



ROBERT NASH ACIS DMS  
Clerk to the Town Council

**THE TOWN COUNCIL**  
OF  
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16 May 2013

Dear Councillor

**PLANNING COMMITTEE – THURSDAY 23 MAY 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 23 MAY 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)

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

1. Election of Chairman
2. Election of Vice Chairman
3. Apologies
4. Declarations of Interest and Requirements for Dispensations
5. Public Forum

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

6. Minutes

To approve and sign the Minutes of the Meeting of the Planning Committee held on 25 April 2013 (Report No 6)

7. Planning Applications

To consider a schedule of planning applications received from the Planning Authority (Report No 7)

8. Additional Planning Applications

To note the following planning applications which lie within Warwick area but notified to the Town Council due to the size of development:

W/13/0603 Land West of Europa Way, Warwick CV34 6SP

W/13/0606 Land South of Harbury Lane, Warwick CV34 6SL

W/13/0607 Land North of Harbury Lane, Heathcote, Warwick CV34 6TB

9. Determination of Planning Applications

To note Applications determined by the Planning Authority since the last Meeting (Report No. 9)

10. Planning Appeal Notifications

To note the following Planning Appeal Notifications:

Appeal by: Miss N Beejadhur

Planning No. W/12/0759

Site: Amara, 7 Court Street, Leamington Spa CV31 2BB

Change of use from A4 to Nightclub (revised application following withdrawal of application No. W/12/0380 - revised opening hours)

Appeal: Withdrawn

11. Enforcement Appeal Notifications

To note the following Enforcement Appeal Notification:

Appeal by: Miss N Beejadhur

Planning No. W/12/0759

Site: Amara, 7 Court Street, Leamington Spa CV31 2BB

Change of use from A4 to Nightclub (revised application following withdrawal of application No. W/12/0380 - revised opening hours)

Appeal: Withdrawn

12. Planning Appeal Decisions

To note the following Appeal Decisions below:

Appeal by: Mr Herminder Cheema

Planning No. W/11/1494

Site: 10 Regent Street, Leamington Spa CV32 5HQ

Description: Appeal against refusal of planning permission for development proposed of "change of use from off licence shop use to A5 usage for hot food sale. Minor interior remodeling and fitment of equipment not affecting main structure of the building".

Appeal: Dismissed

13. Tree Preservation Order Notifications

To note the Tree Preservation Order Notification (if any)



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE**  
**HELD ON 25 APRIL 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: Rob Young (WDC Planning Officer)

**128. DECLARATIONS OF INTERESTS AND REQUIREMENTS FOR DISPENSATIONS**

In accordance with the Council's Code of Conduct, Cllr. Bill Gifford declared a disclosable pecuniary interest in Planning Application W/13/0423. and Cllrs. Balvinder Gill and Amanda Stephens declared a disclosable non-pecuniary interest in Planning Application W/13/0370.

In accordance with the Council's Code of Conduct, it was agreed that those Members of the Planning Committee be granted a dispensation under the provisions of the Localism Act 2011 to debate and resolve Planning Application No. W/13/0478 for which they may have a disclosable non-pecuniary interest by virtue of being a Member of Warwick District Council.

**129. PUBLIC FORUM**

There were no members of the public present.

Cllr. Bill Gifford spoke on Application No. W/13/0423 as Ward Councillor. He made reference to numerous complaints by local residents and voiced in the local press regarding the impact of the roadworks being undertaken as a consequence of the Morrisons' Development, which still remain unfinished despite the store opening at the beginning of April. He expressed the view that Morrisons' disregard of the Planning Condition 28 applied to their original Planning Application, made a mockery of the Planning Law and set an unacceptable precedent.

**130. MINUTES**

The Minutes of the Meeting of the Planning Committee held on 4 April 2013, having been circulated, were considered.

**RESOLVED** that the Minutes of the meeting of the Planning Committee held on 4 April 2013 are confirmed and signed as a correct record

**131. PLANNING APPLICATIONS**

W/13/0423 Trilogy (Leamington) Spa) Ltd Removal of Condition 28 from planning permission No. W/10/1310 to allow the previously approved food store to be occupied prior to completion of all highway works. Former Ford Foundry Site & Associated Landholdings, Old Warwick Road, Leamington Spa.

**RESOLVED** that no objection is raised but that Members note with dismay that Morrisons' have already breached Planning Condition 28 prior to the consideration of this application.

**Note: In accordance with the Council's Code of Conduct, Cllr. Bill Gifford declared a pecuniary interest by reason of indirect financial benefit from Wm. Morrison plc left the meeting and took no part in the discussion and voting thereon.**

W/13/0439 Parochial Church Council. Proposed removal of existing external cladding and replacement with PVCu cladding. Proposed replacement of existing timber windows with UPVC windows to Church Hall. Church of St John the Baptist, Church Hall, Tachbrook Street, CV31 3BN.

**RESOLVED** that no objection is raised.

W/13/0481 Aldi Stores Limited. Display of an internally illuminated wall mounted sign and an internally illuminated freestanding sign (these would be additional signs to those approved under advertisement consent no. W/13/0119) Aldi Superstore Development, Queensway, Leamington Spa.

**RESOLVED** that no objection is raised.

W/13/0370 Mr Birdi Change of use from shop and storage to two residential units with associated alterations. 68-68A Clarendon Street, CV32 4PE

**RESOLVED** that there is insufficient information provided to make a decision.

**Note: In accordance with the Council's Code of Conduct, Cllrs. Balvinder Gill and Amanda Stevens declared a non-pecuniary interest by reason of knowing the applicant.**

W/13/0405 Shipley Estates Ltd. Change of use to part first floor area from storage and staff accommodation to a two bedroom self-contained flat (resubmission of W/12/1013) Shipleys, 128 Parade, Cv32 4AG.

**RESOLVED** that no objection is raised.

W/13/0430 Shipley estates Ltd. Application for the removal of conditions 2 and 3 of planning application W97/0858 (to remove the retail area on the ground floor) Shipleys, 128 Parade, CV32 4AG.

**RESOLVED** that an objection is raised for the following reason:  
The Conditions are still applicable to current usage.

W/13/0367 The Kingsley School Conversion of former coach house to a two-bed dwelling. Land r/o 11 Beauchamp Avenue, CV32 5RE

**RESOLVED** that no objection is raised.

W/13/0412 LB Handelsbanken Internal alterations, including part removal of internal wall and making good of ceiling, plasterwork and flooring where walls have been removed. Myton House, 40 Holly Walk, Cv32 4HY.

**RESOLVED** that no objection is raised.

W/13/0443 HS Property Partnership Change of use of first & second floor B1a Office use to 2 x residential units. 24 Russell Street, CV32 5QB.

**RESOLVED** that no objection in principle is raised to the change of use to residential units subject to the following concerns being addressed:

- Need for acceptable levels of noise for residents living over the existing licensed premises;
- Waste disposal and siting of waste bins
- Parking – no on-site parking proposed. Section 106 agreement should be made to prohibit residents of the proposed dwelling from obtaining residents' permits.

W/13/0441 Mr Andrew Hope Loft conversion 6 Waller Street, Cv32 5UR.

**RESOLVED** that no objection is raised.

W/13/0123 Mr E Bryon Change of use from Tattoo Parlour (Sui Generis) to hot food takeaway (A5 use Class)

**RESOLVED** that no objection is raised.

W/13/0364 Mr C Simpson Proposed two storey side extension. 21 Meadow Close, Lillington, CV32 7AS.

**RESOLVED** that no objection is raised.

W/13/0323 Mr M Moore Construction of two front lightwells. Laburnum House, 47 Lillington Road, Cv32 6LD.

**RESOLVED** that no objection is raised.

W/13/0343 Mr & Mrs Carter Erection of rear single storey lower ground floor extension; erection of detached garage including first floor games room to rear of site; and conversion of front coal storage chamber into a bedroom. 9 Binswood Avenue, CV32 5SE.

**RESOLVED** that an objection is raised for the following reason:  
The extent of the proposed works on this listed building are out of character with the surrounding properties.

W/13/0344 LB Mr & Mrs Carter Erection of rear single storey lower ground floor extension; conversion of front coal storage chamber into a bedroom; and internal alterations including the removal of existing walls/door and the insertion of new walls/doors. 9 Binswood Avenue, CV32 5SE.

**RESOLVED** that an objection is raised for the following reason:  
The extent of the proposed works are out of character with the surrounding properties and the removal of original internal walls would have a detrimental impact on this listed building.

W/13/0394 Mr & Mrs Mason Proposed porch/Garage extension, rear Kitchen/Dining room extension and re-roofing side and rear extension. 29 Montrose Avenue, Lillington, CV32 7DS.

**RESOLVED** that no objection is raised.

W/13/0175 Mr S Lang Part-retrospective application for a single storey rear extension, first floor rear 1.3m extension with balconies, and a side lean to roof with a front facing clerestory(high level) window. 9 Cubbington Road, Lillington, CV32 7AA.

**RESOLVED** that no objection is raised

W/13/0268 Mr Patrick Kirkman Proposed rear kitchen extension/side office extension and loft conversion. 7 St Helens Road, CV31 3QF

**RESOLVED** that no objection is raised

W/13/0469 Mr Hooper Proposed single storey rear and side extension with flat roof and lantern rooflight. 8 Telford Avenue, Lillington, CV32 7HL.

**RESOLVED** that no objection is raised

W/13/0471 Mr & Mrs Amott Erection of a single storey side/rear extension. 18 Wathen Road CV32 5UX.

**RESOLVED** that no objection is raised

W/13/0480 Mr & Mrs Waring Proposed porch extension. Proposed extension at first floor level above the existing utility room to enlarge existing bedroom 3. 9 Enright Close, Cv32 6SQ.

**RESOLVED** that no objection is raised

W/13/0403 Dr Patrick James Variation of condition imposed upon planning permission W/12/1292 to allow the single storey front extension to be clad with timber boarding rather than render. 18 St Mark's Road, CV32 6DL.

**RESOLVED** that no objection is raised

W/13/0470 Mr & Mrs Smith Proposed single storey mono-pitched roof extension to the rear and two storey side extension. Proposed forward projection of garage. 22 Acacia Road, CV32 6EF.

**RESOLVED** that no objection is raised

W/13/0404 Mr Skuse Proposed single and two storey extension at the rear of property. 87 Northumberland Road, CV32 6HQ

**RESOLVED** that no objection is raised

W/13/0398 Mr L Ally Proposed single storey front, rear and side infill extensions. 6c Cliffe Road CV32 6PD

**RESOLVED** that no objection is raised

W/13/0478 Warwick District Council Temporary change of use of land for the installation of marquees, gazebos and shelters for use by sponsors, traders, officers, competitors and visitors to the annual Bowls England National Championships; and for the siting of up to 30 touring caravans for the accommodation of officials and competitors; all for a temporary period of not more than 36 days each year between the third week of July and the first week of September. Victoria Park, Archery Road, Leamington Spa.

**RESOLVED** that no objection is raised

W/13/0384 Ms Jade Sinclair-Milne Removal of existing flat roof and formation of new pitched roof and associated works to allow development of top floor of building to living accommodation as an extension to the existing flat (not creating a new dwelling) 24B Victoria Terrace CV31 3AB

**RESOLVED** that no objection is raised

W13/ 0385 LB Ms Jade Sinclair-Milne Alterations and extensions in association with planning application for removal of existing flat roof and formation of new pitched roof and associated works to allow development of top floor of building to living accommodation as an extension to the existing flat (not creating a new dwelling) 24B Victoria Terrace CV31 3AB

**RESOLVED** that no objection is raised.

W13/0400 Mrs Kaur Change of use from Guest House (C1 use Class) to a house in multiple occupation (C4 use Class) together with internal alterations and a small single storey extension to the rear of the property. Trendway 45 Avenue Road, CV31 3PF.

**RESOLVED** that no objection is raised.

W/13/0483 Mr Joe Jarvis Erection of a single storey rear extension to provide a store room. Emmanuel Evangelical Church, Heath Terrace, CV32 5LY

**RESOLVED** that no objection is raised

### **132. PLANNING DETERMINATIONS**

A schedule of applications determined by the Planning Authority since the last meeting had been circulated and was considered.

**RESOLVED** that the Planning Determinations are noted.

### **133. PLANNING APPEAL NOTIFICATIONS**

To note the Planning Appeal Notifications below:

Planning Application No.	W/12/1513
Applicant:	Mr Brian Gill
Site:	4 Warwick Terrace, Leamington Spa CV32 5NT
Description:	Appeal against refusal of planning permission for erection of a two storey extension to form 1 no. mews dwelling.

To note change of inquiry date for the following Planning Appeal Notification

Planning Application Nos.	W/12/0800 & W/12/0827 CA
Applicant:	The Planning Bureau Ltd
Site:	Homewood, 19 Kenilworth Road, Leamington Spa CV32 5TN
Description:	Appeal against refusal of planning permission for demolition of existing buildings and erection of a three/four storey building to provide housing for the elderly (30 flats) together with communal facilities, landscaping and car parking

**RESOLVED** that the Planning Appeals Notifications are noted.

**134. ENFORCEMENT APPEAL NOTIFICATIONS**

There were none.

**135. PLANNING APPEAL DECISIONS**

To note the Planning Appeal Decisions below:

Appeal by: Mr B Patel  
Planning No. W/12/0510  
Site: 49 Russell Terrace, Royal Leamington Spa CV31 1HE  
Description:  
(1) Refusal to grant planning permission for proposed change of use from C3 to HMO Sui Generis.  
Appeal: Allowed  
Costs: Allowed

**RESOLVED** that the Planning Appeal decisions are Noted.

**136. TREE PRESERVATION ORDER NOTIFICATIONS**

Tree Preservation Order No. 473 (replaces TPO 471)  
Address: 19 Kenilworth Road, Leamington Spa  
CV32 5TN

**RESOLVED** that the tree preservation Order Notification is noted.

The meeting commenced at 6.30 pm and finished at 7.35pm

Signed .....

Dated .....



No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
1	W/13/0512	Mr Ranjit Bansal	Change of use from A1 to A5 (hot food take away). No. 107 is to be an extension to 105 which at present is a fish & chip take away.	107 Tachbrook Road, CV31 3EA	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67828">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67828</a>
2	W/13/0590	ADP Properties Ltd	Erection of a two storey rear extension; a rear boundary wall and the conversion of the existing offices to 2 no. one bedroom flats.	25 Clemens Street, CV31 2DP	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67949">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67949</a>
3	W/13/0591 CA	ADP Properties Ltd	Demolition of a two storey stoage building and a single storey rear building.	25 Clemens Street CV21 2DP	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67950">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67950</a>
4	W/13/0642 TC	BT Openreach	Installation of Openreach Broadband cabinet within the public highway.	Highway verge, Old Warwick Road, CV31 3NS	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68013">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68013</a>
5	WDC/13CC009	Warwickshire County Council	A single storey extension to provide 2 no. classrooms, a new administration area and the erection of a new link canopy and footpath.	Kingsway Community Primary School, Baker Avenue, CV31 3HB	Brunswick	<a href="https://planning.warwickshire.gov.uk/swiftig/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=WDC/13CC009&amp;theTabNo=3&amp;backURL=&lt;a%20href=wphappcriteria.display?paSearchKey=17636&gt;Search%20Criteria&lt;/a&gt;%20&gt;%20&lt;a%20href=wphappsearchres.displayResultsURL?ResultID=33492%26StartIndex=1%26SortOrder=APNID:asc%26DisplayResultsAs=WPHAPPSEARCHRES%26BackURL=&lt;a%20href=wphappcriteria.display?paSearchKey=17636&gt;Search%20Criteria&lt;/a&gt;&gt;Search%20Results&lt;/a&gt;">https://planning.warwickshire.gov.uk/swiftig/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=WDC/13CC009&amp;theTabNo=3&amp;backURL=&lt;a%20href=wphappcriteria.display?paSearchKey=17636&gt;Search%20Criteria&lt;/a&gt;%20&gt;%20&lt;a%20href=wphappsearchres.displayResultsURL?ResultID=33492%26StartIndex=1%26SortOrder=APNID:asc%26DisplayResultsAs=WPHAPPSEARCHRES%26BackURL=&lt;a%20href=wphappcriteria.display?paSearchKey=17636&gt;Search%20Criteria&lt;/a&gt;&gt;Search%20Results&lt;/a&gt;</a>
6	W/13/0498 LB	Costa Coffee Ltd	Display of new non illuminated 300mm high lettering and internal refurbishments to include internal redecoration; partition walls to WC and removal of stud partition of ground floor.	43 Parade, CV32 4BL	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67806">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67806</a>

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
7	W/13/0487 LB	Action 21	Construction of two new internal stud walls to form office and protected corridor adjacent to existing kitchen; new timber skirting boards and architraves.	South Lodge, Jephson Gardens, Parade, CV32 4AB	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67794">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67794</a>
8	W/13/0482	Kigass Ltd	Change of use to C3	56A Regent Street, CV32 5EG	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67772">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67772</a>
9	W/13/0522 TC	Openreach	Installation of 1 x Openreach broadband cabinet within the public highway at the junction of Park Street and 123 Regent Street, Leamington Spa.	Highway verge, Park Street, o/s 123 Regent Street	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67839">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67839</a>
10	W/13/0531	Mr Robin Evans	Proposed dropped kerb to create a vehicular access.	33 Sherbourne Place, Clarendon Street, CV32 5SW	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67849">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67849</a>
11	W/13/0528	New River Retail	Application for the removal of condition 17 of planning permission W01/0483 (condition 17 restricts the total amount of A3 (restaurant and cfe) floorspace within the units fronting Livery Street to no more than 1,115 sq.m)	Regent Court, Livery Street	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67846">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67846</a>
12	W/13/0545	Barclays Bank plc	Change of use from retail (Use Class A1) to financial and professional services (Use Class A2)	Burton, 48-50 Parade CV32 4DD	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67873">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67873</a>
13	W/12/1380	Ms Carter	Erection of a single storey front extension; existing side windows to be openable and the erection of a single storey rear extension.	121 Leicester Street, CV32 4TB	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_66661">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_66661</a>

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
14	W/13/0427	Mr Gohil	Erection of single storey rear extension, new light wells to existing cellar, demolition of existing garage and wall to rear to form new car parking.	53 Beauchamp avenue, CV32 5TB	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67694">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67694</a>
15	W/13/0599	Mr Chinn	Erection of a dwelling house.	42 Princes Street, CV32 4TZ	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67958">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67958</a>
16	W/13/0527	Mr & Mrs J Hogarth	Proposed single storey side and rear extension and garage.	16 Highland Road, Lillington, CV32 7EQ	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67845">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67845</a>
17	W/13/0339	Persimmon Homes South Midlands & The United Reformed Church	Demolition of existing church and hall and erection of 25 dwellings, a replacement church building and associated works.	Lillington Free Church, Cubbington Road, Lillington, CV32 7AL	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67567">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67567</a>
18	W/13/0516	Mrs Sarah Loveday	Proposed relocation of existing garage to be closer to boundary of plot.	38 Freemans Close, CV32 6EZ	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67833">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67833</a>

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
19	W/13/0502	Greenbull Ltd	Demolition of existing outbuildings and single storey side extension and conversion from existing use as a house, 3 apartments and chiropractic clinic into a 20 bedroom house in multiple occupation; erection of single storey side and rear extensions;excavation of front and rear lightwells; external alterations including the insertion of new and replacement windows and rooflights; construction of parking areas in front and rear gardens; including alterations to landscaping; erection of new front wall;and construction of bin and cycle stores.	4 Warwick New Road, CV32 5JF	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67810">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67810</a>
20	W/13/0468	Mr A Keys	Proposed single storey front extension and first floor front extension.	6 Birchway Close, Milverton, CV32 6BJ	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67750">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67750</a>
21	W/13/0503	Mrs Cofler	Erection of a single storey front / side extension and a single storey side extension.	7 Clarendon Crescent, CV32 5NR	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67811">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67811</a>
22	W/13/0504 LB	Mrs Cofler	Removal of existing kitchen wall; demolition of existing utility room and erection of new garage to the front elevation; utility to the side elevation and extension of existing second floor ensuite into roof space.	7 Clarendon Crescent, CV32 5NR	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67812">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67812</a>

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
23	W/13/0505	Mr Peter	Proposed demolition of existing rear wing and erection of rear single storey extension. Proposed demolition and replacement of first floor rear bathroom. Proposed removal of chimneys.	163 Rugby Road, CV32 6DP	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67821">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67821</a>
24	W/13/0561	Mr Smith	Proposed insertion of a conservation style rooflight on the front facing roof slope.	28 Gaveston Road, CV32 6EU	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67889">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67889</a>
25	W/13/0566	Mr & Mrs Richards	Demolition of detached garage building and erection of a two storey rear/side extension incorporating new garage and living accommodation.	Beauchamp Lodge, Clarendon Square, CV32 5QT	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67909">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67909</a>
26	W/13/0567 CA	Mr & Mrs S Richards	Demolition of detached garage building.	Beauchamp Lodge, Clarendon Square, CV32 5QT	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67911">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67911</a>
27	W/13/0597	Total Bonjour	Demolition of existing service station and redevelopment to provide a foodstore (Use Class A1) with ATM, associated parking, landscaping and other ancillary works (resubmission of withdrawn application ref. W/12/0641)	Petrol Filling Station, 130 Rugby Road, CV32 6DN	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67956">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67956</a>
28	W/13/0631	Mr S Padda	Proposed single storey rear extension with mono pitched roof. New mono pitched roof over existing garage & porch.	31 Freemans Close CV32 6EZ	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67999">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67999</a>
29	W/13/0117	Tabletop Properties Ltd	Proposed replacement of windows with UPVC double glazed casement windows.	York Corner, 21 Adelaide Road, CV31 3PB	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67219">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67219</a>

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
30	W/13/0190	Mr Bhakri	Erection of single storey rear extension.	36 Radford Road, CV31 1LZ	Willies	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_67338">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_67338</a>
31	W/13/0499 LB	Mr S Butterfield	Proposed internal alterations.	39 Leam Terrace, CV31 1BQ	Willies	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_67807">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_67807</a>
32	W/13/0523	Miss Kate Muller	Removal of existing lean to conservatory and infill with new extension to enlarge kitchen & dining area and continue the pitched roof over existing bathroom.	28 Rushmore Street CV31 1JA	Willies	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_67841">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_67841</a>



## Development Services

PO Box 2178, Warwick District Council, Riverside House,  
Milverton Hill, Royal Leamington Spa, CV32 5QH

**Web:** [www.warwickdc.gov.uk](http://www.warwickdc.gov.uk)

**Email:** [penny.butler@warwickdc.gov.uk](mailto:penny.butler@warwickdc.gov.uk)

**Direct line:** 01926 456544

**Your Ref:** W/13/0603

Royal Leamington Spa Town Council  
Mr R Nash  
Town Hall  
Leamington Spa  
CV32 4AT

**Date:** 10/05/2013

**Application No:** W/13/0603

**Description:** Outline residential development up to maximum of 370 dwellings; Provision of employment area up to a maximum of 7880sq.m for B1 uses; Potential provision of a primary school; Provision of two points of access - one from Europa Way and one from Gallows Hill; Comprehensive green infrastructure and open spaces including potential children's play space; Potential footpath and cycleways; Foul and surface water drainage infrastructure, including attenuation pond; Ancillary infrastructure and ground remodelling.

**Address:** Land West of Europa Way, Warwick CV34 6SP

**Applicant:** Gallagher Estates Ltd

### NOTIFICATION OF AN APPLICATION

The above application has been received by us and you are invited to comment on it. A copy of the details can be found on our website at [www.warwickdc.gov.uk/planning](http://www.warwickdc.gov.uk/planning). If you have been consulted by email, you can click on the link in the email to access the documents, but please allow **48 hours** from the date of the email for the plans to be displayed.

If you have any observations, please make them by 02/06/2013 on the webform on the Council's website, or via the above email address.

If you would like further information about the proposal, please phone the Case Officer, Penny Butler, on 01926 456544.

Please note that the progress of the application, including whether it goes to appeal, can be found on the Council's website. The final decision, including any conditions / reasons for refusal are also displayed.

DocConsult01-LetCons01







## Development Services

PO Box 2178, Warwick District Council, Riverside House,  
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**Direct line:** 01926 456544

**Your Ref:** W/13/0606

Royal Leamington Spa Town Council  
Mr R Nash  
Town Hall  
Leamington Spa  
CV32 4AT

**Date:** 10/05/2013

**Application No:** W/13/0606

**Description:** Outline residential development up to maximum of 720 dwellings; Provision of three points of access - one from Europa Way and two access points onto Harbury Lane; A mixed use community hub/local centre to include retail development (Class A1 to A5 inclusive) and community buildings (Class D1); Potential provision of a primary school; Comprehensive green infrastructure, continuous open space network and multifunctional open space, including children's play space, potential open space for sport, informal open space and SUDS; Potential provision of allotments; Potential footpaths and cycleways; Foul and surface water drainage infrastructure, including attenuation ponds; Ancillary infrastructure and ground remodelling.

*Sustainable  
Urban  
Drainage  
System*

**Address:** Land South of Harbury Lane, Warwick CV34 6SL

**Applicant:** Gallagher Estates Ltd

### NOTIFICATION OF AN APPLICATION

The above application has been received by us and you are invited to comment on it. A copy of the details can be found on our website at [www.warwickdc.gov.uk/planning](http://www.warwickdc.gov.uk/planning). If you have been consulted by email, you can click on the link in the email to access the documents, but please allow **48 hours** from the date of the email for the plans to be displayed.

If you have any observations, please make them by 02/06/2013 on the webform on the Council's website, or via the above email address.

If you would like further information about the proposal, please phone the Case Officer, Penny Butler, on 01926 456544.

Please note that the progress of the application, including whether it goes to appeal, can be found on the Council's website. The final decision, including any conditions / reasons for refusal are also displayed.

DocConsult01-LetCons01

\*DCCONS\* \*13\* \*0606\* \*\*





## Development Services

PO Box 2178, Warwick District Council, Riverside House,  
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**Direct line:** 01926 456544

**Your Ref:** W/13/0607

Royal Leamington Spa Town Council  
Mr R Nash  
Town Hall  
Leamington Spa  
CV32 4AT

**Date:** 10/05/2013

**Application No:** W/13/0607

**Description:** Outline residential development up to a maximum of 220 dwellings; Provision of three points of access - one from Macbeth Approach, one from Heathcote Lane and one from Harbury Lane; Comprehensive green infrastructure and open spaces including potential children's play space; Potential footpath and cycleways; Foul and surface water drainage infrastructure, including attenuation ponds; Ancillary infrastructure and ground remodelling.

**Address:** Land North of Harbury Lane Heathcote, Warwick CV34 6TB  
**Applicant:** Gallagher Estates Ltd

### NOTIFICATION OF AN APPLICATION

The above application has been received by us and you are invited to comment on it. A copy of the details can be found on our website at [www.warwickdc.gov.uk/planning](http://www.warwickdc.gov.uk/planning). If you have been consulted by email, you can click on the link in the email to access the documents, but please allow **48 hours** from the date of the email for the plans to be displayed.

If you have any observations, please make them by 02/06/2013 on the webform on the Council's website, or via the above email address.

If you would like further information about the proposal, please phone the Case Officer, Penny Butler, on 01926 456544.

Please note that the progress of the application, including whether it goes to appeal, can be found on the Council's website. The final decision, including any conditions / reasons for refusal are also displayed.

DocConsult01-LetCons01

\*DCCONS\* \*13\* \*0607\* \*\*





## The Town Council of Royal Leamington Spa

### PLANNING DETERMINATIONS 23 MAY 2013

Planning Permission has been **GRANTED** by the Planning Authority in respect of the following application:

W/13/0300 Mr & Mrs Dhami Change of use to house in multiple occupation and erection of a single storey rear extension. 1 Staunton Road, CV31 2PN

**RESOLVED** that an objection is raised for the following reasons:

1. This is an inappropriate proposal in a predominantly residential area and the Council considers the property should remain as a family house.
2. There is insufficient parking provided.

**WDC Reason for Decision**

*The development achieves acceptable standards of layout and design and does not give rise to any harmful effects in terms of an over-concentration of HMOs or highway safety which would justify a refusal of permission.*



## The Town Council of Royal Leamington Spa

### PLANNING DETERMINATIONS 23 MAY 2013

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

W/13/0337 Mr Ballinger Proposed change of use from former public house (ground floor) to residential unit. Red House, 113 Radford Road, CV31 1JZ

**RESOLVED** that no objection is raised.

#### **WDC Reason for Decision**

*The proposed change of use of the public house (use Class A4) to a residential unit (use Class C3) would be contrary to Policy SC8(c) of the Warwick District Local Plan 1996-2011 and the NPPF in that the applicant is not considered to have successfully demonstrated a lack of need for the facility within the local community, particularly in light of the significant public support for the existing use. There is also an insufficient appraisal to the viability of the existing public house use or as to whether the building has been properly marketed as for a community use for at least a period of 12 months.*

W/13/0254 Mr Deshi Change of use of existing lawful first floor 3 bedroom flat (known as Flat 3) into a three bedroom flat in Multiple Occupancy (without internal or external alterations). Flat 3, No. 3 Church Street, CV31 1EG

**RESOLVED** that no objection is raised.

#### **WDC Reason for Decision**

*The proposals would cause unacceptable harm to the living conditions of nearby residents due to the harmful concentration of HMOs and student accommodation in this area. It would also be likely to set a precedent for the conversion of other flats within the property and properties in the vicinity to HMO use. The proposal is therefore considered to unacceptably harm the social balance.*

W/13/0257 Techaid Facilities Ltd Change of use of Nos 1, 3 and 5 Russell Street from office use to residential. No. 1 Russell Terrace to be converted into a 7 bedroomed HMO; No. 3 converted to 2 no. flats; and No. 5 converted to 2 no flats.1-4 Russell Street, CV32 5Q

**RESOLVED** that no objection is raised, but the following comment is made:

The applicants/developers should be requested to enter a Section 106 agreement that prohibits residents of the proposed dwelling to obtain resident parking permits.

#### **WDC Reason for Decision**

(a) *The site is located in close proximity to a public house and the introduction of a residential use on the site would result in serious harm to the living conditions of the occupiers of the proposed properties by reason of noise and general disturbance from customer activity in association with the public house and outside drinking area.*

- (b) *The site is located within the town centre where Road Traffic Orders prohibit on-road parking and demand for parking is high. The applicant has failed to demonstrate how the development would encourage non-car use, protect existing uncontrolled parking areas or encourage other modes of transport which is considered detrimental to the free flow of traffic and highway safety.*

