



**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

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9 August 2012

Dear Councillor

**PLANNING COMMITTEE – THURSDAY 16 AUGUST 2012**

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, 16 AUGUST 2012**

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. Apologies

2. Public Forum

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

3. Minutes

To approve and sign the Minutes of the Meeting of the Planning Committee held on 26 July 2012 (Report No 3)

4. Planning Applications

To consider a schedule of planning applications received from the Planning Authority ( Report No 4)

5. Determination of Planning Applications

To note Applications determined by the Planning Authority since the last Meeting (Report No 5)

6. Planning Appeal Notifications

To note Enforcement Appeal Notification (Report No. 6)

Appeal by: Nero Holdings Ltd

Site: Caffè Nero, 42 Parade, Royal Leamington Spa CV32 4DN

Breach: Without listed building consent the installation and continued display of an unauthorized full height window graphic fronting Warwick Street.

7. Planning Appeal Decisions

To note Planning Appeal Decisions received since last meeting (if any)

8. Tree Preservation Order Notifications

To note Tree Preservation Order Notifications received since last meeting (if any)



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE**  
**HELD ON 26 JULY 2012 AT THE TOWN HALL,**  
**ROYAL LEAMINGTON SPA**

Present: Councillors John Knight (Chairman), Roger Copping (substituting for Bill Gifford) Balvinder Gill, Ann Morrison and Amanda Stevens.

Apologies: Councillors Bill Gifford, Simon Lytton;

**18. PUBLIC FORUM**

Archie Pitts Vice-Chair of the Leamington Society made representations on applications W/12/0787, W/12/0825 and W/12/0795. On application W/12/0787 he considered that the brightness and intermittent nature of the flashing one-metre high illuminations projected onto the Co-op building would adversely impact on the Conservation Area. He supported application W/12/0825 with the continued use as a car park but expressed concern over the proposed height of the lighting columns, some of which could be as high as 10mtrs, which could impact adversely on residential properties in the surrounding area. On application W/12/0795 he considered that the extended opening hours would adversely impact on local residents.

**19. MINUTES**

The Minutes of the Planning Meeting held on 5 July 2012, having been circulated, were considered.

**RESOLVED** that the Minutes of the Planning meeting held on 5 July 2012 are confirmed and signed as a correct record.

**20. PLANNING APPLICATIONS**

W/12/0787 Community Protection Projection of community safety messages onto front of building. 52-60 Warwick Street CV32 5JP

**RESOLVED** that no objection is raised.

**Note: In accordance with the the Council's Code of Conduct, Councillors Roger Copping and Balvinder Gill declared a personal interest in the above item and remained in the meeting.**

W/12/0799 Auto Stop/Tyre Stop Display of non-illuminated fascia signs. Tyre Stop, Beauchamp Road, CV32 5RP

**RESOLVED** that no objection is raised.

W/12/0807 LB Mr & Mrs Lewis Replacement of existing single flat roof garage with a double garage with flat and pitched roofs with access onto Lansdowne Circus. 81 Upper Holly Walk, CV32 4JS.

**RESOLVED** that no objection is raised.

W/12/0609 Bravissimo Display of replacement non-illuminated signage. 64B Regent Street, CV32 5EG

**RESOLVED** that no objection is raised.

W/12/0822 HSBC Corporate Real Estate Installation of external air conditioning plant. HSBC Bank, 126 Parade, CV32 4AJ

**RESOLVED** that no objection is raised.

W/12/0823 LB HSBC Corporate Real Estate Installation of external air conditioning plant and replacement internal air conditioning layout to the ground, first and second floor. HSBC Bank, 126 Parade, CV32 4AJ

**RESOLVED** that no objection is raised.

W/12/0659 Mr Holmes Erection of a rear extension to enclose existing courtyard. 1 Grange House, 64 Clarendon Avenue, CV32 4SA

**RESOLVED** that no objection is raised.

W/12/0782 Mr J O'Donoghue Erection of a single storey front extension to garage and porch, new pitched roof to replace flat roof to side elevation and erection of a single storey rear extension. 31 Parklands Avenue, Lillington, CV32 7BH

**RESOLVED** that no objection is raised.

W/12/ 0726 Mr P McCullough Erection of single storey side extension 22 Kinross Road, Lillington, CV32 7EE

**RESOLVED** that no objection is raised.

W/12/0729 Mr C Ward Demolition of existing garage, part of kitchen & conservatory. Erection of two storey side and single storey rear extension, to form larger kitchen, new lounge, bedroom with en suite bathroom plus car port. 69 Lime Avenue, Lillington, CV32 7DE

**RESOLVED** that no objection is raised.

W/12/0739 Mr John Gorman Erection of a single storey rear extension 17 Chestnut Square, CV32 7UW

**RESOLVED** that no objection is raised.

W/12/0772 Mr & Mrs L Wong Erection of first floor extension over garage, changes to elevations, ground floor extension, replacement brick wall and railings added to existing boundary wall. 43 Lillington Road CV32 5YX.

**RESOLVED** that no objection is raised.

W/12/0784 Mrs S Angell Erection of single storey rear extension; installation of new windows and rooflight in existing side elevation and erection of wall on side boundary 3 St Marks Road CV32 6DL

**RESOLVED** that no objection is raised.

W/12/0825 Gallen Ventures Limited & Penegon Netherlands BV Continued use of site as surface car park on a permanent basis with associated engineering operations. Land at Station Approach, CV31 3NS

**RESOLVED** that no objection is raised but concern is raised over the proposed height of the lighting columns and the adverse impact on local residents.

W/12/0808 CA Mrs S Fell Removal of existing wooden gates. 17 St Marks Road, CV32 6DL

**RESOLVED** that no objection is raised.

W/12/0668 Mr Herring Erection of a first floor rear extension; construction of a triple garage with access onto New Brook Street together with new 1.2m high railings and plinth to frontage. 42 Grove Street, CV32 5AJ

**RESOLVED** that no objection is raised.

W 12 / 0530 Mr Harpreet Hayer **Amended Plans**. Change of use of unit 12 from storage to Tyre & Exhaust Centre (B2 use). Originally considered 6.6.12. No objection raised. Amended site location now submitted. Unit 12, Bath Place, CV31 3AQ

**RESOLVED** that no objection is raised

W/12/ 0643 Mr Nagra Change of use from flat (Class C3) to a 9 bed House in multiple occupation (Class C4 and first floor rear extension) 39 Bath Street CV31 3AG

**RESOLVED** that no objection is raised

W/12/0795 Papa Johns Ltd. Variation of Condition 6 of planning permission no. W10/1515 to extend the opening hours of the hot food takeaway to 10.00am to 4.00am on Sundays to Wednesdays and 10.00am to 5.00am on Thursdays to Saturdays. 49 Bath Street CV31 3AG

**RESOLVED** that an objection is raised for the following reason:  
It is considered that the extended opening hours will adversely impact on local residents and businesses in terms of additional noise and litter.

## 21. **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.

**22. PLANNING APPEAL NOTIFICATIONS**

There were none.

**23. PLANNING APPEAL DECISIONS**

There were none

**24. TREE PRESERVATION ORDER NOTIFICATIONS**

There were none

The meeting commenced at 6.30 pm and finished at 7.25pm

Signed .....

Dated .....

No	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
1	W/12/0872	Mr J Satsavia	Conversion of ground floor into 6 bedroomed House in Multiple Occupation (re-submission of W/12/0523)	Debonair, 2 Ranelagh Street, CV31 2AA	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65858">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65858</a>
2	W/12/0915	Trilogy (Leamington Spa) Limited	Display of 5 no internally-illuminated fascia signs and 2 no. internally illuminated free-standing totem signs.	Former Ford Foundry Site, Old Warwick Road	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65932">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65932</a>
3	W/12/0932	Mrs D White	Erection first floor rear extension (retrospective application).	85 Shrubland Street, CV31 2AR	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65956">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65956</a>
4	W/12/0878 LB	Lloyds Banking Group	Internal alteration involving construction of internal walls, new counter layouts and installation of new pass and ATM door.	Lloyds TSB Bank, 73 Parade, CV32 4BB	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65870">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65870</a>
5	W/12/0880	Scope	Display of a non-illuminated fascia sign and a non-illuminated projecting sign.	Scope, 90 Warwick Street, CV32 4QG	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65875">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65875</a>
6	W/12/0899 LB	Mr & Mrs Triggs	Demolishing an existing rear structure and erecting a rear extension.	13 Newbold Street, CV32 4HN	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65907">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65907</a>
7	W/12/0898	Mr & Mrs Triggs	Erection of a single storey rear extension.	13 Newbold Street, CV32 4HN	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65906">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65906</a>
8	W/12/0969	Acorn Shopfit Ltd.	Display of 1 non-illuminated traditional timber fascia panel with decorative timber moulding 1 x non illuminated traditional timber panel painted cream with applied vinyl.	Formerly Past Times, 100 Parade CV32 4AQ.	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_66007">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_66007</a>

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
9	W/12/0824	Mr T Keogh	Erection of 2 detached bungalows	25 & 27 Haddon Road, Lillington, CV32 7QX	Crown	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65796">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65796</a>
10	W/12/0971	Mr & Mrs Barrett	Erection of first floor rear extension	4 Sudbury Close, Lillington, CV32 7PR	Crown	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_66009">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_66009</a>
11	W/12/0842	Mr Hearsey	Erection of a two-storey side and single storey rear extension.	14 St Andrews Road, Lillington, CV32 7EU	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65816">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65816</a>
12	W/12/0852	Mr & Mrs Trowton	Proposed rear extension (to replace existing timber Workshop and covered yard area) to provide WC/Utility room and workshop.	8 St Andrews Road, Lillington, CV32 7EU	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65833">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65833</a>
13	W/12/0908	Mr Hartlebury	Installation of a dormer window.	39 Wathen Road, CV32 5UY	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65921">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65921</a>
14	W/12/0882	Mr K Hanna	Construction of a flat roofed dormer window to facilitate a loft conversion.	19 Waller Street, CV32 5UP	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65878">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65878</a>
15	W/12/0931	Mr P Gooderham	Erection of a single storey rear extension, new front porch and bay windows.	152 Lillington Road, CV32 6LN	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65955">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65955</a>
16	W/12/0939	Mr & Mrs C Moffatt	Erection of a single storey side / rear extension.	8 Spilsbury Close, CV32 6SW	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65963">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65963</a>
17	W/12/0912	Mrs Greig	Erection of a two-storey side extension to provide a garage and utility room and a third bedroom on the first floor.	2 Mulberry Close, Lillington, CV32 7JU	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65926">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65926</a>



No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
18	W/12/0976	Mr Mick Gill	Variation to Condition 2 imposed on planning permission reference W/12/0352 granted on 24th april 2012 to amend the roof design of the front extension as shown on drawing No. 002 Rev B & 003 Rev B	12 Cloister Way CV32 6QE	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_66022">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_66022</a>
19	W/12/0926	Mr Watson	Extension to existing garage; replace flat roof with a pitched roof over existing garage; increase height og boundary walls and replacve an existing polycarbonate canopy.	11 Vicarage Road, Lillington, CV32 7RH	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65949">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65949</a>
20	W/12/0832	Royal Leamington Spa Canoe Club	Display of non illuminated sign.	Royal Leamington Spa Canoe Club, Riverside, CV32 5AH	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65805">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65805</a>
21	W/12/0889	Mr J Connell	Removal of first floor bay window and insert three sash windows.	76 Greatheed Road, CV32 6ET	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65889">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65889</a>
22	W/12/0888	Mr Tony Bond	Removal of rear chimney and construction of side facing dormer window.	York Corner, 21 Adelaide Road, CV31 3PN	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65888">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65888</a>
23	W/12/0885 LB	Mr Kettle	Chimney stack to be taken down and rebuilt.	23 Milverton Crescent, CV32 5NQ	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65881">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65881</a>
24	W/12/0884	Mr Kettle	Chimney stack to be taken down and rebuilt.	23 Milverton Crescent, CV32 5NQ	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65880">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65880</a>

No	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
25	W/12/540	Mr M Smith	Erection of a two storey extension and partial demolition of the garage and loft conversion with two new leaf dormers in the front and a large dormer at the rear.	21 Northumberland Road, CV32 6HE	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65445">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65445</a>
26	W/12/0833	Papa Johns (GB) Ltd	Display of 3 externally illuminated fascia signs, 2 externally illuminated projecting signs, frosting to windows and a promotional poster sign and an internally illuminated hanging sign behind shop window.	49 Bath Street, CV31 3AG	Willies	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65806">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65806</a>
27	W/12/0834 LB	Papa Johns (GB) Ltd	Display of 3 externally illuminated fascia signs, 2 externally illuminated projecting signs, frosting to windows and a promotional poster sign and an internally illuminated hanging sign behind shop window.	49 Bath Street, CV31 3AG	Willies	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65807">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65807</a>
28	W/12/0876	Mrs Noble	Erection of single storey extension to rear and side of house. Erection of additional fencing along the St Mary's Road boundary such that it would align with the front elevation of the house. Erection of existing garden shed in side garden set back 1m	33 St Mary's Crescent, CV31 1JL	Willies	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65863">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65863</a>
29	W/12/0763	Mr J C Bomme & Ms B Dowling	Erection of a single storey rear extension.	11 Regent Place, CV31 1EH	Willies	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65716">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65716</a>

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
30	W/12/0913	Sainsbury Supermarkets Ltd	Part demolition, internal alterations, conversion and extension to create a convenience retail food store (Use Class A1) including plant equipment, solar photovoltaics and associated highway, parking, engineering and landscaping works.	The Oak Inn, 89 Radford Road, CV31 1JY	Willes	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65930">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65930</a>
31	W/12/0947	Squirhill Place Management Company	Removal of existing softwood timber windows to first, second and third floor windows and replacement with "like for like" upvc windows. Replacement timber windows and doors on ground floor to be colour-matched to new upvc windows.	1-8 Squirhill Place, Russell Terrace,	Willes	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65981">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65981</a>





## The Town Council of Royal Leamington Spa

### PLANNING DETERMINATIONS 16 AUGUST 2012

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

W 11 / 0974 WAC Investments. Erection of single and two storey extension to the existing building in use as an 8 bed house in multiple occupation (HMO) to provide a self-contained 4 bed HMO. Cambridge House, 3 Newbold Street Leamington Spa CV32 4HN.

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

- (i) This is an important listed building in the Conservation Area. The proposed alterations are poorly designed and fail to take account of the fact that this is a listed building.
- (ii) The overlarge extension with poor detailing is out of keeping with this Regency building and dominates the existing building.

**WDC Reason for Decision**

*The proposed development does not adversely affect the historic integrity, character or setting of the Listed Building, is of an acceptable standard of design and detailing and preserves the character and appearance of the Conservation Area within which the property is situated. Furthermore, the proposals would have an acceptable impact on surrounding properties and on car parking in surrounding streets.*

W 12 / 0596 Mr D Hunt. Change of use from dwelling (C3) to a 5-bed HMO (House in Multiple Occupation) (C4 Use)

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

This change of use from an individual dwelling to a House of Multiple Occupation will detrimentally alter the balance of this residential street.

The lack of parking provision results in a failure to meet current parking standards for HMOs.

**WDC Reason for Decision**

*The development does not adversely impact on the character and appearance of the area or nearby residents.*

W 12 / 0269 Amara Retention of an exterior roller shutter on side door entrance. 7 Court Street CV31 2BB

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

The roller shutter is ugly and of poor design. It has an adverse impact on the building itself and on surrounding properties especially when it is closed down.

**WDC Reason for Decision**

*The development does not adversely impact on the character and appearance of the area.*



## The Town Council of Royal Leamington Spa

### PLANNING DETERMINATIONS 16 AUGUST 2012

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

W 12 / 0468 A C Lloyd (Asset Management) Ltd. Demolition of existing office building & rear workshop and erection of 3 storey student accommodation block fronting Chapel Street and 2 storey student accommodation block to the rear of Clinton Street together with associated car & cycle parking and landscaping 1 Chapel Street CV31 1EJ

**RESOLVED** that no objection is raised subject to the following observation:

To avoid potential parking problems the applicant is requested to enter into a Section 106 agreement to waive the right to residents' parking permits.

**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 and the significant scale and concentration of additional student accommodation that the application proposes.*

