



W/20/0840                      Rowley Construction and Property Services Ltd                      Proposed alterations to ground floor to provide three retail units, change of use from retail storage to residential flats (2 x 1 bedroom and 1 x 2 bedroom) with the addition of a second floor and external alterations                      15-17 Clemens Street CV31 2DW

**RESOLVED** that a holding objection is entered until comments are available from Conservation, Environmental Health and Highways. Our previous objection was in support of comments submitted by these departments so we would appreciate their technical input with regard to whether they feel their grounds for objection have been met. There does not seem to have been much change to the plans from the previous application.

W/20/0885                      Stonewater Enterprises Ltd                      Removal of condition 3 of planning permission W/2001/0337 (change of use from nursing home to halls of residence) to allow the occupation of the halls of residence by person(s) not associated with Warwickshire College                      14 Warwick New Road CV32 5JG

**RESOLVED** that no objection is raised, subject to the submission of a parking survey as the extant parking is insufficient for an HMO of this size.

W/20/0838                      The Royal London Property Fund.                      Change of use of retail unit (Class A1) to food and drink (Class A3)                      Clarks 75-77 Parade CV32 4AY

**RESOLVED** that no objection is raised. The Town Council recognises that this application does not comply with Local Plan Policies TC1, TC3 and TC6, and would prefer to see this unit remain in A1 usage. However, we also recognise that the unit has been marketed as A1 for the requisite amount of time and that retail circumstances on the high street are even more challenging going forward. Therefore, it would be preferable to see this unit in A3 use with an active frontage than not in use at all.

W/20/0811                      Mr R Arthur                      Erection of proposed two storey side extension to create additional living area with single storey link to existing extended garage 16 Langdale Close CV32 7QB

**RESOLVED** that an objection is raised on the following grounds:

1. Not enough off-road parking proposed on site. This house is located at the end of a cul-de-sac where on road parking can cause issues for neighbours' access. Will there be comments from Highways?
2. The proposed extension does not comply with the minimum distance separation to the nearest properties located on Cumberland Crescent as set out in the Residential Design Guide.

W/20/0818                      Hancock Town Planning                      Conversion and extension of former coach house to form a single dwelling                      3 Northumberland Road CV32 6HE

**RESOLVED** that a holding objection is entered until comments from Conservation are available.

We would also like to object on the grounds that no parking survey has been submitted as per the WDC Parking Standards to support the applicant's comments about the availability of on-street parking in the vicinity.

We also note that the end of the proposed pitched roof over the study room appears very close to the side of the Coach House where there is a window - is this window to a habitable room? If so, there is the potential for loss of light.

W/20/0862LB                      Mr & Mrs Davidson                      Application of external security cameras and external lighting                      14 Clarendon Square CV32 5QT

**RESOLVED** that no objection is raised, subject to no objection from the Conservation officer

W/20/0796                      Rory & Becky O'Murchu                      Retrospective application for variation of condition 2 (plan numbers) of planning permission W/19/0224 to alter the approved flat roof over the front and the bay window to a pitched roof                      87 Northumberland Road CV32 6HQ

**RESOLVED** that no objection is raised

W/20/0809                      Mr C Davies                      To build a double skin brick boundary wall to height of 180cm, topped with coping stones, and all in keeping and in the style of the local area. Existing 50cm wall to be removed                      6 Guys Cliffe Road CV32 5BZ

**RESOLVED** that no objection is raised, subject to no objection from the Conservation officer. The site is in a conservation area and the neighbouring properties have more modest boundary walls than the one proposed here.

W/19/2029                      Mr R Wilkinson                      Proposed loft conversion, new dormer and velux roof lights                      31a Kenilworth Road CV32 6JG

**RESOLVED** that an objection is raised on the following grounds:

1. The proposed balcony would have a negative impact on the neighbour's amenity in terms of noise and loss of privacy
2. The proposed balcony would be out of keeping with the conservation area.

W/20/0719                      Orbit Group                      Conversion of existing basements to numbers 2, 5, 6 and 7 Bertie Terrace to form 4 new residential units (C3 use), including associated landscaping works to the rear to provide new private amenity space                      2, 5, 6 and 7 Bertie Terrace CV32 5BL

**RESOLVED** that an objection is raised on the following grounds:

1. The proposed off-road parking is insufficient according to the WDC Parking Standards. Whilst a parking appraisal has been submitted, a parking survey has not and we would appreciate the submission of one as per the requirement laid out on p9 of the Parking Standards. This area has existing parking issues - should this application be granted, we would support an undertaking to remove the rights to any on street parking permits from any future residents.
2. Support the comments of the Conservation officer regarding the proposed design of the windows needing to be in keeping with the building, the use of appropriate glazing and the impact of the proposed terrace areas being in keeping with the conservation area.

W/20/0692                      Mr S Heer                      Change of use from dwelling (use class C3) to a 4  
bedroom HMO (use class C4) (retrospective)                      10 Bladon Walk CV31 1QZ

**RESOLVED** that no objection is raised. Floor plans submitted do not show the proposed location of bedroom 4?

**24. PLANNING APPEAL NOTIFICATIONS**

Application No: W/19/2006  
Applicant: Sureway Property Services Group  
Site: Unit 1 Moss Street CV31 2DA  
Description: Removal of condition 15 of planning permission W/15/2154 [Demolition of existing commercial buildings and erection of a 47 bedroomed House in Multiple Occupation (HMO)] to allow for unrestricted occupancy (resubmission of W/18/2212).

Application No: W/19/1253LB  
Applicant: Mr & Mrs Leith  
Site: Waverley House 70 Binswood Avenue CV32 5RY  
Description: Proposed replacement of sash windows facing Lillington Road and Binswood Avenue

Application No: W/19/1949  
Applicant: Mr Steven White  
Site: 22 St Mary's Terrace CV31 1JT  
Description: Conversion and extension of existing garaging into a 1 no dwelling house

**25. PLANNING APPEAL DECISIONS**

There were none.

**26. TREE PRESERVATION ORDERS**

There were none.

**27. ANY OTHER BUSINESS**

Reminder to members re application W/20/0768 - 7 Willes Terrace, Leamington Spa, CV31 1DL – amended plans submitted. No objection agreed.

The meeting commenced at 6:00pm and concluded at 7:07pm.

Signed .....

Dated .....