



THE TOWN COUNCIL

OF

ROYAL LEAMINGTON SPA

TOWN HALL, PARADE,

ROYAL LEAMINGTON SPA

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ROBERT NASH ACIS DMS

Clerk to the Town Council

14 February 2013

Dear Councillor

PLANNING COMMITTEE – THURSDAY 21 FEBRUARY 2013

You are invited to attend a Meeting of the Planning Committee in ROOM 5, at the **TOWN HALL, ROYAL LEAMINGTON SPA**, commencing at **6.30 p.m.** on **THURSDAY 21 FEBRUARY 2013**

Yours faithfully,

CLERK TO THE TOWN COUNCIL

To: Councillors B Gifford, B Gill, J. Knight, S Lytton, A Morrison, A Stevens

(All other Members of the Town Council – Agenda for information only, via website)

Full set to Councillor R Copping (for information)

MEMBERS ARE INVITED TO DECLARE ANY INTEREST THEY MAY HAVE IN ITEMS IDENTIFIED FOR DISCUSSION AT THE MEETING

AGENDA

1. Apologies
2. Declarations of Interest and Requirements for Dispensations
3. Public Forum

To receive any representation from Members of the Public in accordance with Standing Order No. 36.

4. Minutes

To approve and sign the Minutes of the Meeting of the Planning Committee held on 31 January 2013 (Report No 4)

5. Planning Applications

To consider a schedule of planning applications received from the Planning Authority (Report No 5)

6. Determination of Planning Applications

To note Applications determined by the Planning Authority since the last Meeting (Report No. 6)

7. Planning Appeal Notifications

To note the following Appeal Notifications :

Planning Application No.	W/12/0027
Applicant:	A C Lloyd Ltd
Site:	Land South of St Fremund Way, Whitnash
Description:	Residential development comprising 209 dwellings with associated garages, parking facilities, infrastructure, public open space, allotments, landscaping and access.
Appeal:	Following refusal of planning permission.

8. Enforcement Appeal Notifications

To note the following Enforcement Appeal Notifications

Planning Application No.	Not applicable
Applicant:	Nero Holdings Ltd
Site:	42 Parade
Description:	Appeal against Listed Building enforcement notice to: (a) permanently remove in its entirety the unauthorized full height window graphic and any associated fixings and reinstate any damage to the building resulting from the removal of the full height window graphic; and (b) permanently remove from the land all materials used in the display of the unauthorized full height window graphic, any associated fixings and any additional waste resulting from the works required by this Notice.
Appeal:	Dismissed

9. Planning Appeal Decisions

To note Planning Appeal Decisions:

Planning Application No.	W/12/0468
Applicant:	A C Lloyd Ltd
Site:	1 Chapel Street, Leamington Spa CV31 1EJ
Description:	Appeal against refusal to grant planning permission for proposed demolition of existing office building and rear workshop and erection of 3 storey student accommodation block to the rear off Clinton Street, together with associated car and cycle parking and landscaping.
Appeal:	Dismissed
Costs Decision:	Appeal Dismissed

10. Tree Preservation Order Notifications

To note the following Tree Preservation Order Notifications:

Tree Preservation Order No.	471
Address:	Homewood, 19 Kenilworth Road Royal Leamington Spa CV32 5TN
Reason:	T1 Oak (veteran status) significantly contributes towards the local visual amenity and street scene of the area, in addition to wildlife biodiversity contributions.



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 31 JANUARY 2013 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors John Knight (Chair); Bill Gifford; Balvinder Gill; Simon Lytton, Ann Morrison and Amanda Stevens

In attendance: Mr Patrick Stones and Mr Mike Dunton from Trilogy (Leamington Spa) Limited and Mr Nick Bohane from Green Issues.

Also in attendance: Sandip Sahota (WDC Planning Officer)

92. DECLARATIONS OF INTERESTS AND REQUIREMENTS FOR DISPENSATIONS

There were none.

93. PUBLIC FORUM

There were no members of the public present.

94. PRESENTATION BY TRILOGY (LEAMINGTON SPA) LTD

The Chairman welcomed Mr Patrick Stones and Mr Michael Dunton from Trilogy (Leamington Spa) Ltd and Mr Nick Bohane from Green Issues to the meeting.

Mr Patrick Stones gave a Powerpoint presentation to Committee members showing the original design concept in 2008 for the development of the Ford Foundry Park with the aim of creating a "Gateway" into Royal Leamington Spa. These original plans showed various possible uses for the site including Morrisons Supermarket, retail facilities, offices and some residential buildings. With the completion of Morrisons expected shortly, an update to the Town Council was now considered appropriate.

A public presentation had been given in early December, with a positive feedback of approximately 50% of the 63 replies received, indicating a preference to a national retailer next to Morrisons rather than office accommodation. The current proposal suggested an option of another retail unit (with a smaller footprint than Morrisons) but ensuring that all buildings complemented each other.

Councillors felt there would be adverse impact on the town centre should a national retailer open on the site. Also, with the problem of building housing on green belt land, there could be the option of further residential buildings on the site rather than offices or retail accommodation, providing any residential facilities were aesthetically pleasing.

Mr Stones responded that the area was not a natural residential location, particularly for houses with gardens, which would not be conducive in achieving a Gateway approach. He also pointed out that there would be a restriction on fashion retailers to minimise any adverse impact on the town centre, with an emphasis more on the sale of white goods which would fit well into the site.

There had also been a positive response from the public on the location of any new building. Again 50% of those questioned would prefer to see any building set back to create a green frontage when approaching the site. The intention would be to elevate the front of the site and plant trees to produce a colonnade effect, which would be pleasing on the eye.

The Councillors continued to express concern that the proposals did not fit into the current Local Plan or the new Local Plan. They hoped there would be further opportunities to look at how these plans would link in with the Old Town and the impact on Leamington, being a transition town, as well as the effect on residents. The priority is to ensure that the benefits outweigh the disadvantages and to be aware of possible effects to the town not only now but also in 5-10 years' time. The priorities are employment opportunities, improving the housing supply and improving retail facilities without compromising the town centre and Shires Retail Park. The point was also made that with the increasing use of the Internet there would be less requirement for office accommodation.

Mr Stones commented that the developers would ensure the development stood the test of time and provide high quality facilities. He also reiterated that retailing provided more job opportunities than office accommodation.

In response to continued concerns by the Town Council, the Trilogy representatives agreed to give further consideration to the possibility of residential properties (i.e. flats) as an alternative to the retail / office options. He also confirmed that Stagecoach had agreed to provide additional bus routes thereby creating improved public access. In addition, following the removal of the footbridge, a pedestrian crossing would be erected in its place.

The Chairman thanked the Trilogy representatives for their informative and professional presentation to the Town Council. The representatives then left the meeting.

95. MINUTES

The Minutes of the Meeting of the Planning Committee held on 10 January 2013, having been circulated, were considered.

RESOLVED that the Minutes of the meeting of the Planning Committee held on 10 January 2013 are confirmed and signed as a correct record

96. PLANNING APPLICATIONS

W/12/1609 Mr Gary Kelly Proposed erection of single storey side extension to enlarge kitchen and first floor side extension above at the rear. 32 Henley Road, CV31 2NY

RESOLVED that no objection is raised.

W/12/1638 Mr Jhutti Change of use of dwelling (use Class C3) to 4 No bedroom house in multiple occupation (use Class C4) 7 Southlea Avenue, CV31 3JN

RESOLVED that no objection is raised but the following comment is made: The Town Council is concerned at the changing nature of the town caused by the loss of family accommodation and the excess of HIMO conversions particularly in South Leamington. The Town Clerk is requested to contact the

District Council to ascertain when the Planning Policy on HIMO's will become available.

W/12/1617 Miss Beejadhur Change of use from A4 to Nightclub (Sui Generis) Opening hours: Monday-Thursday 18.00 - 03.00, Friday & Saturday 18.00-04.00, Sunday 18.00-03.00, Bank holidays 18.00-04.00 and New Year's Eve 18.00-04.00 Amara, 7 Court Street CV31 2BB

RESOLVED that an objection is raised for the following reasons:

1. The proposal compromises the regeneration of South Leamington.
2. The proposal is contrary to the Local District Plan Section 5.1 to 5.6 – Sustaining and Supporting Communities and Section 7 – Town Centre Policies.

W/13/0006 LB Poundland Proposed internal redevelopment of the unit to consist of a new internal shop fit out, installation of a new goods lift to allow access to the 1st floor stockroom area and replacement of the existing signage to the front elevation. 19-21 Parade, CV32 4DE

RESOLVED that no objection is raised.

W/13/0020 Poundland Installation of replacement non-illuminated 300mm high letters 19-21 Parade, CV32 4DE

RESOLVED that no objection is raised.

W/13/0027 Mr J Duley Change of use from offices to 14 bedroom house in multiple occupation (amended scheme following planning permission n. W/12/0789) 3 Clarendon Place Cv32 5QL

RESOLVED that no objection is raised but the following comment is made:
The Town Council reiterates its concern regarding the increase in conversion to HIMO accommodation and awaits with interest the District Council's HIMO Planning Policy document.

W/13/0028 LB Mr J Duley Internal alterations including the removal of existing walls and doors and the installation of new partition walls and doors (amended scheme following listed building consent no. W/12/0790 LB) 3 Clarendon Place CV32 5QL

RESOLVED that no objection is raised but the following comment is made:
The Town Council reiterates its concern regarding the increase in conversion to HIMO accommodation and awaits with interest the District Council's HIMO Planning Policy document.

W/13/0051 LB Mr Payne Internal alterations including: stud partition and inner new doorway to basement, relocation of boiler; new double doorway opening between dining room and kitchen; form new bathroom in utility room, utilising door and frame removed from hallway and replacement glazing/external alterations. 43 Lansdowne Crescent CV32 4PR

RESOLVED that no objection is raised.

W/13/0032 Ecco Installation of a non illuminated projecting sign. 83 Parade CV32 4AY

RESOLVED that no objection is raised.

W/13/0050 Lloyds Banking Group Display of 2 no. sets of non-illuminated fascia letters; 1 no. internally illuminated hanging sign; 2 no. internally illuminated ATM headers; 8 no. internally illuminated window light strips; 9 no. internally applied vinyl window overlays; and 2 no. non-illuminated wall mounted name plates. Lloyds TSB Bank, 73 Parade, CV32 4BB

RESOLVED that no objection is raised subject to the applicant adhering to the recommendations of the Conservation Architect.

W/13/0067 Mr & Mrs Lewis Erection of a replacement garage (resubmission of W/12/0826) 81 Upper Holly Walk, CV32 4JS

RESOLVED that no objection is raised.

W/12/1630 Mr Burnham Erection of single storey side and rear extension and first floor rear extension. 113 Kinross Road, Lillington, CV32 7EW

RESOLVED that no objection is raised.

W/12/1624 Mr & Mrs Tibbits Proposed conversion of the existing conservatory with the replacement of the glazing with matching brickwork and re-roofed with concrete interlocking tiles to match existing. 25 Highland Road, Lillington, CV32 7EG

RESOLVED that no objection is raised.

W/12/1590 Mr J Dibble Provide a lightwell in front of the bay window affording escape access from basement complete with decorative wrought iron railings. 10a Lillington Avenue, CV32 5UJ

RESOLVED that no objection is raised subject to the applicant adhering to the recommendations of the Conservation Architect.

W/13/0024 Mr Maggs Single storey ground floor side extension and first floor side extension 6 Onslow Croft

RESOLVED that no objection is raised.

W/12/1625 Mr B Dhesi Erection of single and two storey rear extension together with the removal of existing dormer and replacement with new rear facing dormer window. 22 Woodcote Road CV32 6PY

RESOLVED that no objection is raised.

W/13/0054 Mr D Moore Existing detached garage - extension to front and replace flat roof with pitched. 55 Almond Avenue CV32 6QD

RESOLVED that no objection is raised.

W/12/1598 Mr Cooper Erection of a single storey side extension and replacement flat roof with pitched roof to the front elevation. 1 Risdale Close, CV32 6NN

RESOLVED that no objection is raised.

W/13/0009 Mr Jerwood Proposed replacement of existing conservatory with a masonry built single storey rear extension. 11 Archery Road, CV31 3PT

RESOLVED that no objection is raised..

W/13/0010 Mr & Mrs Wakeley Proposed basement conversion, including the enlargement of lightwell to the front elevation and creation of a new lightwell to the rear elevation. 22 Gaveston Road, CV32 6EU

RESOLVED that no objection is raised.

W/13/0045 Mr Devaney Erection of a single storey extension to rear and two storey side extension. 48 Princes Drive, Edmonscote, CV32 6AF

RESOLVED that no objection is raised.

97. PLANNING DETERMINATIONS

There were none.

98. PLANNING APPEAL NOTIFICATIONS

There were none.

99. ENFORCEMENT APPEAL NOTIFICATIONS

There were none.

100. PLANNING APPEAL DECISIONS

To note the Appeal Decision below:

Appeal by: Mr B Dhinjin
Planning No. W/11/0259
Site: 26 Leam Terrace, Leamington Spa CV31 1BB
Description: Change of use to 1 6 bedroom HMO
Appeal: Allowed

RESOLVED that the Appeal Decision is noted.

101. TREE PRESERVATION ORDER NOTIFICATIONS

There were none.

The meeting commenced at 6.30 pm and finished at 7.55pm.

Signed

Dated

No:	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
1	W/13/0068	Bravissimo Ltd	Rectangular fascia signage, non-illuminated with flat vinyl self-adhesive lettering.	Units 7 & 8 Juno Drive, CV31 3TA	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67137
2	W/13/0029	Mr Weatherhead	Loft conversion and first floor side extension.	59 Waverley Road, CV31 2DE	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67079
3	W/13/0106	Trilogy (Leamington Spa) Ltd	Variation of condition 21 of planning permission no. W/10/1310 to exempt the foodstore from the restrictions on delivery times; the proposed new condition to state: "With the exception of the foodstore which will operate unrestricted, no deliveries shall	Former Ford Foundry Site and Associated Landholdings, Old Warwick Road & Prices Drive	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67205
4	W/13/0116	Claremont Homes	Proposed erection of a single storey garage	6 Claremont Road CV31 3EH	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67217
5	W/13/0119	Aldi Stores Limited	Display of internally illuminated and non-illuminated wall mounted signs and a free standing internally illuminated sign adjacent to the car park entrance	Aldi Superstore Development, Queensway CV31 3AH	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67222
6	W/13/0102	Mr Lotta	Retention of rear dormer window in modified form	23 Southlea Avenue CV31 3JN	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67201
7	W/13/0135	Mr B Manan	Internal alterations to 2 No. 2 bedroom apartments at first and second floor level to create 4 no. 1 bedroom apartments.	9 Charlotte Street, CV31 3EB	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67245

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
8	W/13/0156	Tara & Company	Change of use from dwelling house (C3 Use Class) to a house of multiple occupancy (C4 Use Class) with the retention of the existing 2 bedroom apartment.	1 Charlotte Street CV31 3EB	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67275
9	W/13/0154	Mrs Naylor Smith	Change of use from dwellinghouse (Use Class C3) to a House in Multiple Occupation HMO (use Class C4) to accommodate up to four persons sharing.	6 Haseley Close, CV31 2PD	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67273
10	W/13/0033	Mr Nijjar	Conversion of existing 14 bedroom nursing home to a 14 bedroom student (HMO) accommodation together with demolition of existing garage.	60 Clarendon Avenue, CV32 4SA	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67083
11	W/13/0041	SNPC Star Pub Company	Installation of glass and aluminium safety screens to decked roof area.	The Fox and Vivian, 32 Clarendon Avenue, CV32 4RZ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67091
12	W/13/0012	Mr J Attwater	Erection of 3 storey rear extension and refurbishment and alteration of existing building to form a reconfigured retail unit on the ground floor and 3 no. apartments on the upper floors.	Canburg Ltd, 166 Parade, CV32 4AE	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67057
13	W/13/0013 LB	Mr Attwater	Erection of 3 storey rear extension and refurbishment and alteration of existing building.	Canburg Ltd, 166 Parade, CV32 4AE	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67058

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
14	W/13/0039	Mr Locker	Proposed demolition of rear chimney, form new window openings, insert new rooflight and replacement of windows to rear at ground and first floor level. Proposed frameless glazed balustrading to third floor balcony.	19 Portland Place East, CV32 5ES	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67089
15	W/13/0040 LB	Mr Locker	Proposed demolition of chimney, new window openings, insert new rooflight, replacement of windows to the rear at ground and first floor level. Proposed frameless glazed balustrading to third floor balcony and internal alterations.	19 Portland Place East CV32 5ES	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67090
16	W/13/0105 LB	Mr & Mrs Lewis	Erection of a replacement garage (resubmission of W/12/0807 LB).	81 Upper Holly Walk, CV32 5JS	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67204
17	W/12/1641	Mr H Bilkhu	Propose ground and first floor extension	16 North Villiers Street, Cv32 5XZ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67018
18	W/13/0113	Shell UK Retail	New and replacement signage including replacement canopy and illuminated shop fascia signs, replacement P.I.D. sign, replacement spreader boxes and new freestanding signs.	Shell Leamington Clarendon Avenue, CV32 5PY	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67214
19	W/13/0096	Mr Harman	Proposed single storey and side in fill extension	24 Villiers Street CV32 5YH	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67188

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
20	W/13/0125	Mr Dhaliwal	Loft conversion and raising of eaves, rear facing dormer window and rear terrace	Flat, 65 Bedford Street CV32 5DN.	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67229
21	W/13/0127	Mrs Westley	Installation of roof lights.	Kingsley School, Beauchamp Avenue, CV32 5RD	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67231
22	W/13/0065	Mrs Greig	Proposed removal of part of the existing garden fence and replacement with a 1.8 metre high feather board fence and 1.2 metre chain link fence behind boundary hedge.	2 Mulberry Close, Lillington, CV32 7UU	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67134
23	W/12/1529	Mr Moseley	Erection of two storey side extension.	80 Wathen Road, CV32 5UZ	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66824
24	W/12/1385	Mr Berry	Erection of first floor front extension	25 St Andrews Road, Lillington, CV32 7EX	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66667
25	W/12/1265	K & S Porter	Proposed extensions to front and side.	32 Lillington Close, Lillington, CV32 7RN	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66473
26	W/13/0109	Miss April Oakley	First floor side extension to dwelling house, conversion of garage to habitable room and erection of new external store to front.	3 Bowers Croft CV32 6QJ	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67210
27	W/13/0088	Mr Dave Bowcutt	Loft conversion with rear dormer.	24 Granville Street, CV32 5XN	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67174

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
28	W/13/0015	Mrs F Karki	Erection of two storey front extension.	31 Highcroft Crescent, Milverton, CV32 6BN	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67061
29	W/13/0083	Mr H S Gill	Variation to condition No. 2 imposed on planning permission ref.W/12/0361 granted on 11.5.12 to substitute drawing No. LKA8A/04 for drawing No. LKA8A/04 Rev A to include a glazed lantern light on top of the flat roofed rear extension.	8 Kendal Avenue, CV32 6NG	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67169
30	W/13/0151	Mrs S Loveday	Relocate and replace existing fencing with new close-boarded timber fencing to be closer to the boundary of the plot.	38 Freemans Close CV32 6EZ	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67265
31	W/13/0155	Mr D Holmes	Erection of a two storey (plus basement) dwelling and double garage (extension of time to extant planning permission (W/09/1278)).	71A Northumberland Road, CV32 6HQ	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67274
32	W/13/0073	Mrs A Branscombe	Change of use from Use Class C3 (dwelling houses) to Use Class C4 (Houses in multiple occupation)	6 Purton Mews, Sydenham CV31 1ST	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67146

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
33	W/12/1415	Cathedral Motor Company Ltd	Alterations to existing automotive dealership including forming new site entrance, demolition of low level boundary wall to be replaced with steel barrier hoops, new landscaping, forming new parapet to existing building over existing showroom, forming new showroom entrance, demolition of existing entrance feature tower structures, new masonry walls to showroom and new flat roof and covering to existing flat roof area.	Unit A1, 1-2 Berrington Road, Sydenham Industrial Estate, CV31 1NB	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARRWI_DCAPR_66703
34	W/13/0082	Mr P Nayar	Demolition of existing front extension and infilling with rendered brickwork and window, and change of use of part of ground floor to form an enlargement of the existing ground and first floor dwelling.	6 Farley Street, CV31 1HB	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARRWI_DCAPR_67168
35	W/12/1530	Richmond Development	Proposed change of use from public house to residential. Demolition of two outbuildings and conversion of building to create three new dwelling units. Erection of two further dwelling units at rear of site.	Red House, 113 Radford Road, CV31 1JZ	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARRWI_DCAPR_66825
36	W/12/1615	Mrs Jane Mullins	Conversion of existing single garage with rear extension added to form "Granddad Flat" containing living/kitchen area, shower room and bedroom with access to flat through main house.	21 Otters Rest, Whitnash, CV31 1AD	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARRWI_DCAPR_66990

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
37	W/13/0075 LB	Mr A Wilkinson	Remove window to rear wall of utility room, enlarge opening and install purpose made french doors.	12 Russell Terrace CV31 1EX	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67157
38	W/13/0133	Mrs Marianne Brown	Erection of detached timber garden room	86 Radford Road CV31 1JX	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67243
39	W/13/0131	Mr & Mrs Lucey	Erection of rear extension	32 Waterloo Street, CV31 1JU	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67241
40	W/13/0136	Mr T Naylor	Removal of existing hedge bounding highway pavement and replacement with low wall and railings (1.12m high), brick pillars at ends 1.24m high). Re-lay existing front path and connecting path to garage and widening existing tarmac drive by approx.0.5m, with replanting to remaining area.	7 St Mary's Crescent CV31 1JL	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67250



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 21 FEBRUARY 2013

Planning Permission has been **REFUSED** by the Planning Authority in respect of the following applications:

W/12/1502 LB Lloyds Banking Group 2 x illuminated cannister brand logos; 1 x non illuminated external vinyl overlay; 1 x non illuminated internally applied vinyl. Cheltenham & Gloucester, 19 Parade, CV32 4DE

RESOLVED that no objection is raised, but the following comment is made: The Council agrees with the comments of the Conservation Officer and considers that care should be taken regarding setting a precedent for the use of logos on the Parade.

WDC Reason for Decision

It is considered that the proposal would be seriously injurious to both the appearance of the building and the visual amenities of the area by reason of their height which would exceed 300mm and be in the form of internally illuminated 3D canister logos. It is considered that the proposed signage as submitted would represent modern and garish features, wholly at odds with the traditional historic character and appearance of this building and if allowed would set a difficult precedent to resist similar signage.

W/12/1513 Mr Gill Erection of a two storey extension to form 1 no. mews dwelling. 4 Warwick Terrace CV32 5NT

RESOLVED that no objection is raised.

WDC Reason for Decision

It is considered that the proposed new residential unit with no provision for off street parking would result in increased competition for on-street parking, causing harm to the amenities of the occupiers of neighbouring occupiers and also lead to unacceptable congestion which would be likely to add to highway safety through encouraging illegal forms of car parking. Furthermore, it would result in a significant and material increase in the demand for parking.

W/12/1507 Trilogy (Leamington Spa)Ltd. Erection of petrol filling station with kiosk and ancillary facilities including car wash and jet wash and coffee shop (use Class A3) with associated drive-through facility and parking, both served by amended arrangement off Old Warwick Road. Former Ford Foundry Site and associated landholdings, Old Warwick Road.

RESOLVED that no objection is raised subject to the agreement by the Highway Authority to the details for the ingress and egress to the site from Old Warwick Road.

WDC Reason for Decision

Insufficient information has been submitted to demonstrate that the proposals would not cause harm to highway safety.

