



## 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

18 July 2013

Dear Councillor

### **PLANNING COMMITTEE –THURSDAY 25 JULY 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 25 JULY 2013**

Yours faithfully,

### **CLERK TO THE TOWN COUNCIL**

To: Councillors B Gifford, B Gill, J. Knight, S Lytton, A Morrison, A Stevens

(All other Members of the Town Council – Agenda for information only, via website)  
Full set to Councillor R Copping (for information)

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

#### **AGENDA**

1. 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 3 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 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

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/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.

10. Tree Preservation Order Notifications

To note the Tree Preservation Order Notification (if any)



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE**  
**HELD ON 3 JULY 2013 AT THE TOWN HALL,**  
**ROYAL LEAMINGTON SPA**

Present: Councillors: Ann Morrison (Chair), Roger Copping (substituting for Cllr Gifford), Sue Ingleby (substituting for Cllr Knight), Simon Lytton, Amanda Stevens.

Apologies for absence were received from Councillors Bill Gifford, Balvinder Gill and John Knight

In attendance: Rob Young (WDC Planning Officer)

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

In accordance with the Council's Code of Conduct, Cllr. Roger Copping declared a non-pecuniary interest in Planning Application W/13/0827.

**24. PUBLIC FORUM**

There were no members of the public present.

**25. MINUTES**

The Minutes of the Meeting of the Planning Committee held on 13 June 2013, having been circulated, were considered.

**RESOLVED** that the Minutes of the Meeting of the Planning Committee held on 13 June 2013 are confirmed and signed as a correct record

**26. PLANNING APPLICATIONS**

W/13/0776 Thomas Bates & Son Ltd Outline permission for an urban extension comprising up to 280 new homes, public open space, landscaping, new access and highways and associated and ancillary development. Land at Woodside Farm, Harbury Lane, CV33 9QA

**RESOLVED** that no objection is raised but the following comments are made:

The Town Council is pleased to be consulted on this proposed application and trusts that the developers will work closely together and with the District Council and County Council to ensure a suitable infrastructure, and recommends that this development does not commence until the total infrastructure has been agreed. The Town Council also expresses concerns regarding possible problems with the junction at Tachbrook Road and the apparent absence of a primary school and allotments. The Council looks forward to considering a detailed planning application for this site.

W/13/0765 Ms J Parry Erection of a single storey dwelling (use Class C3). Land r/o 61 Eagle Street, CV31 2AT

**RESOLVED** that no objection is raised.

W/13/0782 Travis Perkins Display of 2 no. non-illuminated freestanding totem signs. Land off Queensway

**RESOLVED** that no objection is raised.

W/13/0709 LB Lloyds Banking Group Display of two non-illuminated fascia signs, two brass name plates and internally applied digital window vinyl, part retrospective. Lloyds TSB Bank, 73 Parade, CV32 4BB

**RESOLVED** that no objection is raised.

W/13/0727 Pro-Build 360 Erection of ground floor rear single storey extension, first floor retail area extension to rear and extension of attic storage area to rear of roof. 29 Park Street, CV32 4QN

**RESOLVED** that no objection is raised.

W/13/0759 Mr & Mrs Singh Kitchen extension. Leicester House, Leicester Street, CV32 4TG

**RESOLVED** that no objection is raised.

W/13/0798 ASK Italian Installation of one internally illuminated fascia sign; one externally illuminated hanging fascia sign; two internally illuminated menu wall signs and three metal awnings. ASK, 1A Clarendon Avenue, CV32 5QU

**RESOLVED** that no objection is raised.

W/13/0839 Mr Bahia Erection of single storey front extension. 86 Villiers Street, CV32 5YE

**RESOLVED** that no objection is raised.

WDC/13CC014 Warwickshire County Council The construction of an extension to provide 1 no. classroom and the removal of temporary building currently used as a classroom. Telford County First School, Kelvin Road, CV32 7TE

**RESOLVED** that no objection is raised.

W/13/0852 LB Costa Coffee Ltd Installation of vinyl advertisement on shop window. 43 Parade, CV32 4BL

**RESOLVED** that no objection is raised.

W/13/0639 Mr Moseley Two storey side extension including single storey extension to front elevation. 80 Wathen Road, CV32 5UZ

**RESOLVED** that no objection is raised.

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

**RESOLVED** that no objection is raised.

W/13/0762 Mr & Mrs Sinclair Proposed rear and side single storey extension, rebuilding of garage side wall and new pitched garage roof. 57 Highland Road, Lillington, CV32 7EJ

**RESOLVED** that no objection is raised.

W/13/0788 Mr F Dunn Proposed single storey rear and side infill extension. 16 Granville Street, CV32 5XN

**RESOLVED** that no objection is raised.

W/13/0850 Mrs Debbie Stone Demolition of existing lean-to conservatory and erection of new single storey extension to provide enlarged kitchen and dining area. 26 Lonsdale Road, Lillington, CV32 7EP

**RESOLVED** that no objection is raised.

W/13/0681 Lewis & Lewis Demolition of two buildings (with retention of one) and erection of seven dwellings and car parking. 5-6 Milverton Crescent West, CV32 5NE

**RESOLVED** that no objection is raised.

W/13/0682 CA Lewis & Lewis Demolition of two buildings (with retention of one). 5-6 Milverton Crescent West, CV32 5NE

**RESOLVED** that no objection is raised.

W/13/0771 Claremont Homes Internal alterations to improve layout of ground floor public house and layout of first and second floors to improve lettable accommodation and increase number of bedrooms from eight to nine. Avenue Hotel, Spencer Street, CV31 3NE

**RESOLVED** that no objection is raised.

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.

W/13/0790 Mr Ho Change of use from a single dwelling house to a small house in multiple occupation (use Class C4). 24 Westbrook House, New Brook Street

**RESOLVED** that no objection is raised.

W/13/0793 Tag Exclusive Properties LLP Creation of one additional residential unit, increasing the overall number of units as approved in previous planning application W/12/1004 from 28 to 29 units. York road Central, formerly The Old Library, Avenue Road, CV31 3PR

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

The Town Council trusts that the Section 106 Agreement will reflect the addition of one residential unit.

W/13/0794 LB TAG Exclusive Properties Ltd Layout and elevational changes to listed building consent W/12/1206 LB York Road Centre, formerly The Old Library, Avenue Road, CV31 3PR

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

The Town Council trusts that the Section 106 Agreement will reflect the addition of one residential unit.

W/13/0795 TAG Exclusive Properties Ltd Variation of Condition 2 of planning permission(s) approved reference W/12/1004 and W/12/1206 LB to allow layout and elevation changes. York Road Centre, formerly The Old Library, Avenue Road, CV31 3PR

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

The Town Council trusts that the Section 106 Agreement will reflect the addition of one residential unit.

W/13/0827 Warwick District Council Improvements to informal parking area, 3 metre wide screening of mixed native shrubs, erection of low profile storage buildings and resurfacing and marking of tarmac to maximise parking, Victoria Park, Archery Road

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

The Town Council welcomes this proposal to enhance the area.

**Note: In accordance with the Council's Code of Conduct, Cllr Copping declared a non-pecuniary interest in the above item by reason of being a Member of Warwick District Council, remained in the meeting and took part in the discussion and voting thereon.**

W/13/0847 Mr Andrew Scares Proposed construction of two buttresses (alongside the existing central one) to support the back wall of dwelling house. 9 Albany Terrace, CV32 5LP

**RESOLVED** that no objection is raised.

W/13/0842 Mr James Barnes Conversion of existing loft space to form 2 no bedrooms, including the addition of dormer windows to existing roof. 57 Northumberland Road, CV32 6HF

**RESOLVED** that no objection is raised.

W/13/0807 LB Warwickshire County Council Application for Listed Building Consent for the proposed refurbishment of Portobello Bridge including the demolition of both the existing steel and wrought iron extensions and their replacement with a reinforced concrete deck with cantilever edges. The extent of refurbishment is limited to the road (deck) level, therefore the arches and front face (spandrel walls) will remain undisturbed during and after the refurbishment work. Portobello Bridge, Emscote Road, Warwick

**RESOLVED** that no objection is raised.

W/13/0671 Mr Butterfield Conversion of cellar into habitable space. 39 Leam Terrace, CV31 1BQ

**RESOLVED** that no objection is raised.

W/13/0672 LB Mr Butterfield Conversion of cellar into habitable space and formation of lightwells. 39 Leam Terrace, CV31 1BQ

**RESOLVED** that no objection is raised.

**27. 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.

**28. PLANNING APPEAL NOTIFICATIONS**

To note the following Planning Appeal Notifications:

Application No. W/13/0102  
Applicant: Mr Lotta  
Site: 23 Southlea Avenue, Leamington Spa CV31 3JN  
Development: Retention of rear dormer window in modified form  
Appeal: Following refusal of planning permission

Application No. W/13/0257  
Applicant: Techaid Facilities Ltd  
Site: 1-5 Russell Street, Leamington Spa CV32 5QA  
Development: Change of use of 1-5 Russell Street from office use to residential consisting of No.1 converted into a 7 bedroomed HMO; No.3 converted to 2no. flats and No.5 converted into 2no flats.  
Appeal: Following refusal of planning permission.

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

**29. ENFORCEMENT APPEAL NOTIFICATIONS**

To note the following Enforcement Appeal Notification.

Application No. W/12/0607  
Applicant: Hatchback Ltd  
Site: Land at Kenilworth Street and Warwick Street CV32 4QY  
Breach: Without planning permission, the erection of a 4 storey extension to house a lift shaft and staircase.

**RESOLVED** that the Enforcement Appeal Notification is noted.

**30. PLANNING APPEAL DECISIONS**

There were none.

**31. TREE PRESERVATION ORDER NOTIFICATIONS**

There were none.

**32. ANY OTHER BUSINESS**

Since the meeting held on 13 June 2013, advice had been received from Warwick District regarding the following applications which had originally been considered and objections raised:

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

The applicant has been asked to significantly reduce the size of the lettering to 500mm in height.

Following consultation with Members present at the meeting on 13 June 2013, it was

**RESOLVED** that no objection is raised.

W/13/0611 Building & Plumbing Supplies Ltd Demolition of existing shop/showroom and construction of three dwellings 3 George Street CV31 1ET

W/13/0612 CA Building & Plumbing Supplies Ltd Demolition of existing shop/showroom 3 George Street CV31 1ET

In terms of conservation area consents for demolition, the Local Planning Authority would always add a condition that no demolition will take place until a contract for carrying out works of redevelopment of any approved scheme has been made. This is to avoid a delay between demolition and construction works, which could leave an unsightly "gap" within the built form of the conservation area and would be applied whether or not there is an approved development scheme.

Following consultation with Members present at the meeting on 13 June 2013, it was

**RESOLVED** that no objection is raised.

The meeting commenced at 6.30 pm and finished at 7.30pm

Signed .....

Dated .....



No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
1	W/13/0036	A C Lloyd Ltd	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 100sqm. Gross), car parking and associated infrastructure.	Harbury Gardens, Harbury Lane, Bishops Tachbrook, Leamington Spa CV33 9QF.	Bishops Tachbrook / Leamington boundary	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67086">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67086</a>
2	W/13/0861	Travis Perkins	Display of various non-illuminated signs on the buildings.	Land off Queensway	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68364">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68364</a>
3	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	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68400">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68400</a>
4	W/13/0598	Trilogy (Leamington Spa) Ltd	Erection of a non-food retail store (Use Class A1) with associated "Click & Collect" facility, access, car and cycle parking, landscaping and public realm works.	Former Ford Foundry Site, Old Warwick Road & Princess Drive	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67957">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67957</a>
5	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	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68282">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68282</a>
6	W/13/0817 CA	Lewis & Lewis	Demolition of existing building.	Clarendon Hall, Clarendon Street, CV32 4PG	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68283">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68283</a>
7	W/13/0821	Wareing & Company	Installation of new railings to frontage of No. 36 Hamilton Terrace (Holly Walk).	36 Hamilton Terrace, CV32 4LY	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68292">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68292</a>

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
8	W/13/0822 LB	Wareing & Company	Installation of new railings to frontage of No. 36 Hamilton Terrace (Holly Walk)	36 Hamilton Terrace, CV32 4LY	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68293">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68293</a>
9	W/13/0874	Beauchamp Financial Services Ltd	Change of use from office (B1) to residential (C3).	Beauchamp House, 1 Kenilworth Road, CV32 5TG	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68391">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68391</a>
10	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	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68374">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68374</a>
11	W/13/0922	Bills Restaurant Ltd	Alterations to shop front.	140-142 Parade, CV32 4AG	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/propertyDetails.do?previousCaseType=Application&amp;previousKeyVal=WARWI DCAPR 68447&amp;activeTab=summary&amp;previousCaseNumber=W/13/0922&amp;keyVal=WARWI PROPLPI 36273 1">http://planningdocuments.warwickdc.gov.uk/online-applications/propertyDetails.do?previousCaseType=Application&amp;previousKeyVal=WARWI DCAPR 68447&amp;activeTab=summary&amp;previousCaseNumber=W/13/0922&amp;keyVal=WARWI PROPLPI 36273 1</a>
12	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	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68448">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68448</a>
13	W/13/0912	Mr & Mrs Phillips	Proposed conversion of existing garage and single storey front/side extension.	60 Newbold Terrace East CV32 4EZ	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68432">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68432</a>
14	W/13/0378 LB	Plus One Personnel	Proposed non illuminated signage and plaque to fascia of the building.	53A Parade, CV32 4BA	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67610">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67610</a>
15	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	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68421">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68421</a>
16	W/13/0945	Mrs Hill	Proposed two storey extension and new garage to side.	25 Fernhill Drive CV32 4JX	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68476">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68476</a>

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
17	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.	36 Warwick Street, CV32 5JZ	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68508">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68508</a>
18	W/13/0538	Mr Smith	Erection of two storey side and rear extension and garage.	89 Wathen Road, CV32 5UY	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67866">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67866</a>
19	W/13/0698	Mr & Mrs Peters	Proposed two storey extension to rear.	11 Napton Drive, CV32 7UX	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68099">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68099</a>
20	W/13/0723	Mr Tyagi	Demolition of existing garage and proposed two storey rear and side extension.	97 Wathen Road, CV32 5UY	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68137">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68137</a>
21	W/13/0864	Mr & Mrs Salter	Application for Lawful Development Certificate for proposed side extension.	20 Arlington Avenue, CV32 5UD	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68376">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68376</a>
22	W/13/0733	Mr M Moore	Erection of a single storey rear extension.	Laburnum House, 47 Lillington Road, CV32 6LD	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68155">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68155</a>

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
23	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 Parminter House, Arlington Avenue, CV32 5XS	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68417">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68417</a>
24	W/13/0928	Mr Brown	Proposed single storey side extension to existing garage.	2 Kelvin Road, Lillington, CV32 7TE	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68459">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68459</a>
25	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	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68516">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68516</a>
26	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	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68275">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68275</a>

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
27	W/13/0810 LB	TAG Exclusive Properties Ltd	Conversion of a Grade II Listed former Gallery building into a single family 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 to restore the historical cruciform plan form of the building.	York Road Centre, formerly The Old Library, Avenue Road, CV31 3PR	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68276">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68276</a>
28	W/13/0903	Mr & Mrs Cox	Insertion of two conservation rooflights.	Alder Cottage, Greatheed Road, CV32 6ES	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68423">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68423</a>
29	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	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67483">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67483</a>
30	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	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68360">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68360</a>
31	W/13/0915	Mrs Rebecca Millward-Boyton	Proposed erection of a veranda to the rear elevation.	8 Portland Place West, CV32 5EU	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68439">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68439</a>
32	W/13/0592	Mr Batra	Proposed extensions to front side and rear	10 Wheathill Close CV32 6PL	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67951">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67951</a>

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
33	W/13/0962	Mr Crowther	Installation of 3 no. externally illuminated fascia signs; 1 n. 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	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68493">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68493</a> .
34	W/13/0683	Mr Kuldip Lall	Rear extension to ground and first floor.	99 Willies Road, CV31 1BZ	Willies	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68082">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68082</a>
35	W/13/0594 LB	JD Wetherspoon PLC	Replace pigeon protection in internal lightwell.	Jug & Jester, 13 Bath Street, CV31 3AF	Willies	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67953">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67953</a>
36	W/13/0890	Mr Bal	Erection of a dormer to the rear roof plane.	10 St Mary's Road, CV31 1JN	Willies	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68410">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68410</a>
37	W/13/0892	Mr Bal	Erection of a dormer to the rear roof plane.	10A St Mary's Road, CV31 1JN	Willies	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68412">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68412</a>
38	W/13/0894	Mrs Bal	Erection of a dormer to the rear roof plane.	10B St Mary's Road, CV31 1JN	Willies	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68414">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68414</a>
39	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)	Willies House, 63 Willies Road, CV31 1BN	Willies	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68420">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68420</a>



## The Town Council of Royal Leamington Spa

### PLANNING DETERMINATIONS 25 JULY 2013

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

**W 11 / 0320 Alveston Developments Ltd. Application for extension of time limit for implementation of planning permission W04/1111 for the part-demolition of existing building and construction of alterations to provide retail storage and fire escape in basement, retail on ground floor and 18 no. flats above. 73 Warwick Street CV32 4RR.**

**RESOLVED** that an objection is raised for the following reason: the lack of on-site parking does not comply with the current SPD on car parking provision for a development of this size.

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

*There were a number of conditions imposed by the District Council in granting permission as shown on the Notice of Decision of the District Planning Authority – a copy of which is attached to the signed copy of the Minutes of the Planning Meeting held on 25 July 2013.*

*The condition which addresses the objection of the Town Council is as follows:*

*The development hereby permitted shall not be occupied unless or until a Traffic Regulation Order has been made by the Highway Authority to remove the application property from the existing Traffic Regulation Order thereby securing the removal of the rights of the applicant / future owner / tenants of the application property to apply for residents parking permits. **REASON:** To ensure the proposed development does not result in an increase in on-street parking pressure in an area with already high demand to the detriment of highway safety and residential amenity in accordance with Policies DP8 and DP2 and the Vehicle Parking Standards SPD of the Warwick District Local Plan 1996-2011.*



## The Town Council of Royal Leamington Spa

### PLANNING DETERMINATIONS 25 JULY 2013

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

W/13/0546 Mr Steve Platt. Proposed single storey extension to rear. 11 Strathearn Road, CV32 5NN.

**RESOLVED** that no objection is raised.

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

*The proposed development does not relate to the historic integrity or character of the dwelling house and the surrounding conservation area. The design is of a contemporary nature which does not have any regard to the original appearance and composition of the traditional layout of the dwelling house within the conservation area in terms of materials and design layout. The proposal fails to make a positive contribution to the character of the surrounding area.*

*The proposed development causes a significant harmful material impact on the neighbouring residents due to a severe breach of the 45 degree line. This and the increased height resulting from a difference in ground levels will cause adverse visual dominance and intrusion, and overshadowing on to the neighbouring properties.*

*The proposed development conflicts with the requirements of Local Plan Policy DP1 and the Residential Design Guide as the design is considered to not relate harmoniously or reflect the character of the surrounding buildings and area. The design also fails to reflect any aspects of the local and historic architecture represented in the existing dwelling house and the surrounding area.*

W/13/0548 Mr Mick Connell Proposed demolition of single storey rear wing and proposed single storey rear extension. 13 Strathearn Road, CV32 5NN.

**RESOLVED** that no objection is raised.

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

*The proposed development does not relate to the historic integrity or character of the dwelling house and the surrounding conservation area. The design is of a contemporary nature which does not have any regard to the original appearance and composition of the traditional layout of the dwelling house within the conservation area in terms of materials and design layout. The proposal fails to make a positive contribution to the character of the surrounding area.*

*The proposed development causes a significant harmful material impact on the neighbouring residents due to a severe breach of the 45 degree line. This and the increased height resulting from a difference in ground levels will cause adverse visual dominance and intrusion, and overshadowing on to the neighbouring properties.*



*The proposed development conflicts with the requirements of Local Plan Policy DP1 and the Residential Design Guide as the design is considered to not relate harmoniously or reflect the character of the surrounding buildings and area. The design also fails to reflect any aspects of the local and historic architecture represented in the existing dwelling house and the surrounding area.*

W/13/0500 Mr Sapra Proposed detached double garage with flat above. 11 Church Hill, CV32 5AZ.

**RESOLVED** that no objection is raised

**WDC Reason for Decision**

*The proposed development will introduce a prominent and harmful two-storey building in close proximity to the highway, which will fail to harmonise with the streetscene to the detriment of the character and appearance of the Conservation Area.*

*No proposals are made for the provision of off-street car parking facilities for the proposed flat. The development would be likely to add to increased pressure for parking in an area where there is limited availability which would be harmful to the amenity of residents.*

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

**RESOLVED** that no objection is raised.

**WDC Reason for Decision**

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

W/13/0674 Nando's Chickenland Ltd. Installation of 2 retractable awnings. Unit SU9b and SU10 Livery Street, Regents Court, CV32 4NP

**RESOLVED** that no objection is raised.

**WDC Reason for Decision**

*The proposed awnings would be starkly at odds with the existing character of Livery Street, the Regent Hotel and the surrounding Conservation Area. The awnings would introduce clutter that would clash with the simple lines of the building. The application premises occupy one of the more prominent frontages in Livery Street which comprises a long run of shopfronts of uniform design. The installation of awnings over one of these shopfronts would seriously undermine the uniformity of design that is such a key aspect of the character of this part of Livery Street and the surrounding Conservation Area. The harmful impact would be exacerbated by the strident colour that is proposed for the awnings and therefore it is concluded that the proposals would cause unacceptable harm to the character and appearance of the Conservation Area and the setting of the Grade II Listed Regent Hotel.*

W/13/0675 Nando's Chickenland Ltd. Display of 4 sets of non-illuminated lettering on retractable awnings. Unit SU9b and SU10 Livery Street, Regents Court, CV32 4NP

**RESOLVED** that no objection is raised.

**WDC Reason for Decision**

*The proposed awnings would be starkly at odds with the existing character of Livery Street, the Regent Hotel and the surrounding Conservation Area. The awnings would introduce clutter that would clash with the simple lines of the building. The application premises occupy one of the more prominent frontages in Livery Street which comprises a long run of shopfronts of uniform design. The installation of awnings over one of these shopfronts would seriously undermine the uniformity of design that is such a key aspect of the character of this part of Livery Street and the surrounding Conservation Area. The harmful impact would be exacerbated by the strident colour that is proposed for the awnings and therefore it is concluded that the proposals would cause unacceptable harm to the character and appearance of the Conservation Area and the setting of the Grade II Listed Regent Hotel.*