

Note: This is a summary of decisions and is not the formal minutes of the Planning Committee. It is intended to give early notice of the decisions taken.

Part A – General

1. **Apologies and Substitutes** – to be detailed in the minutes.
2. **Declarations of Interest** - to be detailed in the minutes.
3. **Site Visits** – to be detailed in the minutes.
4. **Minutes** – to be detailed in the minutes.

Part B - Planning Applications

9 & 10. W/22/1762 & W/22/1763 LB – 41 Portland Street

These applications were withdrawn at the request of the applicant.

5. W/22/0860 – Land at Althorpe Street, Royal Leamington Spa

The application was refused contrary to the recommendation in the report for the following reasons:

- 1) Loss of Employment Land (Neighbourhood Plan Policy RLS17 and Local Plan Policy TC12)
- 2) Overconcentration of HMO's including student accommodation (Local Plan Policy H6 and Neighbourhood Plan Policy RLS1)
- 3) Noise impact on future occupiers of the development (Local Plan Policy BE3)
- 4) Adverse impact on the amenity of nearby uses and residents (Local Plan Policy BE3)
- 5) Impact of on-street parking to the detriment of highway safety (Local Plan Policy TR3)
- 6) Inadequate or unsafe access and circulation for pedestrians and cyclists (Local Plan Policy TR1)
- 7) Harm to the Canal Conservation Area (Local Plan Policy H1 and Neighbourhood Plan Policy RLS15)

6. W/22/1036 – Kenilworth Lodge, Leamington Road, Kenilworth

The application was granted in accordance with the recommendation in the report and addendum and an informative note to the applicant requesting that consideration be given to pedestrian access along the Leamington Road to provide a safe and pedestrian friendly route.

8. W/22/1365 – Kenilworth Service Station, Warwick Road, Kenilworth

The application was granted in accordance with the recommendation in the report with a condition to provide landscaping around the sub-station to act as screening.



7. W/22/1202 – Telent, Point 3, Haywood Road, Warwick

The application was granted in accordance with the recommendation in the report with a condition to provide landscaping around the car park to act as screening and an informative note to the applicant requesting that in respect of the security cameras in use, consideration is given to ensuring the privacy of neighbouring properties.

11. W/22/1889 – Green Acres, 34 Bridge Street, Barford

The application was deferred until officers obtained further information on the impact on the amenity of the neighbouring property. Detailed illustrations and plans with measurements were requested to show where shadows fell as the sun moved through the day, and the relation to windows. Information was requested on the relevant planning regulations to be considered.