



ROBERT NASH ACIS DMS
Clerk to the Town Council

THE TOWN COUNCIL

OF

ROYAL LEAMINGTON SPA

TOWN HALL, PARADE,

ROYAL LEAMINGTON SPA

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11th July 2019

Dear Councillor

PLANNING COMMITTEE – THURSDAY 18th JULY 2019

You are invited to attend a Meeting of the Planning Committee in ROOM 5, at the **TOWN HALL, ROYAL LEAMINGTON SPA**, commencing at **6.00 p.m.** on **THURSDAY 18th JULY 2019**.

Yours faithfully,

CLERK TO THE TOWN COUNCIL

To: Councillors: Alty, Atwal, Boulton, Brunson, Calver, Choudry, McAllister and Wilkins

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

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

AGENDA

1. Apologies
2. Declarations of Interest and Requirements for Dispensations
3. Public Forum
To receive any representation from Members of the Public in accordance with Standing Order No. 36.
4. Minutes
To approve and sign the Minutes of the Meeting of the Planning Committee held on 27th June 2019 (Report No. 4)

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

Application No: W/17/0218
Applicant: Gee Bee Investments Ltd
Site: 4a Wise Terrace CV31 3AS
Description: Enforcement notice (5th February 2018) – breach of planning control as alleged is without planning permission, the use of Flat 1 as House in Multiple Occupation (C4 use) and use of Flats 2-4 as Large Houses in Multiple Occupation (Sui Generis use)
Decision: Allowed and enforcement notice quashed.

Application No: W/18/1398
Applicant: Mr Remi Mobed
Site: 2 Adelaide Road CV31 3PW
Description: New parking to garden of property, conversion of garage into habitable space, mezzanine to upper floor of garage.
Decision: Dismissed
10. Tree Preservation Orders
To consider the following Tree Preservation Orders, if any
11. Any Other Business



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 27th JUNE 2019 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors Julija Boulton, Janet Alty, Navdeep Kaur Atwal, David Brunson, Mubarik Chowdry, Jennifer McAllister and Nick Wilkins

Apologies: Councillor Heather Calver

24. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

25. PUBLIC FORUM

No representations were made

26. MINUTES

The Minutes of the Planning Committee held on 27th June 2019, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 27th June 2019 are confirmed and signed as a correct record, subject to an addition as agreed under Matters Arising regarding clarification from Warwick District Council on Policy DP13(B) from the previous Local Plan.

27. MATTERS ARISING

There were none.

28. PLANNING APPLICATIONS

Consideration was given to a schedule of planning applications (Report No. 6).

RESOLVED that no objections are raised to the planning applications in the schedule (Report No. 6), with the exception of the following which were discussed in greater detail:

W/19/0727 Mrs Olga Ogden Change of use from C3
residential to four bedroom C4 HMO Flat 2 37 Clemens Street CV31 2DP

RESOLVED that an objection is raised on the following grounds:

1. At 15.8% for this property, the HMO calculation continues to rise on Clemens Street in contravention of Policy H6 of the Local Plan. Whilst the town council appreciates the property is on a main thoroughfare in a mixed use area, where is the line to be drawn with this policy?
2. No parking provision is proposed - WDC Parking Standards require 2 spaces for this size of dwelling. No bicycle parking is proposed either.

W/19/0809 P Lazzara Erection of a single storey front and side extension and dropped kerb 24 St Margaret's Road CV31 2NS

RESOLVED that no objection is raised - the town council assumes a permeable surface will be used when this front garden is removed for additional parking

W/19/0959 Mrs Anna McMorran Resubmission of W/19/0642 increasing the height of the eaves of the approved to 1.9m 21 Grove Place CV31 2AN

RESOLVED that no objection is raised

W/19/0643 Hamesha Furniture Proposed display of replacement non-illuminated fascia signage and window vinyl 164 Parade CV32 4AE

RESOLVED that an objection is raised on the following grounds:

1. Fascia signage lettering should follow the WDC Shopfront Design Guidance in terms of size and mounting
2. The window vinyl proposed is not in keeping with this SPD and is out of keeping with the Conservation Area and the Parade

W/19/0644LB Mr Sandhu Listed Building Consent for repainting of existing wooden window frame and pillars of the shopfront to FARROW & BALL, Varde, No. 288 (green), new fascia signage and window vinyl 164 Parade, Leamington Spa, CV32 4AE

RESOLVED that an objection is raised on the following grounds:

1. Fascia signage lettering should follow the WDC Shopfront Design Guidance in terms of size and mounting
2. The window vinyl proposed is not in keeping with this SPD and is out of keeping with the Conservation Area and the Parade

W/19/2387 TAG Exclusive Properties Urban Ltd: Mr & Mrs Tucker
Demolition of the existing building (currently Peacocks) and the construction of a new building comprising a basement for parking cars and retail storage, plus retail space on the ground floor with residential accommodation above on five floors creating 26 apartments consisting of 9 x one beds; 16 x two beds and 1 x three bed
73 Warwick Street CV32 4RQ

RESOLVED that an objection is raised on the following grounds:

1. The height, mass and bulk of this proposed building has not been amended at all following the comments of CAF and still sits at six stories - this is out of keeping with this area and with the Conservation Area
2. 8 parking spaces are proposed - where would those residents without one of these spaces be expected to park? There are as yet no comments from WCC Highways regarding parking and access. Putting more parked cars onto the surrounding residential streets is not viable.
3. Query the absence of any mention of an affordable housing element in line with Local Plan Policy H2 as yet?

4. Negative impact on the neighbours' amenity in terms of noise and potential overlooking

5. Flooding information required by the LLFA is still outstanding. 6. Concur with the views of the Conservation officer regarding the use of appropriate materials in windows.

The town council wholly supports the sensitive redevelopment of this key site on Warwick Street but would wish to see a lower, less bulky development better in keeping with the Conservation Area and the neighbouring properties.

W/19/0513 Mrs S Purewal Basement conversion to form 1 bedroom flat
Manor Cottage 3 Spencer Street CV31 3NE

RESOLVED that no objection is raised

W/19/0514LB Mrs S Purewal Basement conversion to form 1 bedroom
flat Manor Cottage 3 Spencer Street CV31 3NE

RESOLVED that no objection is raised

W/19/0902 Mrs Helen Ovenden Erection of a part two storey part
single storey side and rear extension 76 Wathen Road CV32 5UZ

RESOLVED that no objection is raised

W/19/0783 Mr Dass First floor extension to rear with loft conversion to
existing roof 50 Cubbington Road Lillington CV32 7AB

RESOLVED that no objection is raised - the town council planning committee assumes the proposed new bathrooms will have opaque windows.

W/19/0694 Mr Sidhu Change of use from C3 residential to four bedroom
C4 HMO 22 Sandown Close Lillington CV32 7SX

RESOLVED that no objection is raised

W/19/0779 Mr & Mrs Makris Proposed front and side extension and new
front window and velux windows 26 Woodcote Road CV32 6PY

RESOLVED that no objection is raised - the town council wonders why the velux windows are required in the loft as there are no plans showing any works to be done to the loft area?

W/19/0888 GSK Developments Ltd Application of the Variation of
Condition 2 (plan references), discharge of condition 5 following approval of
landscape scheme and removal of Condition 6 of planning permission W/17/2402
31 Kenilworth Road CV32 6JG

RESOLVED that an objection is raised on the following ground:

Lack of sufficient relevant information to make an informed decision

(Further information was forthcoming from the case officer on 28th June 2019 which clarified the application and explained mistakes made in its description. This was circulated to members and a majority view of No objection was submitted to Warwick District Council on 2nd July 2019)

29. PLANNING DETERMINATIONS

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

30. PLANNING APPEAL NOTIFICATIONS

Application No: W/19/0281
Applicant: Eversleigh House Nursing Home
Site: Eversleigh House 2-4 Clarendon Place CV32 5QN
Description: External works to provide car parking and landscaping

Application No: W/19/0091
Applicant: Mr D Mitchell
Site: 21 Northumberland Road CV32 6HE
Description: Erection of railings and gates to front boundary (retrospective)

Application No: W/18/1276
Applicant: Miss Melanie Duggan
Site: 2 Satchwell Place CV31 1HT
Description: Retrospective permission for installation of fence to front of property

31. PLANNING APPEAL DECISIONS

Application No: W/18/0683
Applicant: Peter Clarke New Homes LLP & Peter Clarke & Co LLP
Site: Lime Garage Myton Road CV31 3NY
Description: Change of use from car showroom to offices for Chartered Surveyors, Estate & Letting Agents & Residential New Homes Sales Hub
Decision: Allowed

Application No: W/18/1292
Applicant: Mr Andrew McCormick
Site: 1 Nursery Lane CV31 2PW
Description: Erection of a proposed two bedroom dwelling
Decision: Allowed

Application No: W/18/0163
Applicant: Mr and Mrs S Saikhon
Site: 60-62 Regent Street CV32 5EG
Description: Change of use of first and second floors to residential (class C3) to provide 2 no. 2 bedroom flats
Decision: Dismissed

Application No: W/18/2120
Applicant: Mr Chris Reynolds
Site: 50 Clarendon Avenue CV32 4SA
Description: Demolition of existing two storey rear block, proposed new two storey extension, proposed extension to existing coach house, conversion of upper floor to useable space and creation of new garage door, proposed loft conversion with 2 no. pitched roof dormers
Decision: Dismissed

32. TREE PRESERVATION ORDERS

There were none.

33. ANY OTHER BUSINESS

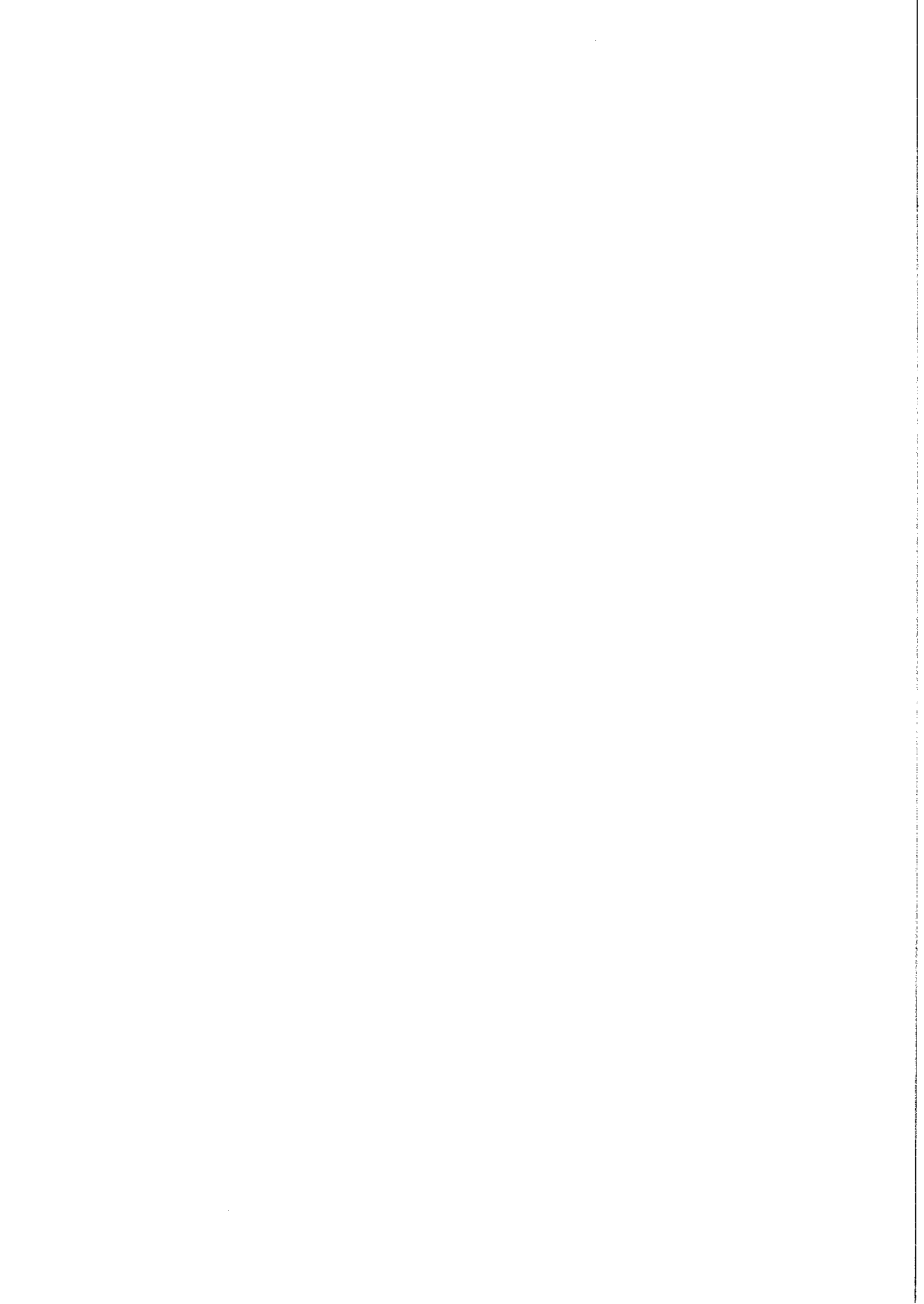
Councillor Alty inquired as to the outcome of the 4a Wise Terrace application (W/17/0218) – to be investigated and reported back at the next meeting.

Councillor Wilkins enquired as to what types and sizes of window vinyls are acceptable in retail properties on the Parade - to be investigated and reported back at the next meeting.

The meeting commenced at 6:00pm and concluded at 7:10pm.

Signed

Dated



No	Application	Applicant	Proposal	Location	Ward	Link to Portal
1	W/19/0983	Mr McCarthy	Demolition of existing garage, proposed erection of a two storey side extension and proposed change of use from C3 residential to seven bedroom C4 HMO.	281 Tachbrook Road, Whitnash CV31 3DD	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84052&activeTab=summary
2	W/19/1042 LB	Mr & Mrs Newman	Change of use of upper floors from redundant office space to no 3 one-bedroom flats.	3 Euston Place CV32 4LN	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84112&activeTab=summary
3	W/19/0737	Mr A Johnson	Erection of a new front wall and railings along front boundary. Replace and extend existing driveway to provide space for 4 cars to be parked.	The Limes, 21 Beauchamp Avenue CV32 5RG	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83776&activeTab=summary
4	W/19/0738 LB	Mr A Johnson	Erection of a new front wall and railings along front boundary. Replace and extend existing driveway to provide space for 4 cars to be parked.	The Limes 21 Beauchamp Avenue CV32 5RG	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83777&activeTab=summary
5	W/19/0948 LB	Mr P Ahmadi	Listed Building Consent for retention of existing timber planter boxes with small bushes and feature foliage to outer faces and new window graphics.	La Coppola, 14 Parade CV32 4DW	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84014&activeTab=summary
6	W/19/0947 LB	Mr P Ahmadi	Listed Building Consent for the display of new fascia sign and repainting of the shopfront dark green.	La Coppola, 14 Parade CV32 4DW	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84013&activeTab=summary
7	W/19/0978	Mr B Gunn	Rear extension to infill courtyard to adjacent property to extend kitchen and to create an open plan kitchen/dining room. Minor alteration to existing out building with door infilled and internal wall removed.	4 Brownlow Street CV32 5XH	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84046&activeTab=summary

8	W/19/0946	Mr & Mrs Knight	Reconfiguration of the existing wing along with an extension to the south east side to form a family kitchen/diner to the ground floor with access to a new raised terrace.	5 Union Road CV32 5LT	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84012&activeTab=summary
9	W/19/0963	Mr Iovino	Resubmission of W/18/1288: Proposed change of use of the upper floors from B1a office to C3 residential to provide 6 apartments.	49 Parade CV32 4BL	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84030&activeTab=summary
10	W/19/0972	Mr Uniss Ali Mohammed	Change of Use Application (no external alterations) from hot food takeaway to café (A3). Replacement front step with new York stone steps risers and platform compatible with those used in the original construction of the building (1834) and new railings to match adjacent house.	40 and 42 Bedford Street CV32 5DY	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84040&activeTab=summary
11	W/19/1057 LB	Mr Michael Jellicoe	Listed Building Consent for the proposed display of hand painted fascia signage; 2 no illuminated hanging signs; 2 no window graphics; and repainting of shop front and doors.	9 Lansdowne Circus CV32 4SW	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84129&activeTab=summary
12	W/19/1025 LB	E I Group PLD	Variation of condition no 2 (plan numbers) of application W/17/1457, to allow for design alterations to include front facing dormer windows, larger first floor rear extension, alterations to the bin store, and new roof lantern at rear.	Leif Tearooms and Piano Bar, 114-116 Warwick Street CV32 4QP	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84095&activeTab=summary
13	W/19/1142	Mr Dickinson	Alterations and extensions to existing club and living accommodation to provide 4 no flats at first and second floor (amendment to approved scheme W/17/1458/LB).	4 Portland Street CV32 5HE	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84222&activeTab=summary
14	W/19/1143 LB	Mr. Dickinson		4 Portland Street CV32 5HE	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84223&activeTab=summary

15	W/19/1078 LB	Ms Jean Grundy	To fit two wrought iron handrails, one on either side of the steps leading up to the front door of no 7 Lansdowne Circus for safety reasons.	7 Lansdowne Circus CV32 4SW	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=_WARWI_DCAPR_84155&activeTab=summary
16	W/19/1014	Eden Place Nursing Home	Full Planning Application; Replacement of existing roof to conservatory with solid mono pitch lightweight tiled roof.	Eden Place Nursing Home 1 Vicarage Road, Lillington CV32 7RH	Lillington	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=_WARWI_DCAPR_84084&activeTab=summary
17	W/19/0970	Mr & Miss Gardner & Boulstridge	Single storey extension at the rear and side.	78 Kinross Road, Lillington CV32 7EN	Lillington	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=_WARWI_DCAPR_84037&activeTab=summary
18	W/19/0971	Warwick District Council	Application to replace the existing white louvre ventilation panels with glazed automatic opening vents with matching infill panels.	Ashton Court, Newland Road, Lillington Leamington	Lillington	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=_WARWI_DCAPR_84039&activeTab=summary
19	W/19/0975	Warwick District Council	Application to replace the existing white louvre ventilation panels with glazed automatic opening vents with matching infill panels.	Southorn Court, The Crest, Lillington, Leamington	Lillington	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=_WARWI_DCAPR_84043&activeTab=summary
20	W/19/0976	Warwick District Council	Application to replace the existing concrete panels with glazed automatic opening vents.	Eden Court, Mason Avenue, Lillington, Leamington	Lillington	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=_WARWI_DCAPR_84044&activeTab=summary

21	W/19/1003	Mrs E Canning	Single storey rear extension.	39 Meadow Close, Lillington CV32 7AS	Lillington	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR_84072&activeTab=summary
22	W/19/1074	Mr Adam Wright	Erection of two storey side and rear extension, single storey rear extension, and single storey garage side extension. Erection of summer house.	11 Farm Road, Lillington CV32 7RP	Lillington	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR_84151&activeTab=summary
23	W/19/1019	Warwick District Council	Change of use from single dwelling house Class C3 to HMO Class C4	173 Rugby Road CV32 6DP	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR_84089&activeTab=summary
24	W/19/0989	Mr R Warren	Erection of a new mono pitch roof from the dwelling over the existing detached and flat roofed garage and upgrading the existing utility area.	29 Cloister Crofts CV32 6QG	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR_84056&activeTab=summary
25	W/19/0799	Mr Bartling	Householder Planning Application (part retrospective). Conversion and extension of detached garage to ancillary granny flat annexe.	7 Derwent Close CV32 6PA	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR_83847&activeTab=summary
26	W/19/0986	Mr & Mrs Ducker	Householder Application: Erection of single and part two storey rear extension.	Bentley House 63A Lillington Road CV32 6LF	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR_84055&activeTab=summary
27	W/19/1080	Mr N Chandler	Erection of electric sliding gates and railings to match.	12 Park Road CV32 6LG	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR_84157&activeTab=summary

28	W/19/1075	Mr & Mrs Wareing	Application for the variation of condition 2 (plan numbers) of application W/18/0721 (Erection of a first floor front extension, front porch extension, single storey side/rear extension, first floor rear extension, raise the roof over the existing garage to create a first floor with 2 no side roof lights and a rear dormer (re-submission of W/17/1857) to amend the approved design.	Netherton, Barwell Close CV32 6QA	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84152&activeTab=summary
29	W/19/0998	Mr King	Erection of a single storey side infill extension to provide an enlarged kitchen/diner with a glazed roof over. New walls to be constructed in facing brickwork to match existing.	18 Rushmore Street CV31 1JA	Willes	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84067&activeTab=summary
30	W/19/0987	Mr and Mr Randall and Chwa	Erection of a single storey side return extension, new pitched roof to existing rear extension, front porch removed and new front door fitted in original position and front wall levelled off.	31 Chesham Street CV31 1JS	Willes	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84056&activeTab=summary
31	W/19/0795	Mr Jonathan Rayner	Change of use from C3 residential to 3 bedroom C4 HMO.	Flat 21 Squirhill Place, Russell Terrace CV31 1FU	Willes	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83843&activeTab=summary
32	W/19/1007	Ballinger Properties	Construction of two semi-detached cottages.	Land off Leam Street CV31 1DY	Willes	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84077&activeTab=summary
33	W/19/0828	Mrs Lee	Proposed display of halo illuminated signage.	Gospel Hall, 2 Priory Terrace CV31 1BA	Willes	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83883&activeTab=summary
34	W/19/0850	C/O Agent	Replacement of two existing portacabins with a new prefabricated building.	Salvation Army, 1A Chapel Street CV31 1EJ	Willes	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83906&activeTab=summary

