



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

8 August 2013

Dear Councillor

PLANNING COMMITTEE –THURSDAY 15 AUGUST 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 15 AUGUST 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 25 July 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 Planning Appeal Notifications (if any)

8. Enforcement Appeal Notifications

To note the Enforcement Appeal Notifications (if any)

9. Planning Appeal Decisions

To note the following Planning Appeal Decisions:

Application No: W/13/0102
Applicant: Mr G Lotta
Site: 23 Southlea Avenue, Leamington Spa CV31 3JN
Development: Refusal of planning permission for proposed alteration to rear roof to provide enlarged bedroom and en-suite bathroom in roof space.
Appeal: Dismissed

Appeal Ref: APP/T3725/F/13/2192484
Applicant: Barnado's
Site: 10 Victoria Terrace, Leamington Spa CV31 AB
Development: Alleged contravention of listed building control is the unauthorized display of a green logo advertisement on the front elevation of the building at ground level. Notice requirements are to permanently dismantle and remove from the building the unauthorized logo advertisement including all fixtures and fittings.
Appeal: Allowed
Costs: Dismissed

Application No: W/12/0913
Applicant: Oak Inn
Site: 89 Radford Road, Leamington Spa CV31 1JY
Development: Refusal of planning permission for part demolition, internal alterations, conversion and extension to create a convenience retail foodstore (use Class A1), including plant equipment, solar photovoltaics and associated highway, parking engineering and landscaping works.
Appeal: Allowed.

10. Tree Preservation Order Notifications

To note the Tree Preservation Order Notification (if any)

11. Any Other Business

To note withdrawal of Town Council's planning objection to W/13/0683 - 99 Willes Road, Leamington Spa CV31 1BZ



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 25 JULY 2013 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

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

In attendance: Liam D'Onofrio (WDC Planning Officer)

33. 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 Applications W/13/0598, W/13/0861, W/13/0809, W/13/0810 LB. Cllr. John Knight declared a non-pecuniary interest in Applications W/13/0809 and W/13/0810 LB.

34. PUBLIC FORUM

Mr Brian Bassett attended in connection with application No. W/13/0954 which is due to be considered by Members at their next meeting on 15 August 2013. The application relates to the conversion of a workshop in Clinton Street into a dwelling house. Mr Bassett explained the historical significance of the building, which is in the Conservation Area, attached to two listed buildings and to the two oldest houses in Leamington Spa. He also stated that the building was previously owned and operated as a machine shop by the father of Sir Frank Whittle. The proposal is to restore the property, removing inappropriate architectural alterations added over the years, to provide a two-bedroom dwelling house with a courtyard garden and storage area but no parking provision due to lack of space.

The Chair thanked Mr Bassett for his attendance and for the information and plans that he had provided for Members.

35. MINUTES

The Minutes of the Meeting of the Planning Committee held on 3 July 2013, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 3 July 2013 are confirmed and signed as a correct record.

36. PLANNING APPLICATIONS

W/13/0036 A C Lloyd Residential development (approx. 200 dwellings) with new access on to Harbury Lane, land safeguarded for a new primary school, allotments, open space, local shop (A1 use up to 100sq.m. Gross), car parking and associated infrastructure. Harbury Gardens, Harbury Lane, Bishops Tachbrook, Leamington Spa, CV33 9QF.

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

The Town Council is pleased to be consulted on this proposed application and trusts that the developer will work closely together with the District Council

and County Council to ensure that a suitable infrastructure is in place prior to commencement. It is recommended that this development does not commence until the financial contribution towards the total infrastructure has been agreed not just within the development itself but covering the wider area. The Town Council also expresses concerns regarding possible problems with increased traffic particularly in Tachbrook Road, Heathcote Lane and Tachbrook Park Drive and would press for a strategic cycle route to serve Warwick Gates and any future development in the wider area.

W/13/0861 Travis Perkins Display of various non-illuminated signs on the buildings Land off Queensway.

RESOLVED that no objection is raised.

Note: In accordance with the Council's Code of Conduct, Cllr. Bill Gifford declared a pecuniary interest by reason of indirect financial benefit and remained in the meeting.

W/13/0883 A C Lloyd Holdings & Leeson Polyurethanes Ltd Erection of B2 industrial production facility with associated two storey offices, parking and external works. Site 2100 Hermes Close, Tachbrook Park, CV34 6NW.

RESOLVED that no objection is raised.

W/13/0598 Trilogy (Leamington Spa) Ltd. Erection of a non-food retail store (Use Class A1) with associated "Click and Collect" facility, access, car and cycle parking, landscaping and public realm works. Former Ford Foundry site, Old Warwick Road & Princes Drive.

RESOLVED that an objection is raised for the following reasons:

- i) The proposal will change the character of this area of the town and will impact adversely on existing town centre shops.
- ii) No provision within the current infrastructure has been made for the increased traffic which is likely to be generated.
- iii) The provision of this warehouse type retail unit should not set a precedent for any similar proposals.
- iv) This proposal is in contravention of the original planning brief.

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/13/0816 Lewis & Lewis Demolition of existing building and erection of 7 no. three storey town houses and 2 no. flats over carports. Clarendon Hall, Clarendon Street, CV32 4PG

RESOLVED that no objection is raised.

W/13/0817 CA Lewis & Lewis Demolition of existing building. Clarendon Hall, Clarendon Street, CV32 4PG

RESOLVED that no objection is raised.

W/13/0821 Wareing & Company Installation of new railings to frontage of No. 36 Hamilton Terrace (Holly Walk). 36 Hamilton Terrace CV32 4LY

RESOLVED that no objection is raised.

W/13/0822 LB Wareing & Company Installation of new railings to frontage of No. 36 Hamilton Terrace (Holly Walk). 36 Hamilton Terrace CV32 4LY

RESOLVED that no objection is raised.

W/13/0874 Beauchamp Financial Services Ltd. Change of use from office (B1) to residential (C3) Beauchamp House, 1 Kenilworth Road, CV32 5TG

RESOLVED that no objection is raised.

W/13/0862 LB Zenith Refitment Services Ltd. Provision of two internal openings in the party wall for personnel access between the ground floors of the two buildings. 34-35 Denby buildings, Regent Grove, CV32 4NY.

RESOLVED that no objection is raised.

W/13/0922 Bills Restaurant Ltd. Alterations to shop front. 140-142 Parade, CV32 4AG.

RESOLVED that no objection is raised.

W/13/0923 Bills Restaurant Ltd. Display of externally illuminated fascia and hanging signs, internally illuminated menu board and non-illuminated lettering over door and vinyls to windows 140-142 Parade, CV32 4AG.

RESOLVED that an objection is raised to the provision of externally illuminated fascia and hanging signs since they are considered to have an adverse impact on the Conservation Area.

No objection is raised to the internally illuminated menu board and non-illuminated lettering over door and vinyls to the windows.

W/13/0912 Mr & Mrs Phillips Proposed conversion of existing garage and single storey front/side extension. 60 Newbold Terrace East, Cv32 4EZ.

RESOLVED that no objection is raised.

W/13/0378 LB Plus One Personnel Proposed non-illuminated signage and plaque to fascia of the building. 53A Parade, CV32 4BA.

RESOLVED that no objection is raised.

W/13/0901 Maralani Pizza Variation of Condition 6 of planning permission W/07/1202 to allow late opening for hot food take away. 12A Clarendon Avenue CV32 5PZ.

RESOLVED that an objection is raised for the following reason:

- i) Concern that the additional hours could generate greater anti-social behaviour and Members expressed support for the objections put forward by the Police and CCTV to this proposal.

W/13/0945 Mrs Hill Proposed two storey extension and new garage to side. 25 Fernhill Drive CV32 4JX.

RESOLVED that no objection is raised.

W/13/0977 Yarnold properties Ltd. Proposed change of use of private club premises at basement and ground floor level to 5 residential flats and one mews type dwelling. Development to include internal and external alterations.

RESOLVED that an objection is raised for the following reason:

- (i) This proposal will increase the number of dwellings on this site to 12 but there is no provision for affordable housing.

W/13/0538 Mr Smith Erection of two storey side and rear extension and garage. 89 Wathen Road, CV32 5UY.

RESOLVED that no objection is raised.

W/13/0698 Mr & Mrs Peters Proposed two storey extension to rear. 11 Napton Drive CV32 7UX.

RESOLVED that no objection is raised.

W/13/0723 Mr Tyagi Demolition of existing garage and proposed two storey rear and side extension. 97 Wathen Road CV32 5UY.

RESOLVED that no objection is raised.

W/13/0864 Mr & Mrs Salter Application for Lawful Development Certificate for proposed side extension. 20 Arlington Avenue Cv32 5UD.

RESOLVED that no objection is raised.

W/13/0733 Mr M Moore Erection of a single storey rear extension. Laburnum House, 47 Lillington Road, CV32 6LD.

RESOLVED that no objection is raised

W/13/0897 Churchill Retirement Living Demolition of existing building and redevelopment to form 51 no. sheltered apartments for the elderly including 1 no. Lodge Manager's apartment, communal facilities (Category II type accommodation), access, car parking and landscaping (resubmission following refusal of planning application No. W/13/0282. 1 Parmiter House, Arlinton Avenue, CV32 5XS.

RESOLVED that an objection is raised for the following reason:

- (i) There is no provision made for affordable housing.

W/13/0928 Mr Brown Proposed single storey side extension to existing garage. 2 Kelvin Road, Lillington, CV32 7TE.

RESOLVED that no objection is raised.

W/13/0985 Mr Amrik Gill Proposed replacement of 2 front and 2 rear timber windows and entrance door at side of flat with UPVC frames. Flat 2 Buckland Lodge, 75A Lillington Road, CV32 6LJ.

RESOLVED that no objection is raised.

W/13/0809 TAG Exclusive Properties Ltd. Conversion of a Grade II Listed former Gallery building into a high quality single dwelling house. York Road Centre, formerly The Old Library, Avenue Road, CV31 3PR.

RESOLVED that no objection is raised.

Note: In accordance with the Council's Code of Conduct, Cllr. Bill Gifford declared a disclosable Pecuniary Interest in the application, left the meeting and took no part in the discussion or voting thereon.

Cllr. John Knight, declared a non-pecuniary interest by reason of knowing employees of the developer's sister company TAG Properties, stayed in the meeting and took part in the discussion and voting thereon.

W/13/0810 LB TAG Exclusive Properties Ltd. Conversion of a Grade II Listed former Gallery building into a high quality single dwelling house, including the introduction of new mezzanine floors, new double glazed aluminium doors/windows and demolition of a non original extension to the rear of the building.. York Road Centre, formerly The Old Library, Avenue Road, CV31 3PR.

RESOLVED that no objection is raised.

Note: In accordance with the Council's Code of Conduct, Cllr. Bill Gifford declared a disclosable Pecuniary Interest in the application, left the meeting and took no part in the discussion or voting on the following items.

Cllr. John Knight, declared a non-pecuniary interest by reason of knowing employees of the developer's sister company TAG Properties, stayed in the meeting and took part in the discussion and voting thereon.

W/13/0903 Mr & Mrs Cox Insertion of two conservation rooflights. Alder Cottage, Greatheed Road, CV32 6ES.

RESOLVED that no objection is raised.

W/13/0289 Mr C Rome Demolition of existing coach house, erection of single storey rear extensions and a double garage side extension. 68 Rugby Road CV32 6DG.

RESOLVED to note that this application has been withdrawn.

W/13/0857 Mr & Mrs Batchelor Proposed bedroom extension at first floor level above the existing garage. Proposed conservatory to the rear of the dwelling. 1 Ridgewood Close, Milverton CV32 6BW.

RESOLVED that no objection is raised.

W/13/0915 Mrs Rebecca Millward-Boyton Proposed erection of a veranda to the rear elevation. 8 Portland Place West, CV32 5EU.

RESOLVED that no objection is raised

W/13/0592 Mr Batra Proposed extensions to front side and rear. 10 Wheathill Close CV32 6PL.

RESOLVED that no objection is raised.

W/13/0962 Mr Crowther Installation of 3 no. externally illuminated fascia signs; 1 no. externally illuminated hanging sign attached to building; 1 no. externally illuminated hanging sign; and 1 no. weatherproof chalk board to Guys Cliffe Road elevation. Coventry Arms, 23 Guys Cliffe Road. CV32 5BZ.

RESOLVED that no objection is raised

W/13/0683 Mr Kuldip Lall Rear extension to ground and first floor. 99 Willes Road CV31 1BZ.

RESOLVED that an objection is raised for the following reason:

- (i) Overdevelopment of the site and the adverse impact on adjoining properties

W/13/0594 LB J D Wetherspoon PLC Replace pigeon protection in internal lightwell. Jug & Jester, 13 Bath Street CV31 3AF.

RESOLVED that no objection is raised

W/13/0890 Mr Bal Erection of a dormer to the rear roof plane. 10 St Mary's Road CV31 1JN.

RESOLVED that an objection is raised for the following reason:

- (i) Members support the view of the Conservation Officer that the provision of a single box dormer at the rear of the property is unacceptable.

W/13/0892 Mr Bal Erection of a dormer to the rear roof plane. 10A St Mary's Road CV31 1JN.

RESOLVED that an objection is raised for the following reason:

- (i) Members support the view of the Conservation Officer that the provision of a single box dormer at the rear of the property is unacceptable

W/13/0894 Mrs Bal Erection of a dormer to the rear roof plane. 10B St Mary's Road CV31 1JN.

RESOLVED that an objection is raised for the following reason:

- (i) Members support the view of the Conservation Officer that the provision of a single box dormer at the rear of the property is unacceptable

W/13/0900 Mrs Louise Bryan Application for the removal of Condition 3 relating to the boarding and detailing of new wrought iron rail gates (in relation to the approval of planning application W/12/0617) Willes House, 63 Willes Road, CV31 1BN.

RESOLVED that no objection is raised.

37. 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.

38. PLANNING APPEAL NOTIFICATIONS

To note the following Planning Appeal Notification:

Application No. W/13/0337
Applicant: Mr Ballinger
Site: Red House, 113 Radford Road, Leamington Spa CV31 1JZ
Development: Proposed change of use from former public house (ground floor) to residential unit.
Appeal: Following refusal of planning permission

RESOLVED that the Planning Appeal Notification are noted.

39. ENFORCEMENT APPEAL NOTIFICATIONS

There were none.

40. PLANNING APPEAL DECISIONS

To note the following Planning Appeal Decisions:

Application No. W/12/0981
Applicant: Mr John Ransom
Site: 58 Quarry Street, Leamington Spa CV32 6AU
Development: Refusal of planning permission for proposed change of use from dwelling house (Class C3) to a 4 bedroom house in multiple occupation (Class C4)
Appeal: Dismissed

Application No. W/12/0800
Applicant: McCarthy & Stone Retirement Lifestyles Ltd
Site: Homewood, 19 Kenilworth Road, Leamington Spa CV32 5TN
Development A: Refusal of planning permission for proposed demolition of existing building and erection of Later Living retirement housing for the elderly, communal facilities, landscaping and car-parking
Appeal A: Dismissed
Development B: Refusal to grant conservation area consent.
Appeal B: Dismissed

Application No. W/10/1621 LB
Applicant: Paperchase
Site: 36 Parade, Leamington Spa CV32 4DN
Development A: Contravention of listed building control on enforcement notice regarding installation of a stainless steel fascia advertisement lettering positioned at ground floor level on the front elevation of the building above the shop window.
Appeal A: Allowed
Development B: Refusal to grant listed building consent on proposed new shopfront fascia sign.
Appeal B: Allowed
Costs: The application for a full award of costs is allowed.

RESOLVED that the Planning Appeal Decisions are noted.

41. **TREE PRESERVATION ORDER NOTIFICATIONS**

There were none.

The meeting commenced at 6.30 pm and finished at 7.50pm

Signed

Dated

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
1	W/13/0896	Mr Mann	Change of use from use Class C3 (Dwelling house) to use Class C4 (HIMO).	12 Grove Place, CV31 2DB	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_68416
2	W/13/0990	Life Community Church	Change of use from dwelling house (use Class C3) to HIMO (use Class C4).	The Manse, Charlotte Street, CV31 3EB	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_68521
3	W/13/1027	Mr Vitish	Hip to gable roof alteration and the erection of a box dormer to the rear roof slope.	7 The Close, CV31 2BL	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_68571
4	W/13/0715	Mr L Saidi	Retention of timber pergola to front elevation (retrospective application).	31 Augusta Place, CV32 5EL	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_68118
5	W/13/0767	Mr Polton	Erection of two first floor front extensions and installation of diesel generator.	Nicholas Wilson House, 6 Dormer Place, CV32 5AE	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_68195
6	W/13/0968	Mr Ian Taylor	Demolition of part of a garden store. Partial demolition/reconstruction of garden wall to Earl Street with new back gate and timber double gates to replace up and over garage door to rear garden.	24 Campion Terrace, CV32 4SX	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_68499
7	W/13/0969 CA	Mr Ian Taylor	Demolition of part of a garden store. Partial demolition of garden wall to Warl Street.	24 Campion Terrace CV32 4SX.	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_68500
8	W/13/1002	Mid Counties Co-op	Display of non-illuminated fascia sign.	Formerly, Past Times, 100 Parade CV32 4AQ.	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_68535

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
9	W/13/0974	Mrs Tracey Randall	Erection of a dwelling to a revised design to that approved under planning permission W/13/0335, in variation of condition 2, (retrospective application)	Garages, Holly Street, Leamington Spa	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa l=WARWI_DCAPR_68505
10	W/13/0939	Mr Gohil	Erection of two storey rear extension.	53 Beauchamp Avenue, CV32 5TB	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa l=WARWI_DCAPR_68470
11	W/13/1036	C/o Heritage Property	Change f use from offices (use Class B1) to a HIMO (use Class C\$); removal of part of existing rear extensions; blocking up of some windows and the insertion of three roof lights.	Hawestone House, Portland Mews, off Portland Street, CV32 5HD	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa l=WARWI_DCAPR_68592
12	W/13/1067	Mr Hall	Proposed change of use fro existing restaurant (A3 Use Class) to form 2 no. 2 bedroomed dwellings.	8-10 Augusta Place CV32 5EL	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa l=WARWI_DCAPR_68623
13	W/13/0996	Mr Peter Barnes	Proposed two storey side and rear extension.	23 Keith Road, Lillington, CV32 7DP	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa l=WARWI_DCAPR_68529
14	W/13/1022	Mr Alex Twycross	Demolition of existing porch, garage and conservatory and erection of a single storey front / side and rear extension.	15 Lonsdale Road, Lillington, CV32 7EP	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa l=WARWI_DCAPR_68555

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
15	W/13/0485	Mrs Jackie Todd	Demolition of existing garage, store and part of existing study and erection of a 2 storey side extension and single storey rear extension to provide a granny annexe (same as previous planning permission no. W/09/0900)	Orcombe House, 120 Lillington Road, CV32 6LW.	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_67786
16	W/13/0491 LB	Mr S Brown	Replace basement windows with wooden windows.	43 Binswood Avenue, CV32 5SE	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_67798
17	W/13/1013	Mr & Mrs McCullough	Proposed single storey extension to rear of existing dwelling.	22 Kinross Road, Lillington CV32 7EE	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_68546
18	W/13/1010	Warwick District Council	Variation of Conditions 1 and 5 of planning permission No. W/12/0825 to allow for a revised lighting specification and to postpone the sustainable access improvements between the application site and the station for three years.	Land off Station Approach, CV31 3NS	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_68543
19	W/13/0998	Mr January	The construction of a fire escape light-well to the front elevation.	33 Highfield Terrace CV32 6EE	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_68531
20	W/13/0994	Paul White Associates	Change of use of upper floors from offices to 17 flats.	1 Warwick Street Leamington Spa	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_68526
21	W/13/1039	Mr Lakbir Braich	Erection of single storey front extension and new porch area, and two storey side extension. New pitched roof garage to side.	1 Astley Close, Beverley Hills, CV32 6PT	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_68595

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
22	W/13/1018	Mr Emmett	Proposed new access to frontage from St Marks Road; removal of part of an existing wall and adding a dropped kerb. Proposed construction of wall to create a partition to the parking area.	1 St Marks Road, CV32 6DL	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 68551
23	W/13/1019 CA	Mr Emmett	Proposed part demolition of boundary wall to create a new access to frontage.	1 St Marks Road, CV32 6DL	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 68552
24	W/13/0999	Mr Robinson	Proposed dormer window in rear roof slope.	8 Westgrove Terrace, CV32 6EA	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 68532
25	W/13/1044	Mr & Mrs Hobbins	Erection of a conservatory.	67 Avenue Road, CV31 3PF	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 68600
26	W/13/1009	Mrs Sheila Kleinmann	Construction of a driveway	77 Coniston Road CV32 6PF	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 68542
27	W/13/1040	Warwick District Council	Replacement irrigation system for the bowling greens to include the replacement of the pipework and sprinklers and installation of a new 2m wide x 3m long and 2m high irrigation storage tank and pump house behind the existing Greenkeeper shed within a fenced compound	Leamington Spa Bowling Club, Archery Road, CV31 3PT	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 68596

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
28	W/13/1016	The Europa Way Consortium	Construction of up to 800 dwellings; a mixed use neighbourhood centre (up to 500sq.m.) to include retail development (Class A1 to A5) and/or community and health issues (Class D1); provision of a one form entry dual-use primary school (Class D2); formal and informal open spaces, including sports and recreation provision, children's and youth play areas and allotments/orchards; strategic landscaping and drainage work including surface water attenuation ponds as part of a sustainable urban drainage system; provision of three vehicular accesses off Europa Way, Saumur Way and The Malins; car parking; new footpaths and cycleways; and ground remodelling (outline application including details of access).	Land between Myton Road and Europa Way, Warwick, CV34 6QD.	Warwick South	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_68549

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
29	W/13/0651 LB	Mr Prinjha	Remove and replace the corrugated plastic sheeting which currently forms the verandah roof. To replace this with a traditional lead roof finished in painted black. To then repair the render across the property and make good with a fresh coat of paint.	35 Leam Terrace, CV31 1BQ	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI DCAPR 68022
30	W/13/0706	Mrs Blakeman	Demolition of existing garage and erection of new two storey dwelling and associated car parking at the rear (resubmission of withdrawn application No. W/10/0558)	34 Russell Terrace, CV31 1EZ	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI DCAPR 68108
31	W/13/0707CA	Mrs Blakeman	Demolition of existing gates to Plymouth Place (re-submission of withdrawn application no. W/10/0559 CA)	34 Russell Terrace, CV31 1EZ	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI DCAPR 68109
32	W/13/0924	Mr & Mrs R Sargent	Removal of condition 7.	91 Leam Terrace, CV31 1DE	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI DCAPR 68449
33	W/13/0954	Mr Richard Beacham	Conversion of existing workshop to house.	R/0 13/15 Church Street, CV31 1ER	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI DCAPR 68485
34	W/13/1043	Mr Phillipe Marquez	Erection of a single storey side / rear extension.	2 Randolph Close, Sydenham, CV31 1RH	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI DCAPR 68599
35	W/13/1070	Pavrai Ltd	Change of use of office to a dwelling.	Satchwell Granary, 2 New Street, CV31 1HP	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI DCAPR 68626



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 15 AUGUST 2013

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

W/13/0753 Vue Cinemas Replacement signage, Apollo Cinema, Portland Place East, CV32 5ET.

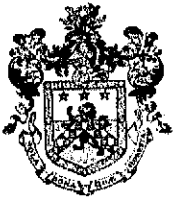
RESOLVED that an objection is raised for the following reasons:

1. The proposed signs are too large and do not conform with current Conservation Area guidelines.
2. The height and size of the signage adversely impact on the surrounding area and residential properties.

WDC Reason for Decision

The consent is for a period of 5 years and subject to the standard conditions as follows:

1. *No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.*
2. *No advertisement should be sited or displayed so as to:*
 - (a) *endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);*
 - (b) *obscure or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or*
 - (c) *hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.*
3. *Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.*
4. *Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.*
5. *Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.*
6. *The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) Apollo\vue rebrand\Leamington Spa\proposal Rev C.*



The Town Council of Royal Leamington Spa
PLANNING DETERMINATIONS 15 AUGUST 2013

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

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

RESOLVED that no objection is raised.

WDC Reason for Decision

The proposed development would appear as an unduly dominant feature within the street scene that would detract from the character and appearance of the area. The proposals would be detrimental to highway safety and fail to make provision for car parking in accordance with the Council's Parking Standards. The proposals do not make adequate provision for refuse and recycling storage and collection.

W/13/0657 Wareing & Company Change of use from a warehouse/industrial unit to Class D2 leisure purposes. 28 Longfield Road, Sydenham Industrial Estate, CV31 1XB

RESOLVED that no objection is raised.

WDC Reason for Decision

The planning application fails to demonstrate that the use of the building for alternative employment uses has been fully explored or provide evidence as to why an employment use in this location has an unacceptable adverse impact or that there are valid reasons why the use of the building for employment purposes is not economically viable. To grant permission would seriously undermine the objectives of policy SC2 and would set a difficult precedent for resisting further loss of employment land and buildings.

Adequate proposals have not been made within the application site for the required amount of car parking in accordance with the Council's adopted standards and vehicles would, therefore, be likely to park on the public highway causing danger and inconvenience to other road users.

W/13/0711 Mr Simcock Erection of single storey rear extension 21 Lonsdale Road, Lillington, CV32 7EP

RESOLVED that no objection is raised.

WDC Reason for Decision

The proposed extension will result in unacceptable harm to the living conditions of the occupiers of No. 23 by reason of loss of light, outlook, increased visual intrusion and an overbearing impact.

W/13/0772 LB Claremont Homes Internal alterations to improve layout, installation of new mechanical and electrical services and repair of existing timber casement windows, as required, or like-for-like window replacements where necessary.

Avenue Hotel, Spencer Street, CV31 3NE

RESOLVED that no objection is raised.

WDC Reason for Decision

The proposed structural alterations and removal of original walls are considered unacceptable as they will result in harm to the architectural and historic integrity of the building.

