



## 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

5 June 2013

Dear Councillor

### **PLANNING COMMITTEE – THURSDAY 13 JUNE 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 13 JUNE 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 23 May 2013 (Report No 4)

5. Planning Applications

To consider a schedule of planning applications received from the Planning Authority (Report No 5)

6. Determination of Planning Applications

To note Applications determined by the Planning Authority since the last Meeting (Report No. 6)

7. Planning Appeal Notifications

To note the Planning Appeal Notifications (if any)

8. Enforcement Appeal Notifications

To note the Enforcement Appeal Notifications (if any)

9. Planning Appeal Decisions

To consider the following Planning Appeal Decisions:

Appeal by:	Mr John Holmes
Planning Application No.	W/12/0659
Site Address:	64 Clarendon Avenue, Royal Leamington Spa CV32 4SA
Description:	Appeal against refusal to grant planning permission for development proposed of "developing 1 bedroom in a courtyard underneath a neighbouring flat".
Appeal:	Dismissed

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 23 MAY 2013 AT THE TOWN HALL,**  
**ROYAL LEAMINGTON SPA**

Present: Councillors Balvinder Gill, John Knight, Yvonne Moore (substituting for Cllr Bill Gifford), Ann Morrison and Amanda Stevens.

Apologies: Councillors Bill Gifford and Simon Lytton

In attendance: David Edmonds (WDC Planning Officer)

There were two members of the public present.

**1. ELECTION OF CHAIRMAN**

It was proposed by Councillor Gill and seconded by Councillor Stevens that Councillor Knight is appointed Chairman of the Planning Committee for the municipal year 2013/14. There being no other nominations, it was

**RESOLVED** that Councillor John Knight is appointed Chairman of the Planning Committee for the Municipal year 2013/14.

**2. ELECTION OF VICE-CHAIRMAN**

It was proposed by Councillor Gill, seconded by Councillor Knight, that Councillor Morrison is elected Vice-Chairman of the Planning Committee for the Municipal year 2013/14. There being no other nominations, it was

**RESOLVED** that Councillor Ann Morrison is appointed Vice-Chairman of the Planning Committee for the Municipal year 2013/14.

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

In accordance with the Council's Code of Conduct, Cllr. Amanda Stevens declared a non-disclosable pecuniary interest in Planning Application No. W/13/0597.

**4. PUBLIC FORUM**

Mr Miller, a resident of Hyde Place, made representations objecting to Planning Application No. W/13/0502 on the grounds that whilst there is a requirement for the building to be renovated, concern still remains that previously requested improvements to the proposal have not been addressed and it is considered that the renovation should be undertaken in a more sympathetic way which will enhance the area surrounding the building.

In addition there was a letter from Mr & Mrs Powell, also residents of Hyde Place, objecting to Planning Application No. W/13/0502 highlighting the concerns raised in previous correspondence and which, again, remain unaddressed. A copy of the letter detailing Mr & Mrs Powell's objections is attached to the signed copy of the Minutes.

Mr Purba, owner of the Spar store in Rugby Road, made representations objecting to Planning Application No. W/13/0597 on the grounds of the damaging effect of this application on local shops together with the detrimental effect on traffic flow, particularly with the inappropriate proposed siting of the heavy vehicle loading bay on Rugby Road which will be a danger to traffic and pedestrians, particularly school children. A copy of a letter from DTZ, written last year on instructions from its client Mr Purba, is attached to the signed copy of the Minutes.

It was agreed that these two applications would be considered first.

## 5. MINUTES

The Minutes of the Meeting of the Planning Committee held on 25 April 2013, having been circulated, were considered.

**RESOLVED** that the Minutes of the meeting of the Planning Committee held on 25 April 2013 are confirmed and signed as a correct record

## 6. PLANNING APPLICATIONS

W/13/0502 Greenbull Ltd Demolition of existing outbuildings and single storey side extension and conversion from existing use as a house, 3 apartments and chiropractic clinic into a 20 bedroom house in multiple occupation; erection of single storey side and rear extensions; excavation of front and rear lightwells; external alterations including the insertion of new and replacement windows and rooflights; construction of parking areas in front and rear gardens; including alterations to landscaping; erection of new front wall; and construction of bin and cycle stores. 4 Warwick New Road, CV32 5JF

**RESOLVED** that an objection is raised for the following reason.  
The Town Council did not feel that the changes made from the last application are sufficient for the Council to change its original decision to object and therefore this objection remains as stated before, i.e.

- Over development of the site creating an extensive HMO with 22 bedrooms and adjacent to another large HMO so creating a change in the character of the surrounding residential area.
- Intrusive design with a detrimental impact on residential properties in Hyde Place
- Inadequate vehicle access from the rear of the property accessed from Hyde Place will give rise to noise and disturbance to adjoining residential properties.
- Opening up of a pedestrian route from and to Hyde Place/Warwick New Road impacting on personal safety of residents and their property.
- Loss of mature garden at rear with proposed provision for minimal screening with an adverse impact on the privacy of adjoining residents.

W/13/0597 Total Bonjour Demolition of existing service station and redevelopment to provide a foodstore (Use Class A1) with ATM, associated parking, landscaping and other ancillary works (resubmission of withdrawn application ref. W/12/0641) Petrol Filling Station, 130 Rugby Road, CV32 6DN

**RESOLVED** that an objection is raised for the following reasons:  
The Town Council felt that there have been no changes made from the previous application and considers there is still a deleterious effect on the local shops, the adverse impact of the loss of the service station, inadequate

car parking and the detrimental positioning of the loading/unloading bay which is considered dangerous to traffic and pedestrians.

**Note: In accordance with the Council's Code of Conduct, Cllr Amanda Stevens declared a non-pecuniary interest in the above application by knowing the owner of a shop opposite the proposed site.**

W/13/0512 Mr Ranjit Bansal Change of use from A1 to A5 (hot food take away). No. 107 is to be an extension to 105 which at present is a fish & chip take away. 107 Tachbrook Road, CV31 3EA

**RESOLVED** that no objection is raised subject to the applicant strictly adhering to the comments of the Environmental Health Officer regarding suitable ventilation and restricted opening hours.

W/13/0590 ADP Properties Ltd Erection of a two storey rear extension; a rear boundary wall and the conversion of the existing offices to 2 no. one bedroom flats. 25 Clemens Street, CV31 2DP

**RESOLVED** that no objection is raised subject to the applicant adhering to the comments of the Waste Policy & Performance Officer on appropriate waste storage.

W/13/0591 CA ADP Properties Ltd Demolition of a two storey storage building and a single storey rear building. 25 Clemens Street CV21 2DP

**RESOLVED** that no objection is raised.

W/13/0642 TCBT Openreach Installation of Openreach Broadband cabinet within the public highway. Highway verge, Old Warwick Road, CV31 3NS

**RESOLVED** that no objection is raised.

WDC/13CC009 Warwickshire County Council A single storey extension to provide 2 no. classrooms, a new administration area and the erection of a new link canopy and footpath. Kingsway Community Primary School, Baker Avenue, CV31 3HB

**RESOLVED** that no objection is raised.

W/13/0498 LB Costa Coffee Ltd Display of new non illuminated 300mm high lettering and internal refurbishments to include internal redecoration; partition walls to WC and removal of stud partition of ground floor. 43 Parade, CV32 4BL

**RESOLVED** that no objection is raised.

W/13/0487 LB Action 21 Construction of two new internal stud walls to form office and protected corridor adjacent to existing kitchen; new timber skirting boards and architraves. South Lodge, Jephson Gardens, Parade, CV32 4AB

**RESOLVED** that no objection is raised.

W/13/0482 Kigass Ltd Change of use to C3 56A Regent Street, CV32 5EG

**RESOLVED** that no objection is raised.

W/13/0522 TC Openreach Installation of 1 x Openreach broadband cabinet within the public highway at the junction of Park Street and 123 Regent Street, Leamington Spa. Highway verge, Park Street, o/s 123 Regent Street

**RESOLVED** that no objection is raised.

W/13/0531 Mr Robin Evans Proposed dropped kerb to create a vehicular access. 33 Sherbourne Place, Clarendon Street, CV32 5SW

**RESOLVED** that no objection is raised.

W/13/0528 New River Retail Application for the removal of condition 17 of planning permission W01/0483 (condition 17 restricts the total amount of A3 (restaurant and cafe) floor space within the units fronting Livery Street to no more than 1,115 sq.m) Regent Court, Livery Street

**RESOLVED** that no objection is raised subject to the applicant adhering to the comments of the Environmental Health Officer.

W/13/0545 Barclays Bank plc Change of use from retail (Use Class A1) to financial and professional services (Use Class A2) Burton, 48-50 Parade CV32 4DD

**RESOLVED** that no objection is raised.

W/12/1380 Ms Carter Erection of a single storey front extension; existing side windows to be openable and the erection of a single storey rear extension. 121 Leicester Street, CV32 4TB

**RESOLVED** that no objection is raised.

W/13/0427 Mr Gohil Erection of single storey rear extension, new light wells to existing cellar, demolition of existing garage and wall to rear to form new car parking. 53 Beauchamp Avenue, CV32 5TB

**RESOLVED** that no objection is raised.

W/13/0599 Mr Chinn Erection of a dwelling house. 42 Princes Street, CV32 4TZ

**RESOLVED** that no objection is raised.

W/13/0527 Mr & Mrs J Hogarth Proposed single storey side and rear extension and garage. 16 Highland Road, Lillington, CV32 7EQ

**RESOLVED** that no objection is raised.

W/13/0339 Persimmon Homes South Midlands & The United Reformed Church Demolition of existing church and hall and erection of 25 dwellings, a replacement church building and associated works. Lillington Free Church, Cubbington Road, Lillington, CV32 7AL

**RESOLVED** that no objection is raised.

W/13/0516 Mrs Sarah Loveday Proposed relocation of existing garage to be closer to boundary of plot. 38 Freemans Close, CV32 6EZ

**RESOLVED** that an objection is raised for the following reason:  
The proposed relocation of the garage appears to impair visibility for traffic and pedestrians and the positioning should be reconsidered on safety grounds.

W/13/0468 Mr A Keys Proposed single storey front extension and first floor front extension. 6 Birchway Close, Milverton, CV32 6BJ

**RESOLVED** that no objection is raised.

W/13/0503 Mrs Cofler Erection of a single storey front / side extension and a single storey side extension. 7 Clarendon Crescent, CV32 5NR

**RESOLVED** that no objection is raised.

W/13/0504 LB Mrs Cofler Removal of existing kitchen wall; demolition of existing utility room and erection of new garage to the front elevation; utility to the side elevation and extension of existing second floor ensuite into roof space. 7 Clarendon Crescent, CV32 5NR

**RESOLVED** that no objection is raised.

W/13/0505 Mr Peter Proposed demolition of existing rear wing and erection of rear single storey extension. Proposed demolition and replacement of first floor rear bathroom. Proposed removal of chimneys. 163 Rugby Road, CV32 6DP

**RESOLVED** that no objection is raised.

W/13/0561 Mr Smith Proposed insertion of a conservation style rooflight on the front facing roof slope. 28 Gaveston Road, CV32 6EU

**RESOLVED** that no objection is raised.

W/13/0566 Mr & Mrs Richards Demolition of detached garage building and erection of a two storey rear/side extension incorporating new garage and living accommodation. Beauchamp Lodge, Clarendon Square, CV32 5QT

**RESOLVED** that no objection is raised.

W/13/0567 CA Mr & Mrs S Richards Demolition of detached garage building. Beauchamp Lodge, Clarendon Square, CV32 5QT

**RESOLVED** that no objection is raised.

W/13/0631 Mr S Padda Proposed single storey rear extension with mono pitched roof. New mono pitched roof over existing garage & porch. 31 Freemans Close CV32 6EZ

**RESOLVED** that no objection is raised.

W/13/0117 Tabletop Properties Ltd Proposed replacement of windows with uPVC double glazed casement windows. York Corner, 21 Adelaide Road, CV31 3PB

The Town Council had been notified that this application has been withdrawn

W/13/0190 Mr Bhakri Erection of single storey rear extension. 36 Radford Road, CV31 1LZ

**RESOLVED** that insufficient information prevents the Town Council from making an observation.

W/13/0499 LB Mr S Butterfield Proposed internal alterations. 39 Leam Terrace, CV31 1BQ

**RESOLVED** that no objection is raised.

W/13/0523 Miss Kate Muller Removal of existing lean-to conservatory and infill with new extension to enlarge kitchen & dining area and continue the pitched roof over existing bathroom. 28 Rushmore Street CV31 1JA

**RESOLVED** that no objection is raised.

## **7. 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.

## **8. ADDITIONAL PLANNING APPLICATIONS**

The following applications lie within the Warwick area but have been notified to the Town Council due to the size of the development.

W/13/0603 Land West of Europa Way, Warwick CV34 6SP

W/13/0606 Land South of Harbury Lane, Warwick CV34 6SL

W/13/0607 Land North of Harbury Lane, Heathcote, Warwick CV34 6TB

The Town Council made the following comments:

1. There was the need for more housing development in accordance with the Local Plan.
2. Concern was expressed about the impact on traffic and it was felt that the current road design may require alteration.
3. There should be more consultation with the Highways Department to limit the detrimental effect on additional traffic on existing roads.
4. Concern was expressed on the overall impact on Whitnash.

## **9. PLANNING APPEAL NOTIFICATIONS**

To note the Planning Appeal Notification below:

Appeal by: Miss N Beejadhur

Planning No. W/12/0759

Site: Amara, 7 Court Street, Leamington Spa CV31 2BB

Change of use from A4 to Nightclub (revised application following withdrawal of application No. W/12/0380 - revised opening hours)

Appeal: Withdrawn

**RESOLVED** that the Planning Appeals Notification is noted.



**10. ENFORCEMENT APPEAL NOTIFICATIONS**

To note the Enforcement Appeal Notification below:

Appeal by: Miss N Beejadhur  
Planning No. W/12/0759  
Site: Amara, 7 Court Street, Leamington Spa CV31 2BB  
Change of use from A4 to Nightclub (revised application following withdrawal of application No. W/12/0380 - revised opening hours)  
Appeal: Withdrawn

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

**11. PLANNING APPEAL DECISIONS**

To note the Planning Appeal Decision below:

Appeal by: Mr Herminder Cheema  
Planning No. W/11/1494  
Site: 10 Regent Street, Leamington Spa CV32 5HQ  
Description: Appeal against refusal of planning permission for development proposed of "change of use from off licence shop use to A5 usage for hot food sale. Minor interior remodeling and fitment of equipment not affecting main structure of the building".  
Appeal: Dismissed

**RESOLVED** that the Planning Appeal decision is noted.

**12. TREE PRESERVATION ORDER NOTIFICATIONS**

There were none.

The meeting commenced at 6.30 pm and finished at 7.40pm

Signed .....

Dated .....



No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
1	W/13/0242	Mr Rendle	Erection of two storey rear extension to provide new dining kitchen and additional bedroom; demolish existing conservatory, outside WC and store.	12 St Helen's Road, CV31 3QQ	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67402">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67402</a>
2	W/13/0648	Mr Nijjar	Conversion of garages to form 2 additional bedrooms to existing 6 bed House in Multiple Occupation (total beds 8) (Resubmission of W/13/0167).	2 Wych Elm Drive, CV31 3QR	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68019">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68019</a>
3	W/13/0679	Mr K S Lall	First floor level rear extension to form extended office space and additional bathroom above existing kitchen.	16 Aylesford Street, CV31 2AL	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68078">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68078</a>
4	W/13/0705	Mr Neil Collins	Change of use from Dwelling (use Class C3) to a small HMO (use Class C4).	123 Tachbrook Street, CV31 2BQ	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68107">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68107</a>
5	W/13/0431	Ms Conway	Change of use from Royal British Legion Club to a family membership club to provide children's activities, parenting workshops, lifestyle activities, after-school activities, evening dining events, family parties, pop-up boutique shops, cinema room, children's play areas and a coffee house.	14 Kenilworth Street, CV32 4QS	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67698">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67698</a>
6	W/13/0526	Mr A Pearn	Erection of conservatory to side and single storey front extension to the existing side wing.	1a Kenilworth Road, CV32 5TG	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67844">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67844</a>

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
7	W/13/0632	Lloyds TSB Bank plc	Installation of new ATM through shopfront with new illuminated acrylic ATM collar and new frosted glass pane.	Cheltenham & Gloucester, 19 Parade, CV2 4DE	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68000">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68000</a>
8	W/13/0633	Lloyds TSB Bank plc	Installation of new ATM through shopfront with new illuminated acrylic ATM collar and new frosted glass pane.	Cheltenham & Gloucester, 19 Parade, CV32 5DE	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68001">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68001</a>
9	W/13/0645 LB	Lloyds TBS Bank plc	Installation of new ATM in shopfront glazing and new frosted glass pane.	Cheltenham & Gloucester, 19 Parade CV32 4DE	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68016">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68016</a>
10	W/13/0638	Coco Beauty	Change of use of first floor from offices (use Class B1) to a Massage & Beauty Salon (Sui Generis)	13a Park Street, CV32 4QN	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68006">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68006</a>
11	W/13/0649	Mr C Ainslie	Proposed insertion of 2 velux roof lights on north facing roof slope.	6A Duke Street, CV32 4TR	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68020">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68020</a>
12	W/13/0655	Ms Ward & Mr Daniel Taylor	Ground floor rear kitchen extension including demolition of rear garage and boundary wall.	22 Campion Terrace, CV32 4SX	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68026">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68026</a>
13	W/13/0656 CA	Ms Ward & Mr Daniel Taylor	Demolition of rear boundary wall.	22 Campion Terrace, CV32 4SX	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68027">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68027</a>
14	W/13/0674	Nando's Chickenland Ltd	Installation of 2 retractable awnings.	Unit SU9b and SU10 Livery Street, Regents Court, CV32 4NP	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68073">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68073</a>
15	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	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68074">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68074</a>

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
16	W/13/0753	Vue Cinemas	Replacement signage.	Apollo Cinema, Portland Place East, CV32 5ET	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68181">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68181</a>
17	W/13/0369	Mr Bates	Proposed rear/side extension and internal alterations.	53 Newbold Terrace East, CV32 4EZ	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67601">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67601</a>
18	W/13/0587	Bank of Ireland	Installation of a new Bank of Ireland ATM through the brickwork to the right hand side of the main entrance door.	Lillington Post Office, 29 Crown Way, Lillington, CV32 7SQ	Crown	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67946">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67946</a>
19	W/13/0588	Bank of Ireland	Installation of a new Bank of Ireland ATM through the brickwork to the right hand side of the main entrance door. The ATMs have a small amount of advertising on them. The "free cash withdrawals" text to the top of the ATM is illuminated. See enclosed picture of ATM.	Lillington Post Office, 29 Crown Way, Lillington, CV32 7SQ	Crown	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67947">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67947</a>
20	W/13/0688	Mr & Mrs Barrett	Application for the removal of condition 3 of planning permission W/12/0971 relating to materials to be used for approved rear first floor extension.	4 Sudbury Close, Lillington, CV32 7PR	Crown	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68087">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68087</a>
21	W/13/0697	Mr & Mrs Perry	Proposed construction of a garden cabin (part retrospective application).	Land adjacent, 30 South View Road, Cubbington CV32 7JD	Cubbington - on border with Leamington	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68098">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68098</a>
22	W/13/0584	Mr J Atkinson	Erection of single storey rear extension.	9 Stirling Avenue, Lillington, CV32 7HN	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67943">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67943</a>

No.	Application No.	Applicant	Proposal	Location	Ward	<a href="#">Link to Warwick DC Planning Portal</a>
23	W/13/0624	Mr Ellis	Proposed alterations to the existing dwelling frontage including replacing the existing first floor bay window flat roof with a dual pitched gabled roof. Creating a tiled monopitched roof concealing the existing flat roof above the study and tying that into the existing pitched garage roof along with replacing the existing patio doors to this room with brickwork infill and new window. The existing parapet to the store adjacent the garage is also to be replaced.	56 Leicester Lane, Lillington, CV32 7HF	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67992">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67992</a>
24	W/13/0440	Mr & Mrs Strain	Proposed two storey front, rear and side extension. Proposed single storey side extension.	2 Borrowdale Drive, Milverton, CV32 6NY	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67721">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67721</a>
25	W/13/0506	Mrs Kckinnon	Proposed rear single storey extension.	26 Ullswater Avenue, CV32 6NH	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67822">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67822</a>
26	W/13/0546	Mr Steve Platt	Proposed single storey extension to rear.	11 Strathearn Road, CV32 5NN	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67874">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67874</a>
27	W/13/0548	Mr Mick Connell	Proposed demolition of single storey rear wing and proposed single storey rear extension.	13 Strathearn Road, CV32 5NN	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67876">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67876</a>
28	W/13/0650	Mr S Evans	Two storey rear and single storey side extension and new roof over existing single storey garage to the front of the property.	15 Borrowdale Drive, Milverton, CV32 6NY	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68021">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68021</a>

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
29	W/12/0660	Mr Robert Davis	Change of use from Bed & Breakfast (use Class C1) to a dwelling house (use Class C3).	York House Hotel, 9 York Road, CV31 3PR	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68039">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68039</a>
30	W/13/0703 LB	Mrs Rebecca Millward-Boyton	Proposed internal and external alterations to lower ground floor. Proposed demolition of conservatory and balcony/stairs and replacement veranda.	8 Portland Place West, CV32 5EU	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68105">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68105</a>
31	W/13/0500	Mr Sapra	Proposed detached double garage with flat above.	11 Church Hill, CV32 5AZ	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67808">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67808</a>
32	W/13/0729	Mrs S Kleinmann	Retrospective application for the replacement of metal frame windows and doors with UPVC units.	77 Coniston Road, CV32 6PF	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68149">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68149</a>
33	W/13/0611	Building & Plumbing Supplies Limited	Demolition of existing shop/showroom and construction of three dwellings.	3 George Street, CV31 1ET	Willies	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67971">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67971</a>
34	W/13/0612 CA	Building & Plumbing Supplies Ltd	Demolition of existing shop/showroom.	3 George Street, CV31 1ET	Willies	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67972">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 67972</a>
35	W/13/0657	Wareing & Company	Change of use from a warehouse/industrial unit to Class D2 leisure purposes.	28 Longfield Road, Sydenham Industrial Estate, CV31 1XB	Willies	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68028">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68028</a>
36	W/13/0666	Mr Inder Kundi	First floor rear extension.	4 Gordon Street, CV31 1HR	Willies	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68065">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68065</a>
37	W/13/0712	Mr & Mrs I Sandhu	Proposed single storey rear extension, new garage to side of property and rear box dormer window.	15 Cowdray Close, Sydenham CV31 1LB	Willies	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68114">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68114</a>







## The Town Council of Royal Leamington Spa

### PLANNING DETERMINATIONS 13 JUNE 2013

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

W/13/0430 Shipley estates Ltd. Application for the removal of conditions 2 and 3 of planning application W97/0858 (to remove the retail area on the ground floor) Shipleys, 128 Parade, CV32 4AG.

**RESOLVED** that an objection is raised for the following reason:  
The Conditions are still applicable to current usage.

**WDC Reason for Decision**

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

W/13/0231 Mr Nijjar Conversion of existing 14 bed nursing home to a 14 bed student (HIMO) accommodation with 5 off-street parking spaces to the rear accessed off Clarendon Street (resubmission of W/13/0033). 60 Clarendon Avenue, CV32 4SA

**RESOLVED** that an objection is raised for the following reason:  
There is insufficient parking provided for the number of bedrooms, and the applicant should be requested to enter a Section 106 agreement that prohibits residents of the proposed dwelling to obtain resident parking permits.

**WDC Reason for Decision**

*The proposed development is of an acceptable standard which would harmonise with its surroundings and does not result in an unacceptable adverse impact on the amenity of nearby residents.*

W/13/0345 Treharrock Care Home Demolition of doctors' surgery and erection of a three storey, 25 bedroom care home (dementia). Treharrock, Valley Road, Lillington, CV32 7SJ

**RESOLVED** that an objection is raised for the following reason:  
Although the applicant has made some efforts to meet the original objections raised, these are still insufficient and the Council retains its objection, particularly with reference to inadequate parking and access.

**WDC Reason for Decision**

*The proposed development is of an acceptable standard of design which would harmonise with the design and appearance of the main dwelling and its surroundings and does not result in an unacceptable adverse impact on the amenity of nearby residents by reason of overbearing effect, loss of light or privacy.*

W/13/0343 Mr & Mrs Carter Erection of rear single storey lower ground floor extension; erection of detached garage including first floor games room to rear of site; and conversion of front coal storage chamber into a bedroom. 9 Binswood Avenue, CV32 5SE.

**RESOLVED** that an objection is raised for the following reason:  
The extent of the proposed works on this listed building are out of character with the surrounding properties.

**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, it is considered that the proposal does not adversely affect the amenity of nearby residents and is acceptable in terms of highway safety.*

W/13/0344 LB Mr & Mrs Carter Erection of rear single storey lower ground floor extension; conversion of front coal storage chamber into a bedroom; and internal alterations including the removal of existing walls/door and the insertion of new walls/doors. 9 Binswood Avenue, CV32 5SE.

**RESOLVED** that an objection is raised for the following reason:  
The extent of the proposed works are out of character with the surrounding properties and the removal of original internal walls would have a detrimental impact on this listed 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.*