

ROBERT NASH ACIS DMS
Clerk to the Town Council

THE TOWN COUNCIL
OF
ROYAL LEAMINGTON SPA
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8th February 2018

Dear Councillor

PLANNING COMMITTEE – THURSDAY 15th FEBRUARY 2018

You are invited to attend a Meeting of the Planning Committee in ROOM 5, at the **TOWN HALL, ROYAL LEAMINGTON SPA**, commencing at **6.00 p.m.** on **THURSDAY 15th FEBRUARY 2018**.

Yours faithfully,

CLERK TO THE TOWN COUNCIL

To: Councillors: Janet Alty, Jill Barker, Heather Calver, Daniel Howe,
Hayley Grainger, Tom Kenyon-Brown, John Knight, Ann Morrison

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

MEMBERS ARE INVITED TO DECLARE ANY INTEREST THEY MAY HAVE IN ITEMS IDENTIFIED FOR CONSIDERATION 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 25th January 2018 (Report No. 4)
5. Matters Arising

6. Planning Applications
To consider a schedule of planning applications received from the Planning Authority (Report No 6)
7. Determination of Planning Applications
To consider Applications determined by the Planning Authority (Report No. 7)
8. Planning Appeal Notifications
To consider the following Planning Appeal Notification, if any:
9. Planning Appeal Decisions
To consider the following Appeal Decision:

Application No: W/17/0280
Applicant: Mr Ian Potter
Site: Chestnut Court 4 Guys Cliffe Avenue CV32 6LY
Description: Replacement of existing timber sash/casement windows with new uPVC/composite sash/casement windows.
Decision: Dismissed

Application No: W/17/0354
Applicant: Mr Jan Grzegorzcyk
Site: 18 Sandown Close Lillington CV32 7SX
Description: Change of use of land to residential garden and the erection of a 2.2m high brick boundary wall with 2.4m high brick pillars
Decision: Dismissed

Application No: ACT363/15 (listed building enforcement notice)
Applicant: Mr Mohan Kandola
Site: Fizzy Moon 35 Regent Street CV32 5EE
Description: The contravention of listed building control alleged in the notice is, without listed building consent:
a) The painting of the first and second floor windows sills, reveals and flat rusticated arches grey
b) The painting of all the ground floor windows grey.
c) The painting of the reveals and sills to the single storey extension fronting Windsor Street grey
d) The display of a metal menu board
e) The installation of timber cladding to the front entrance steps of Regent Street elevation
f) The installation of planters on the flat roof and above the bay windows fronting Windsor Street.
The requirements of the notice are:
(i) Paint all of the first and second floor sills, reveals and flat rusticated arches WHITE
(ii) Paint all of the ground floor windows to Windsor Street elevation WHITE.
(iii) Paint all of the ground floor sills and reveals WHITE
(iv) Permanently remove the metal menu board and all associated fixtures and fittings from the Regent Street elevation.
(v) Permanently remove the timber cladding from the front steps of the building.
(vi) Permanently remove the planters on the flat roof and above the bay windows fronting Windsor Street.
 The period for compliance with the requirements is one month.

Decision: It is directed that the listed building enforcement notice be corrected by renumbering the Requirements as shown above and varied

by adding the words 'where fixed' to Requirement (vi). Subject to the correction and the variation, the appeal is dismissed and the listed building enforcement notice is upheld, and listed building consent is refused for the retention of the works

Application No: ACT038/17 (enforcement notice)

Applicant: Mrs Janette George

Site: 66 Radford Road CV31 1JG

Description: Change of use from C3 (dwelling house) to C4 (small HMO)

Appeal A

The breach of planning control as alleged in the notice is: Without planning permission change of use of the Land from Dwellinghouse (C3) to House in Multiple Occupancy ("HMO") (C4) use.

The requirements of the notice are: (i) Permanently cease the use of the Land as a class use C4 HMO; and (ii) Return the Land to its C3 use as a dwellinghouse.

The period for compliance with the requirements is 3 months from the date the notice takes effect.

The appeal is proceeding on the grounds set out in section 174(2)(a) of the Town and Country Planning Act 1990 as amended.

Decision: The appeal is allowed, the enforcement notice is quashed and planning permission is granted on the application deemed to have been made under section 177(5) of the Act as amended for the development already carried out, namely the use of the land and buildings at 66 Radford Road, Royal Leamington Spa CV31 1JG, as a House in Multiple Occupancy ("HMO") (C4) use.

Appeal B

The application Ref W/16/2169, dated 27 November 2016, was refused by notice dated 06 February 2017.

The development proposed is a change of use from C3 (Dwelling House) to C4 (Small HMO).

Decision: The appeal is allowed and planning permission is granted for a change of use from C3 (Dwelling House) to C4 (Small HMO) at 66 Radford Road, Royal Leamington Spa CV31 1JG in accordance with the terms of the application, Ref W/16/2169, dated 27 November 2016.

Application No: ACT 167/17 (enforcement notice)

Applicant: Mr R Dover

Site: Flat 2 Upper Holly Walk CV32 4JU

Description: The breach of planning control as alleged in the notice is: Without planning permission, the erection of a balcony structure to the rear of the property at first floor level.

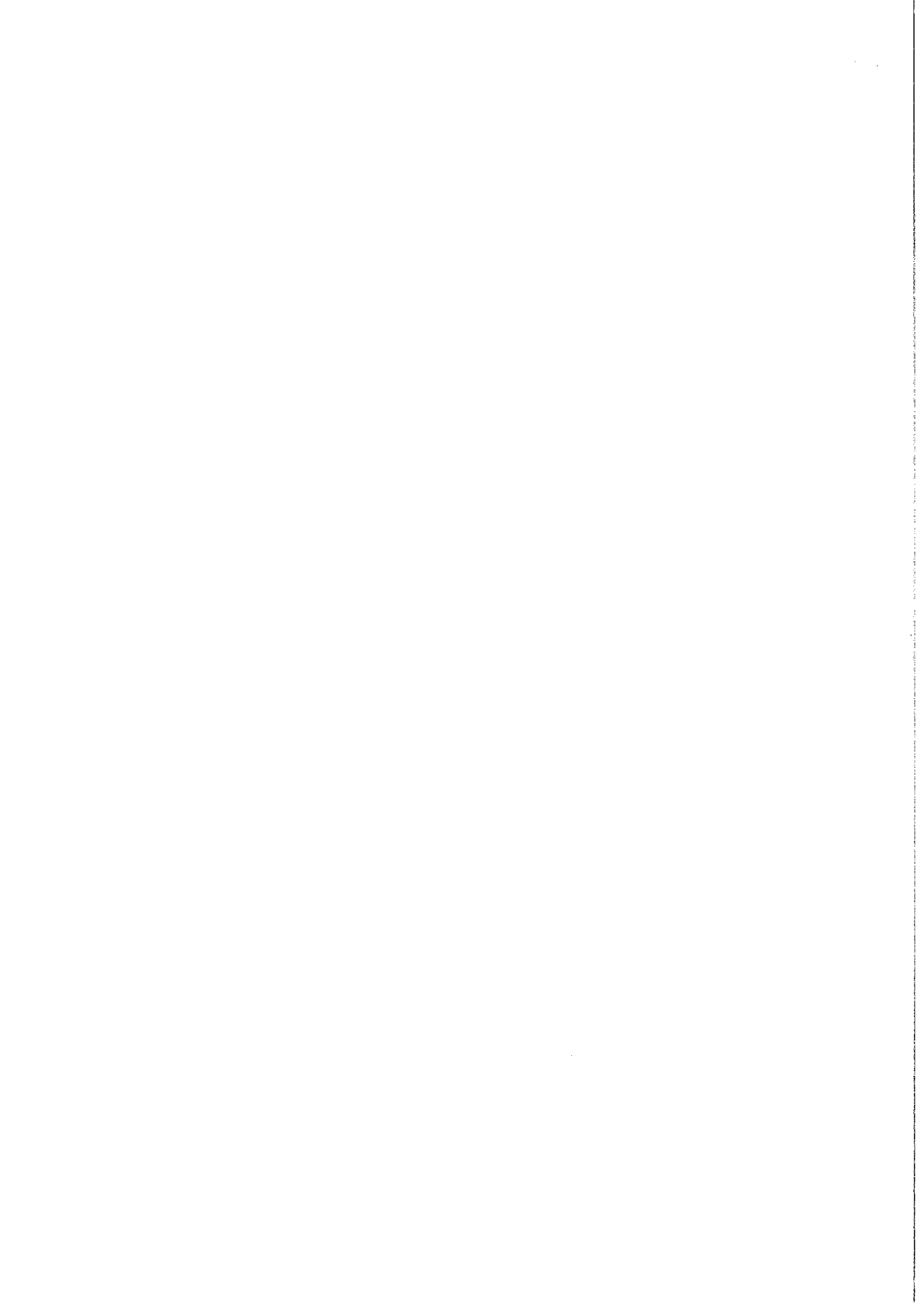
The requirements of the notice are: (i) Permanently remove from the land the unauthorised balcony structure in its entirety (as shown in Appendix B attached to the notice) and; (ii) Permanently remove from the land all resulting waste and materials.

Decision: The appeal is dismissed and the enforcement notice is upheld.

10. Tree Preservation Orders

To consider the following Tree Preservation Orders, if any

11. Any Other Business



no on site parking or suitable on street parking means any cars belonging to residents of these flats will have to park them on neighbouring unpermitted streets, adding yet more pressure to these streets. Covent Garden car park will be out of action for some time in the near future and so cannot be relied on to provide parking, and should we be relying on public car parks to provide residential parking? Town council expressed concern about parking for this development last time and nothing seems to have been done to address this.

Town council also notes that while this is not an HMO application, an HMO calculation was done on the previous application on this site and it exceeded the 10% allowed by Policy H6. It would be useful to know what the addition of an extra twelve flats would bring the calculation to.

W/17/2132 Ms Elaine Duncan Notification for prior approval for a change of use part 3 under class C of the Town and Country Planning Order 2015 from shop (use class A1) to restaurant/café (use class A3) 66 Bath Street CV31 3AE

RESOLVED that no objection is raised - the town council wishes to express its support for the proposed change of use on this site which should enhance this area

W/17/2416 Mr Mobed Erection of a single storey side and rear extension with a roof terrace above following demolition of existing single storey extension, installation of 3 bay windows to front elevation, front dormer, 3 nos roof lights to front elevation, 2 replacement windows and two new window openings to the front elevation 2 Adelaide Road CV31 3PW

RESOLVED that the town council wishes to raise an objection on the following ground:

1. Supports the comments of the Conservation Officer with regard to the overall proposal having a negative impact on the Conservation area, over dominant dormer window, removal of the chimney, removal of timber framed windows and the front facing balcony being out of keeping with the Conservation area. The town council does support a redevelopment of the property along the lines of that proposed but also having regard to what is and is not in keeping with the property's age and location as above

W/17/2345LB Mr P Karim Listed Building consent for internal and external alterations to include covered exterior seating area with balcony above, single storey rear extension and new shop front 53 Regent Street CV32 5EE

RESOLVED that the town council wishes to raise an objection to this application on the following ground:

1. Supporting the comments of the Conservation officer with regard to the unacceptability of the proposed garden area structure, proposed bifold doors to the frontage, proposal to remove the sash window to the rear and the proposed design of the kitchen window.

The town council is keen to support a revamp of this commercial property subject to the changes recommended by the Conservation officer.

W/17/2344 Mr P Karim Proposed alterations to rear yard to provide outside seating area, various exterior alterations including the installation of a flu to rear elevation, single storey rear extension and replacement shop front 53 Regent Street, Leamington Spa, CV32 5EE

RESOLVED that the town council wishes to raise an objection to this application on the following ground:

1. Supporting the comments of the Conservation officer with regard to the unacceptability of the proposed garden area structure, proposed bifold doors to the frontage, proposal to remove the sash window to the rear and the proposed design of the kitchen window.

The town council is keen to support a revamp of this commercial property subject to the changes recommended by the Conservation officer.

W/17/2249LB Mrs G James Create new wardrobe space for master bedroom by extending into existing bathroom. New wardrobe space accessed through new doorway through existing wall. Existing bathroom redesigned 8 Portland Street CV32 5HE

RESOLVED that no objection is raised

W/172349 Mrs Williams Demolition of existing wall, removal of tree, erection of 2.5 storey building comprising two ground floor flats and two first floor maisonettes with associated external works 8 Leam Terrace CV31 1BB

RESOLVED that the town council wishes to raise an objection to this application on the following grounds:

1. The proposal amounts to overdevelopment of the site due to its height, scale and massing
2. Negative impact on the neighbour's amenity in terms of outlook and light
3. Proposed parking on site appears tight and potentially unworkable thus potentially putting additional parking pressure onto already crowded adjacent streets
4. Loss of mature trees
5. Proposed design is not in keeping with the Conservation area

W/17/2298 Ms G Chatham Erection of detached three bedroom dwelling 4 Innage Close CV31 1BL

RESOLVED :The town council wishes to raise an objection to this application on the following grounds:

1. Design of the proposed property is out of keeping with neighbouring properties and the Conservation area (which it borders)
2. Loss of mature trees
3. Particular concern about the rate of recorded sewer flooding in this area which would impact this location

More information about the potential impacts of the siting of the house adjacent to Welches Meadow which is a flood meadow would have been helpful as would a Design and Access statement

W/17/2380 Mr M Pitt First floor extension of existing B1 premises and associated works The Coach House Holly Street CV32 4TN

RESOLVED The town council wishes to object to this application on the following grounds:

1. Proposal is out of keeping with the Conservation area in terms of scale and use of zinc cladding
2. A second storey extension on this property would mean this extension is no longer subservient to the original building

W/17/2143 Mrs Vicky Bell Erection of single storey rear extension, internal remodelling and garage alterations 18 Lillington Road CV32 5YY

RESOLVED that no objection is raised, subject to confirmation that the basement meets minimum head height for habitation and the fenestration provided to the basement provides sufficient natural light

W/17/2414 Spitfire Bespoke Homes Ltd Resubmission of W/17/1234: Full planning application for the demolition of all existing buildings on site (with exception of existing substation) and the development of two detached dwelling houses and six apartments (8 dwellings total), together with access from Northumberland Road and associated engineering and landscaping works Huntley Lodge 47 Northumberland Road CV32 6HF

RESOLVED that the town council wishes to maintain its original objection to application W/17/1234 with regard to this resubmitted application, namely: The heights of the proposed buildings (particularly the apartment block) are too high and will be overbearing, unneighbourly and out of place in the context of other properties in this Conservation area.

The town council appreciates improvements have been made to the design of the properties but no attempt appears to have been made to address the height issue we raised last time - indeed, the apartment block is now slightly higher than in application W/17/1234.

W/17/2406 Mr Hook Variation of condition 2. (drawing nos.) of planning permission ref: W/17/1876 (Erection of 2 No. single storey side extensions with partial loft style accommodation above, with cellar) granted on 5th December 2016 to replace approved drawing HOO-2892-PA2-100-b with HOO-2892-PA3-001 for new rooflights, fenestration and door alterations and a new cellar to accommodate a plant room 74 Northumberland Road CV32 6HB

RESOLVED that no objection is raised.

120. PLANNING DETERMINATIONS

A schedule of applications (Report No. 7) determined by the Planning Authority since the last meeting had been circulated and was considered.

121. PLANNING APPEAL NOTIFICATIONS:

Application No: W/17/1084
Applicant: Mr N Rai
Site: The Barbican Willes Road CV31 1BY
Description: Change of use from a single dwelling house (use class C3) to a House in Multiple Occupation (use Class C4)

The Planning Appeal Notifications were noted.

122. PLANNING APPEAL DECISIONS

Application No: W/17/0800
Applicant: Mr Marc Holt
Site: 105 Rugby Road CV326DH
Description: New staircase down to basement in front garden area with new basement door to front elevation

Decision: Allowed

The Planning Appeal Decisions were noted.

123. TREE PRESERVATION ORDERS

There were none.

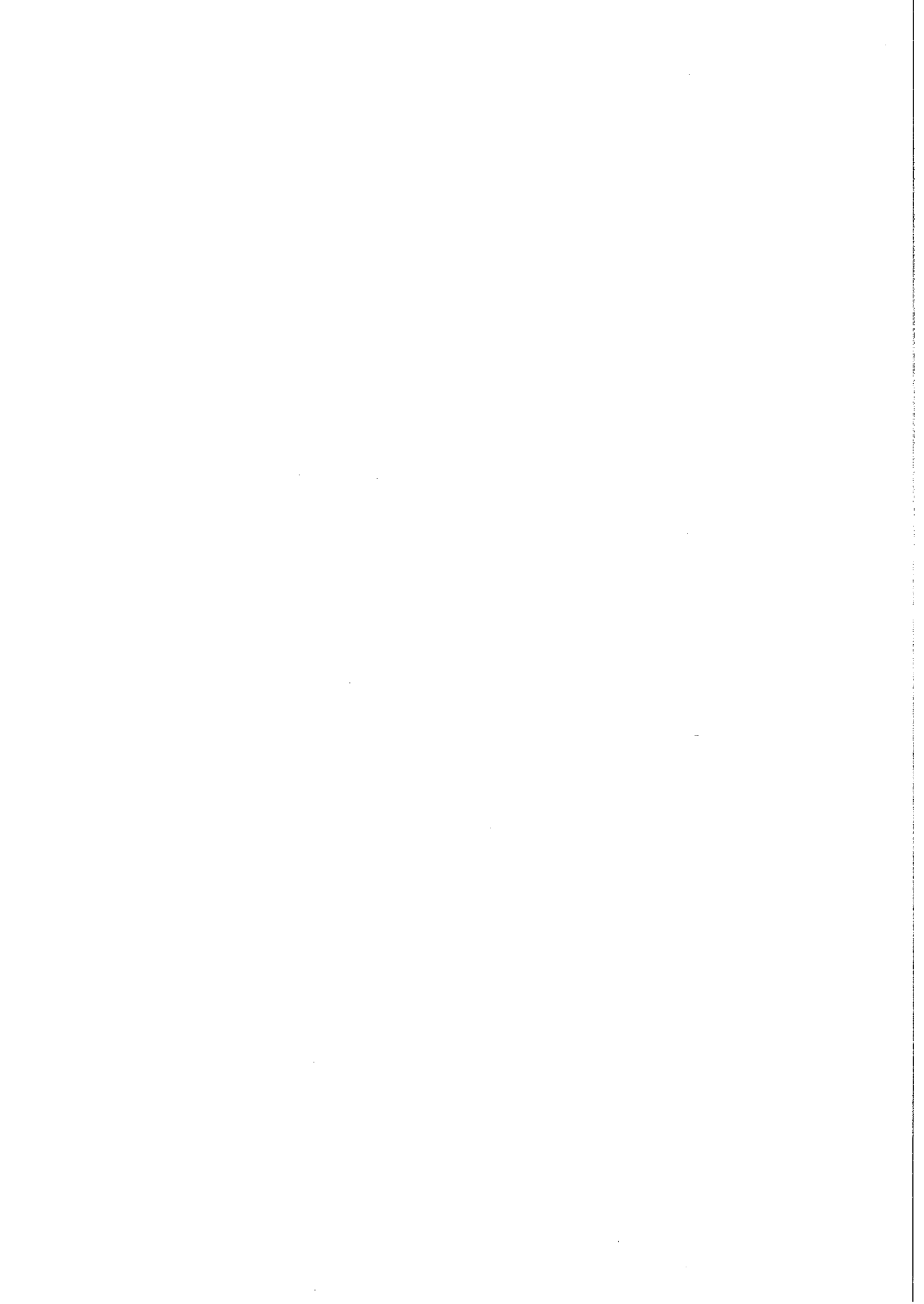
124. ANY OTHER BUSINESS

There was none.

The meeting commenced at 6:00pm and finished at 7:12pm.

Signed

Dated



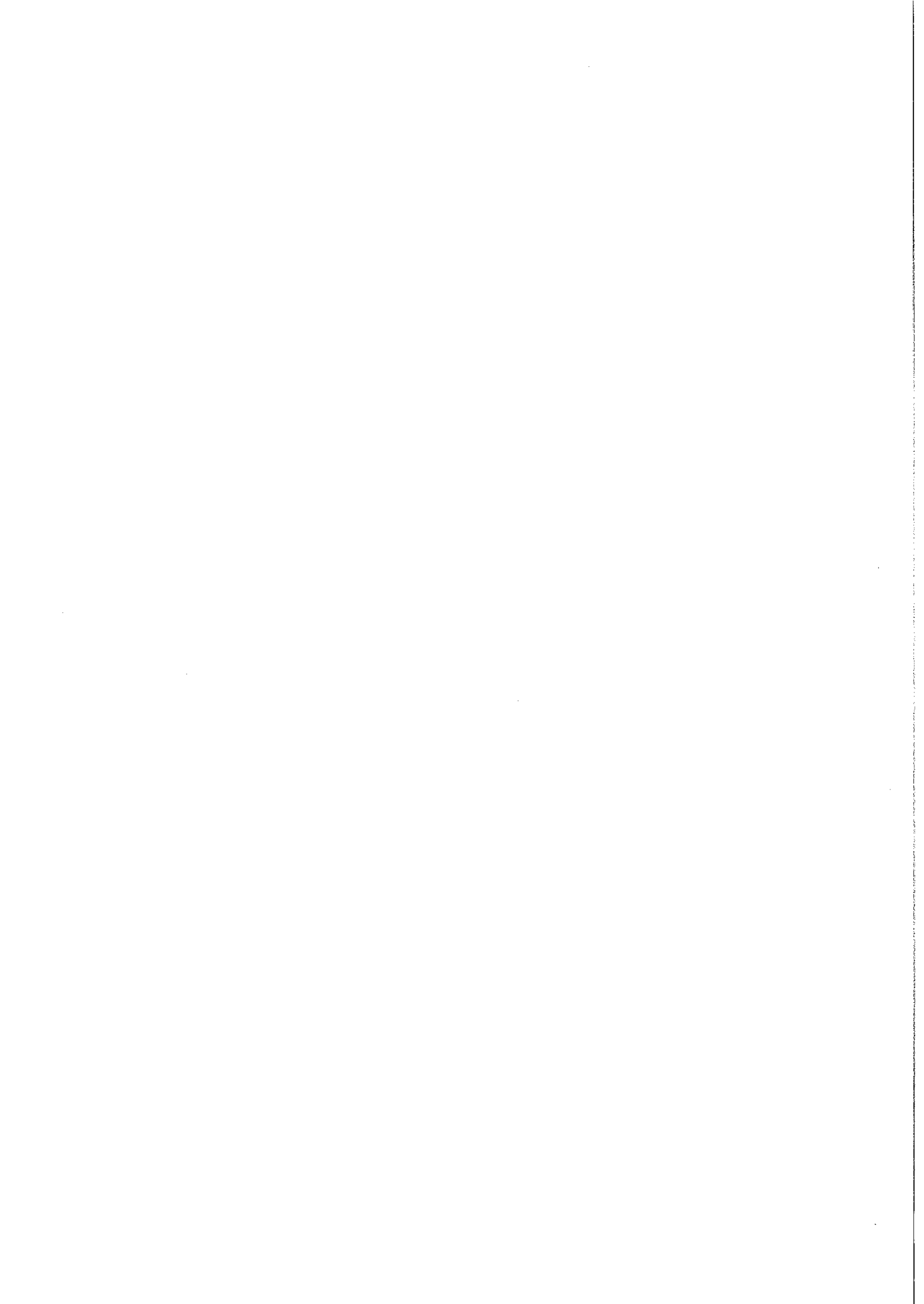
No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
1	W/18/0090	Aldi Stores Ltd	Installation of new mechanical plant and extension of existing plant enclosure.	Land on South West side of Aldi Queensway CV31 3AH	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80307
2	W/18/0122	Mr Hayer	Erection of a single and two storey side extension.	9 Southlea Close, CV31 3JW	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80339
3	W/18/0153LB	JC Decaux UK	Installation of 2 x iVision displays, including the removal of all static format advertisements within the ticket office and passageway	Leamington Spa Railway Station, Old Warwick Road, CV31 3NS	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80374
4	W/18/0073	Wheatbread Hotels & Restaurants	Proposed display of 1 x externally illuminated folded aluminium fascia 1 x externally illuminated double sided projection sign 1 x internally illuminated single sided menu frame.	Bar & Block 148-150 Parade CV32 4AG	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80289
5	W/18/0027 LB	Mr Kurt	Listed Building Consent for proposed shopfront alteration (relocation of central double door)	63-65 Regent St CV32 5DX	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80234
6	W/18/0042	Mrs S Purewal	Basement conversion and enlargement to form 2 bedroom flat.	Manor Cottage, 3 Spencer St CV31 3NE	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80253
7	W/18/0043 LB	Mrs S Purewal	Basement conversion and enlargement to form 2 bedroom flat.	Manor Cottage 3 Spencer St CV31 3NE	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80254

No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
8	W/18/0074 LB	Wheatbread Hotels & Restaurants	Listed building consent for the display of 1 x externally illuminated folded aluminium fascia 1 x externally illuminated double sided projection sign 1 x internally illuminated single sided menu frame.	Bar & Block 148 - 150 Parade CV32 4AG	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80291
9	W/18/0099 LB	Mr David Guilding	Listed building consent for installation of vinyl design to windows on side and main entrance. Installation of vinyl design to internal wall in public concourse area.	Pump Rooms, Parade CV32 4AA	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80316
10	W/18/0156	Mr Brian Lewis	Proposed variation of condition 2 of approval W/16/0902 (demolition of existing building and erection of 9 apartments) to allow for: the widening of the approved building by 0.75 metres to connect the building with 27 Newbold Street; alteration to the layout, windows and new balcony serving of apartment 2 (first floor); alterations to approved main staircase; increase in height of roof section to penthouse apartment by 0.7 metres	13 Newbold Terrace CV32 4EG	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80377
11	W/18/0160 LB	Marie Curie	Shop fit out works to currently vacant and empty retail unit, to include provision of sales area, fitting rooms and ancillary staff areas. Shop frontage is to be decorated primarily with in RAL 7038 Agate Grey with the stall riser being RAL 9005 Jet Black. Signage is to be provided in the form of an aluminium composite tray sign with 30mm returns, overlaid with matt finish white wood effect print and finished with built up foamex matt finish lettering and logo mounted on locators. Existing shop frontage and internal structure to be maintained in their existing condition with new finish applied.	84 Warwick St CV32 4QG	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80381

No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
12	W/18/0164 LB	Mr & Mrs Saikhon	Change of use of first and second floors to residential (Class C3) to provide 2 no 2 bedroom flats.	60-62 Regent St CV32 5EG	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80385
13	W/18/0118	Mr Tanna	Proposed change of use from Class C3 (dwelling) to Class C4 (HMO)	2 East Dene, Lillington CV32 7RF	Crown	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80335
14	W/18/0086	AT Architects	Proposed alterations to shopfront to reposition main entrance doors.	29-33 High St CV31 1LN	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80320
15	W/18/0103	Royal Mail Group Ltd	Change of use of part of former Delivery Office from A1 (retail) to A3 (café) and interior works	Leamington Spa Delivery Office 1 Priory Terrace CV31 1AA	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80321
16	W/18/0104LB	Royal Mail Group Ltd	Change of use of part of former Delivery Office from A1 (retail) to A3 (café) and interior works	Leamington Spa Delivery Office 1 Priory Terrace CV31 1AA	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80284
17	W/18/0068	Mr Johnson	Erection of single storey rear extension.	11 Kinross Rd Lillington CV32 7EE	Manor	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80312
18	W/18/0095	Mr Teclaff	Erection of a front porch and replace the existing flat roof over the two storey rear extension with a pitched roof.	60 Montrose Avenue Lillington CV32 7DY	Manor	

No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
19	W/18/0185	Mr Gujadhur	Erection of first floor side extension, front extension with conversion of existing garage to a habitable room. Expansion of existing dropped kerb and alterations to front 400mm high wall.	13 Highland Road Lillington CV32 7EQ	Manor	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAP R_80406
20	W/17/2081 LB	Mr G Davison	External works to existing property as detailed on planning drawings internal works to existing property as detailed on planning drawings.	14 Clarendon Square CV32 5QT	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAP R_79810
21	W/17/2284	Mr D Thomas	Alterations to form self contained flat in basement and alterations to rear elevation.	The Cottage 42 Heath Terrace CV32 5NA	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAP R_80041
22	W/18/0066	Mr Franchi	Change of use from C3 (dwelling) to C4 (HMO) internal planning application for retail warehouse using floorspace (use class A1: bulky goods) up to 10,405.6 sq m, including associated ancillary uses; a restaurant and café unit (use class A3) up to 139 sq m; access off Princes Drive and retrospective internal alterations to convert two flats into one including: opening created in wall between hall of flat 3 and bedroom in flat 3C, construction of wooden partition wall and doorway into this bedroom of flat 3C, reduction	222 Rugby Rd CV32 6DZ	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal= WARWI DCA PR_80282
23	W/18/0092	Diageo Pension Trust Ltd	Land at Princes Drive, Edmondscote, Leamington	Land at Princes Drive, Edmondscote, Leamington	Myton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAP R_80309
24	W/17/1911LB	Mr Richard Lemberger	Change of use from 6 bed apartment (use class C3) to 6 bed apartment for use as House in Multiple Occupation (use class C4) together with proposed demolition of pre-fabricated garage.	3C Arlington Avenue CV32 5UA	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAP R_79624
25	W/18/0029	Mr B Gill	Change of use from 6 bed apartment (use class C3) to 6 bed apartment for use as House in Multiple Occupation (use class C4) together with proposed demolition of pre-fabricated garage.	36a Lillington Rd CV32 5YZ	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAP R_80237

No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
26	W/18/0069	Mr Hackett	Erection of rear lead facing dormer window.	8 Campion Rd CV32 5XQ	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_80285
27	W/18/0094	Miss Hodgkinson	Erection of a single storey side and rear extension, installation of 2 no rear roof lights to existing extension and enlargement of existing rear window.	9 Trinity St CV32 5YN	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_80311
28	W/18/0137	Mr J Cooper	Erection of single storey rear extension.	73 Wathen Rd CV32 5UY	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_80355
29	W/18/0171LB	Mr N Summers	Form new double doorway opening between existing dining room and lounge at ground floor level; install new double doors	41 Lansdowne Crescent CV32 4PR	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_80392
30	W/18/0191	Mr David Ramsey	Resubmission of W/17/2106: Retrospective change of use from C3 to C4 property (small HMO for 5 people)	Third floor flat 28 Clarendon Square CV32 5QX	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_80413
31	W/18/0249	Mr Andrew Froud	Construction of decking and erection of trellising along boundary wall between 51 and 53 Beauchamp Avenue	51 Beauchamp Avenue CV32 5TB	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_80475
32	W/18/0170	B & M Retail Ltd	Variation of condition 1 of planning permission W/98/1450 to allow for the sale of food and drink, toiletries, toys & games & non-fashion clothing & footwear across 15% of the floorspace of the building (780 sqm).	48 Homebase, Emscote Rd, Warwick CV34 4QP	Saltsford	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_80391
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The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 15 FEBRUARY 2018

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

W/17/2323 Mr & Mrs Ellison Proposed erection of two bedroom bungalow
with parking and neww access from Windermere Drive Land rear of 62
The Fairways CV32 6PS

RESOLVED that no objection is raised

WDC Reason for Decision

Policy H1 of the Warwick District Local Plan 2011-2029 states that Housing development on garden land will not be permitted unless the development reinforces, or harmonises with, the established character of the street and/or locality and respects surrounding buildings in terms of scale, height, form and massing. Policy BE1 of the Warwick District Local Plan 2011-2029 states that development will only be permitted which positively contributes to the character and quality of the environment through good layout and design. The development is not considered to reinforce, or harmonise with the established character and appearance of the area, by virtue of creating a cramped and contrived form of development which is at odds with the open-plan frontages of nearby sites with generous plot sizes. The proposal could also set a harmful precedent for similar development within this area.

The development is thereby considered to be contrary to the aforementioned policies.

Policy BE3 of the Warwick District Local Plan 2011-2029 states (inter alia) that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents.

The proposed dwelling would be overbearing and have a detrimental impact on the enjoyment of the amenity area serving No. 60 The Fairways and would make this a less pleasant space for the occupants to enjoy.

The proposal is thereby considered to be unneighbourly and contrary to the aforementioned policy.

Policy HS4 of the Warwick District Local Plan 2011 - 2029 states that contributions from residential developments will be sought to provide, improve and maintain appropriate open space, sport or recreational facilities to meet local needs. The Council have also adopted a Supplementary Planning Document entitled Open Space together with associated guidance on developer contributions for commuted payments for off-site provision and enhancement of public open space where it is not provided on site.

The Open Space team have requested a contribution of £1,684 towards identified improvements to local open spaces. No unilateral undertaking has been put forward to secure such a contribution and therefore, in the opinion of the Local Planning Authority, the

proposals do not make adequate provision for open space.
The proposals would therefore be contrary to the aforementioned policies.

Policy BE1 of the Warwick District Local Plan 2011-2029 states that development will only be permitted which makes sufficient provision for waste management (including facilities for kerbside collection) without adverse impact on the street scene, the local landscape, or the amenities of neighbours.

The future occupants of the proposed dwelling would be required to move their refuse and recycling 55 metres from the application site to The Fairways in order for collection. This is considerably more than the Council's relevant waste and recycling guidance distance of 15 metres. The future occupants of the property are unlikely to carry their waste and recycling a distance of 55 metres, and this could lead to the occupiers leaving waste and recycling along Windermere Drive where it will not be collected, potentially having a detrimental impact on the street scene. The development is therefore not considered to make appropriate provision for the storage and collection of refuse and recycling.

The development is thereby considered to be contrary to the aforementioned policy.

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

W/17/2253 Mr S Sandha Change of use from dwelling house (use class C3) to a 5 bed House in Multiple Occupation (use class C4) 34 St Fremund Way CV31 1AB

RESOLVED that an objection is raised for the following reason:

The town council wishes to raise an objection to this application on the ground that the parking spaces proposed to be provided for this development on site is less than the minimum standard recommended by the District Council's vehicle parking standards for HMO's. On street parking cannot be guaranteed and is already challenging on this street.