reformed Church, Spencer Street, Royal Leamington Spa

Councillor Falp declared an interest because she was a Member of the Council's Cabinet, and the Council owned the application site. She left the meeting and did not return to the meeting at all afterwards when this application was introduced because she had declared interests in all of the remaining applications on the agenda.

Minute Number 150 - W/21/2272 – 14 & 16, 17 & 19, 22 & 24, 30 & 32, 37 & 39, 49 & 51 Offa Road, 23 & 25, 31 & 33 Prospect Road, 3 & 5, 112 & 114 Waverley Road, Royal Leamington Spa

Councillor Falp declared an interest because she was a Member of the Council's Cabinet, and the applicant was the Council. She had already left the meeting when this application was discussed.

Minute Number 151 - W/22/0078 – 1 Prospect Road, 24 & 26 Prospect, 59 Alexandra Road, Royal Leamington Spa

Councillor Falp declared an interest because she was a Member of the Council's Cabinet, and the applicant was the Council. She had already left the meeting when this application was discussed.

146. **Site Visits**

Councillor Jacques made an independent site visit to both application sites in Charlotte Street, Royal Leamington Spa.

147. **W/20/2165 – 6 Charlotte Street, Royal Leamington Spa**

The Committee considered an application from Mr S Singh for the erection of a two-storey rear extension to the existing four-bedroom HMO (use Class C4).

The application was presented to Committee because of the number of objections received, including an objection from Royal Leamington Spa Town Council. The applicant was also related to a member of Warwick District Council's staff.

The officer was of the opinion that the application sought to extend an existing HMO to increase the number of bedrooms from four to six, the extension was of an acceptable design, all rooms would benefit from acceptable levels of light and outlook and the extension would not have a negative impact on the amenity of neighbouring properties. Furthermore, the development would provide suitable provision for parking which had been demonstrated through a parking survey and suitable provision for refuse which would be contained to the side of the property out of view of the street scene. The development complied with the relevant policies listed in the report.

The Chairman explained that an email had been received the previous day from Royal Leamington Spa Town Council advising that the objections it had raised to both application sites in Charlotte Street had been addressed with the provision of amended plans and information. The Town Council would have withdrawn its objections to both of the applications had such a request been made to it.

Members were informed that policy H6 in respect of the concentration of houses in multiple occupation could only be applied to new HMOs, not to extensions on existing ones.

Following consideration of the report and presentation, it was proposed by Councillor Dickson and seconded by Councillor Falp that the application should be granted.

The Committee therefore

Resolved that W/20/2165 be **granted** subject to the following conditions:

No.	**Condition**
(1)	the development hereby permitted shall begin not later than three years from the date of this permission. **Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended);
(2)	the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 20/71-02B, and specification contained therein, submitted on 22nd November 2021. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029; and

No.	Condition
(3)	all external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **Reason:** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy BE1 of the Warwick District Local Plan 2011-2029.

148. **W/20/2166 – 14 Charlotte Street, Royal Leamington Spa**

The Committee considered an application from Mr S Singh for the erection of a two-storey rear extension to the existing four-bedroom HMO (use Class C4).

The application was presented to Committee because of the number of objections received, including an objection from Royal Leamington Spa Town Council. The applicant was also related to a member of Warwick District Council's staff.

The officer was of the opinion that the application sought to extend an existing four bed HMO to increase the number of bedrooms to six, the extension was of an acceptable design, all rooms would benefit from acceptable levels of light and outlook and the extension had been reduced in size to ensure there would be no detrimental impact on the amenity of neighbouring properties. Furthermore, the development would provide sufficient provision for parking which had been demonstrated through a parking survey and sufficient provision for refuse which would be contained to the side of the property out of view of the street scene. The development complied with the relevant policies listed in the report.

Following consideration of the report and presentation, it was proposed by Councillor Tracey and seconded by Councillor Jacques that the application should be granted.

The Committee therefore

Resolved that W/20/2166 be **granted** subject to the following conditions:

No.	Condition
(1)	the development hereby permitted shall begin not later than three years from the date of this permission. **Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended);
(2)	the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 20/71-04B, and specification contained therein, submitted on 22nd November 2021. **Reason:** For the

No.	Condition
	avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029; and
(3)	all external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **Reason:** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy BE1 of the Warwick District Local Plan 2011-2029.

149. **W/21/2004 LB – United Reformed Church, Spencer Street, Royal Leamington Spa**

The Committee considered an application from Complex Development Projects for repairs, refurbishment and redevelopment of the Grade II Listed United Reformed Church to facilitate a change of use to office space (use Class E).

The application was presented to Committee because Warwick District Council owned the site.

The United Reformed Church in its current state had been left empty for many years. The officer was of the opinion that it was starting to fall into a state of disrepair.

The application, as amended, sought to gain approval for relatively minor alterations to the previously approved scheme. The majority affected the internal spaces, such as those which comprised minor revisions to the position of stud walls, new openings (doors and windows) and the installation of balustrades to meet the Building Regulations. Several plaques were also proposed to be removed which were not referenced in the listing description but nonetheless formed a part of the listed building.

Externally, the application proposed repair works to some of the decaying external facing materials (repointing and new render for example). The design of the new rear access had been amended and the basement windows were proposed to be infilled with brickwork. New gates would be fitted at the corners of the building for increased security and surfaces replaced to improve the appearance of the site.

WDC Conservation had been consulted throughout the course of the application. They had confirmed that they raised no objection to the revisions to the application provided that large scale details for new windows, lintels and the limecrete floor slab were secured by condition. They also considered that sample materials for the new brickwork should be secured by condition.

The Conservation Officer did raise concerns with the revised design of the rear entrance to which the agent had submitted an amended drawing to meet their requests.

On this basis, WDC Conservation raised no objection. Therefore, by virtue of its appropriate design and scale, it had been concluded that the scheme of works would preserve the character and appearance of the Listed Building and would preserve its significance. The works to the exterior of the building were considered sympathetic to the building, would improve its appearance and character and would therefore be of benefit to the significance of the Conservation Area. The recommended conditions would ensure that the finer details of the proposals maintained the quality of the scheme.

The proposed works would facilitate the reuse of a Listed Building that had been vacant for a number of years. The proposed alterations facilitated a change of use which was viable and consistent with the conservation of the building. As such, the proposal accorded with the NPPF and Policies HE1 and RLS3.

An addendum circulated at the meeting advised that the plaques which were referred to in the report were proposed to be repositioned in another part of the building. The Conservation Officer had not objected to this.

The Development Manager explained that the lack of lifts and toilets for people living with disabilities was not a planning matter and was covered by building regulations.

Following consideration of the report, presentation, and information contained in the addendum, it was proposed by Councillor Quinney and seconded by Councillor Kennedy that the application should be granted.

The Committee therefore

Resolved that W/21/2004 LB listed building consent be **granted** subject to the following conditions:

No.	**Condition**
(1)	the works hereby permitted shall begin not later than three years from the date of this consent. **Reason:** To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended);
(2)	the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) and specification contained therein; Submitted on 29th October 2021: 12000 - 104 T1 Church- Proposed Sections

No.	Condition
12000 - 105 T1 2362.01.0040.T1	Basement Floor Strip Out_Demo Plan.
2362.01.0041.T1	Ground Floor Strip Out_Demo Plan
2362.01.0042.T1	First Floor Strip Out_Demo Plan
2362.01.0043.T1	Second Floor Strip Out_Demo Plan
2362.01.0044.T1	Roof Floor Strip Out_Demo Plan
2362.01.0045.T1	Reflected Ceiling Plan Strip Out_Demo
2362.01.0046.T1	Elevation Strip Out_Demo
2362.01.0047.T1	Existing Section A-A Strip Out_Demo
2362.01.0048.T1	Existing Section B-B Strip Out_Demo
2362.01.1000.T2	Proposed Site Plan
2362.01.1100.T2	Proposed Basement Plan
2362.01.1101.T2	Proposed Ground Floor Plan
2362.01.1102.T2	Proposed First Floor Plan (Mezzanine)
2362.01.1104.T3	Proposed Roof Plan
2362.01.1200.T1	Proposed South Elevation
2362.01.1202.T2	Proposed East Elevation
2362.01.1203.T1	Proposed West Elevation
2362.01.1803.T1	Proposed First Reflected Ceiling Plan
2362.01.2000.T2	Proposed Section A-A
2362.01.2001.T2	Proposed Section B-B

No.	Condition
	2362.01.2002.T2 Proposed Section C-C
	2362.01.2004.T2 Proposed Section D-D
	2362.01.3002.T3 Detail - Roof Section
	2362.01.3005.T2 Detail - Basement Tanking
	2362.01.3010.T1 Detail - Memorial Signs
	2362.01.3015.T1 Detail – Vents
	2362.01.3050.T1 Detail - New Gates
	2362.01.3053.T1 Detail - Mezzanine Balustrade
	2362.01.3054.T1 Detail - Window Details
	2362.01.3055.T Detail - Upper Mezzanine
	2362.01.3056.T1 Detail - Proposed Balustrade on ground
	2362.01.3060.T2 Detail - Central Stair Details
	Submitted on 24th January 2022:
	2362.01.1201.T2 Proposed North Elevation
	Reason: For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies HE1 and HE2 of the Warwick District Local Plan 2011-2029.
(3)	large scale details of the new windows and doors (including a section showing the window reveal, heads and cill details) (except for those already provided on drawing no. 2362.01.3054 submitted on 29th October 2021), all new lintels and a section drawing of the limecrete slab (with labels) at a scale of 1:5 (including details of materials) must be submitted to and approved by the Local Planning Authority prior to the commencement on any works in association with that element of the scheme in question. The development shall not be carried out otherwise than in strict accordance with such approved details. Reason: To ensure a high standard of design and appearance for this Listed Building and the Conservation Area,

and to satisfy Policy HE1 of the Warwick District Local Plan 2011-2029; and

(4) no development shall be carried out to the basement windows on the North elevation of the building unless and until samples of the external facing materials to be used to infill the basement windows have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details. **Reason:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policies HE1 and HE2 of the Warwick District Local Plan 2011-2029.

150. **W/21/2272 – 14 & 16, 17 & 19, 22 & 24, 30 & 32, 37 & 39, 49 & 51 Offa Road, 23 & 25, 31 & 33 Prospect Road, 3 & 5, 112 & 114 Waverley Road, Royal Leamington Spa**

The Committee considered an application from Warwick District Council for a multi-dwelling application for whole house retrofit measures. Identical semi-detached dwellings (20 properties) to receive external improvements, including external wall insulation and new surface finishes, roof repairs and insulation, dormer insulation and new cladding, new high-performance windows and external doors, and mechanical extract ventilation.

The application was presented to Committee because the applicant was Warwick District Council.

The officer was of the opinion that the proposals did not result in an unacceptable impact on the street scene, amenity of neighbouring occupiers nor did they unacceptably impact protected species. The proposals therefore complied with Neighbourhood Plan Policy RLS2 and Local Plan Policies BE1 and BE3. It was recommended that planning permission should be granted subject to conditions.

Following consideration of the report, and presentation, it was proposed by Councillor Jacques and seconded by Councillor Tracey that the application should be granted.

The Committee therefore

Resolved that W/21/2272 be **granted** subject to the following conditions:

No.	**Condition**
(1)	the development hereby permitted shall begin not later than three years from the date of this permission. **Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended);

No.	Condition
(2)	the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings 630_02_P100, 630_02_P101, 630_02_P102, 630_02_P120 & 630_02_P121, and specification contained therein, submitted on 21/12/2021. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029; and
(3)	no development shall be carried out above slab level unless and until samples of the hanging tiles to be used on the dormers and ground floor have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details. **Reason:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.

151. **W/22/0078 – 1 Prospect Road, 24 & 26 Prospect, 59 Alexandra Road, Royal Leamington Spa**

The Committee considered an application from Warwick District Council for a multi-dwelling application for whole house retrofit measures to semi-detached dwellings (four properties) to receive external improvements, including external wall insulation and new surface finishes, roof repairs and insulation, dormer insulation (to one of four properties) and new cladding, new high-performance windows and external doors, and mechanical extract ventilation.

The application was presented to Committee because the applicant was Warwick District Council.

The officer was of the opinion that the proposals did not result in an unacceptable impact on the street scene, amenity of neighbouring occupiers nor did they unacceptably impact protected species. The proposals therefore complied with Neighbourhood Plan Policy RLS2 and Local Plan Policies BE1 and BE3. It was recommended that planning permission should be granted subject to conditions.

Following consideration of the report and presentation, it was proposed by Councillor Quinney and seconded by Councillor Tracey that the application should be granted.

The Committee therefore

Resolved that W/22/0078 be **granted** subject to the following conditions:

No.	Condition
(1)	the development hereby permitted shall begin not later than three years from the date of this permission. **Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended);
(2)	the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings 630_02B_P100, 630_02B_P101, 630_02B_P102, 630_02B_P120, 630_02B_P121, 630_02C_P100, 630_02C_P101, 630_02C_P102, 630_02C_P120 & 630_02C_P121, and specification contained therein, submitted on 18/01/2022. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029; and
(3)	no development shall be carried out above slab level unless and until samples of the external facing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details. **Reason:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.

The meeting ended at 6.55pm)

CHAIRMAN
29 March 2022