

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 29 September 2003 at the Town Hall, Royal Leamington Spa at 6.00 p.m.

PRESENT: Councillor Evans (Chair); Councillors Ashford, Caborn, Copping, Ms De-Lara-Bond, Guest, MacKay, Smith and Windybank.

(Councillor Caborn substituted for Councillor Mrs Compton)

475 DECLARATIONS OF INTEREST

Minute Number 476 - W20030299, Manor House Hotel, Avenue Road, Leamington Spa

Councillor Evans declared a personal interest because the Chair of the Manor Court Residents' Association was known to him.

Minute Number 477 - W20031255 - Land adjacent to Railway Line, Common Lane, Kenilworth

Councillor Windybank declared a personal interest because he was a trustee of the Kenilworth to Berkswell Greenway Trust.

Minute Number 484 - W20031328 - 21 Kenilworth Road, Leamington Spa

Councillor Copping declared a personal interest because a family friend was one of the objectors. However, he was not present when this item was considered on the second night of the Committee.

Minute Number 484 - W20031341/42CA - Spencer Yard, Spencer Street, Leamington Spa

Councillors Ashford, Caborn, Copping, Ms De-Lara-Bond, Evans, Guest, MacKay, Smith and Windybank all declared personal interests because the land was owned by Warwick District Council.

Minute Number 484 - W20031237 - The Meeting Room, Mill Hill, Baginton

Councillor Mackay declared a personal interest because he was the Ward Councillor.

476. MANOR HOUSE HOTEL, AVENUE ROAD, LEAMINGTON SPA

The Committee considered an application, from Countrywide Homes Limited, for the re-development of the former hotel to sixty-six residential apartments.

The application had been deferred by the committee on 10 September 2003, to enable a site visit to take place on 25 September.

PLANNING COMMITTEE (Continued)

RESOLVED that application W20030299/300CA be granted, as amended, subject to conditions on large scale details, materials, site levels, access, car/cycle parking, external lighting, landscaping, drainage, bin storage, central access, closure of western access plus cycle/pedestrian access on the eastern side of the site, and the conclusion of a Section 106 Agreement to secure planning obligations as detailed in the report, including an education contribution of £61,000 as requested by Warwickshire County Council..

(Councillor Gifford addressed the Committee as Ward Councillor)

477. LAND ADJACENT RAILWAY LINE, COMMON LANE, KENILWORTH

The Committee considered an application, from Orange PCS Limited, for the erection of a 20 metre monopole supporting three antennas, one 0.6 metre dish, ten equipment cabinets, enclosure and ancillary telecommunications equipment.

RESOLVED that application W20031255 be deferred for a site visit.

(Councillor Shilton addressed the Committee as Ward Councillor).

478. MAGNOLIA HOUSE, 32-34 KENILWORTH ROAD, LEAMINGTON SPA

The Committee considered an application, from Mr P Akhter, for the conversion and extension of a former nursing home premises to form 22 self contained apartments.

RESOLVED that application W20030899 be deferred for a site visit.

(Councillor Mrs Goode addressed the Committee as Ward Councillor).

479. WOODLAND GRANGE, OLD MILVERTON LANE, OLD MILVERTON

The Committee considered an application, from Mr M R Dawson, for the erection of a 2 storey extension to the southern elevation to form a main entrance with reception area and leisure facilities at ground and first floor level, a 3 storey extension to the northern elevation comprising of three ground floor lecture rooms, and three syndicate rooms, 42 additional bedrooms on upper floors and provision of additional office accommodation with restructured roof space above existing ground floor lecture rooms to western elevation.

RESOLVED that application W20031161 be deferred for a site visit.

PLANNING COMMITTEE (Continued)

480. LAND FRONTING WOODBINE STREET, REAR OF 11 MILVERTON TERRACE, LEAMINGTON SPA

The Committee considered enforcement action to protect the character and appearance of this part of the Leamington Spa conservation area.

RESOLVED that the serving of a Section 215 Notice be authorised to protect the character and appearance of this part of Leamington Spa conservation area, with a compliance period of one month.

(Councillor Gifford addressed the Committee as Ward Councillor).

481. COURT STREET, OLD TOWN, LEAMINGTON SPA

The Committee considered a report from Planning and Engineering seeking approval for the development brief for the Court Street car park area.

At its meeting of 28 July, the Committee had approved a draft development brief for the Court Street site, and authorised that a public consultation be carried out on this.

The draft brief had been prepared by consultants Taylor Young, on behalf of the Council. Taylor Young had since carried out public consultation following discussions with officers from the Council and Regenesys had made revisions to the brief.

A report on the public consultation, together with a summary of the changes that had now been proposed, were appended to the report.

The public consultation was widely supported across the old town area, and a number of clear areas of interest and concern emerged.

These had been reflected and included within the brief which was attached as an appendix to the report.

RESOLVED that the brief for the Court Street site, as detailed at Appendix B to the report, be approved and adopted as supplementary planning guidance.

482. PLANNING APPLICATIONS

The Committee considered a list of planning applications.

RESOLVED that the list of planning applications, as detailed in appendix D to the minutes, be approved.

483. ADJOURNMENT OF MEETING

The Chair adjourned the meeting of the Planning Committee held on Monday, 29 September 2003 to Tuesday, 30 September 2003 at 6.00 pm.

(the meeting ended at 9.35 pm.)

PLANNING COMMITTEE (Continued)

RESUMPTION OF ADJOURNED PLANNING COMMITTEE MEETING

Minutes of the adjourned Planning Committee meeting held on Tuesday, 30 September 2003 at the Town Hall, Royal Leamington Spa at 6.00 p.m.

PRESENT: Councillor Evans (Chair); Councillors Ashford, Ms De-Lara-Bond, MacKay, Smith and Windybank.

484. PLANNING APPLICATIONS

The Committee considered a list of planning applications.

RESOLVED that the list of planning applications, as detailed in appendix D to the minutes, be approved.

(the meeting ended at 7.33 pm)

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