



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

31 December 2013

Dear Councillor

PLANNING COMMITTEE –THURSDAY 9 JANUARY 2014

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 9 JANUARY 2014**

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)

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 19 December 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 (if any)

7. Planning Appeal Notifications

To note the Planning Appeal Notification:

Ref: W/13/0597

Name: Total Bonjour

Site: Petrol Filling Station 130 Rugby Road, Leamington Spa, CV32 6DN

Description: 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provide a foodstore (Use Class A1) with ATM, associated parking, landscaping and other ancillary works (resubmission of withdrawn application ref. W12/0641)

Appeal start date: 20/12/2013

Appeal end date: 31/01/2014

8. Enforcement Appeal Notifications

To note the Enforcement Appeal Notifications (if any)

9. Planning Appeal Decisions

To note the Planning Appeal Decisions (if any)

10. Licensing Applications

To consider a schedule of Licensing Applications (if any)

11. Tree Preservation Order Notifications

To note Tree Preservation Order Notifications (if any)

12. Correspondence relating to potential breach of planning consent

W/13/0239 Willoughby, 12 Augusta Place



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 19 DECEMBER 2013 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

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

An apology was received from Councillor Bill Gifford

In attendance: Sandeep Sahota (WDC Planning Officer)

There were 8 members of the public present.

101. DECLARATIONS OF INTERESTS AND REQUIREMENTS FOR DISPENSATIONS

In accordance with the Council's Code of Conduct, it was agreed that those Members of the Planning Committee be granted a dispensation under the provisions of the Localism Act 2011 to debate and resolve Planning Application No. W/13/1687 (Waterloo Housing Group working in conjunction with Warwick District Council) for which they may have a disclosable non-pecuniary interest by virtue of being a Member of Warwick District Council.

Councillor Gill declared a non-pecuniary interest in Planning Application W/13/1592.

102. PUBLIC FORUM

On behalf of the members of the public present, Mrs Esther Peers made representations objecting to Planning Application W/13/1643 for the following reasons:

1. The submitted plans are not full and are misleading.
2. There is no site plan showing the amount of green space and natural habitat that would be destroyed as a result of this development.
3. The height of the proposed building is unclear.
4. The proposed building is closer to neighbouring properties than indicated on the plans.
5. The removal of the Coach House, which is within the town's Conservation Area, would result in an adverse change to the streetscene
6. The proposed development is overbearing and out of character with the area.
7. The development will create an unacceptable loss of privacy for neighbouring properties as well as blocking out natural light.
8. The replacement of a single house with six flats will put increased pressure on parking and will dramatically increase the amount of general noise and disturbance.

A complete copy of Mrs Peers' objections is attached to the signed copy of the Minutes.

The Planning Committee agreed that Planning Application No. W/13/1643 would be considered first.

103. MINUTES

The Minutes of the Meeting of the Planning Committee held on 27 November 2013, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 27 November 2013 are confirmed and signed as a correct record, subject to the following amendment.

On page 2, Planning Application No. W/13/1531 has been duplicated. The second application should be replaced with:

W/13/1532 LB Mr Lawrence Installation of 2 sash windows to basement with non-structural internal alterations. 55A Willes Road, CV32 4PR

RESOLVED that no objection is raised.

104. PLANNING APPLICATIONS

W/13/1643 Binswood Mansions Trust Demolition of house and garages; construction of block of 6 flats with new garaging with accommodation over including ancillary site management office, closure of 1 existing access and widening of another with provision of additional parking spaces, siting of 26 solar panels on new building and existing garage roofs. 16 Arlington Avenue, CV32 5UD

RESOLVED that an objection is raised for the following reasons:

1. The plans are considered to be unclear and misleading.
2. The proposed development is overbearing, creates massing and is out of keeping with the surrounding area, contrary to DP1 in the Warwick District Local Plan.
3. The demolition of the Coach House will result in a loss of an historic property, contrary to DP3 in the Warwick District Local Plan.
4. The proposed development adversely affects the appearance of the streetscene and does not respect the setting of the Conservation Area, contrary to DAP8 in the Warwick District Local Plan.
5. The proposed development provides virtually no garden for the residents and is therefore contrary to DP2 in the Warwick District Local Plan.
6. The proposed design will create an unacceptable loss of privacy and light to neighbouring properties.
7. There are inadequate parking provisions.
8. The Council recommends that a site visit is made by the District Council which should include observation of the conservatory at No. 18 Arlington Avenue.

W/13/1601 Parochial Church Council Refurbishment of church hall, replacing timber cladding with PVC cladding and replacement UPVC windows. St John the Baptist Church Hall, Tachbrook Street, CV31 3BN

RESOLVED that no objection is raised.

W/13/1592 Mr Dal Theora Replacement of large single window on first floor with two smaller matching windows to facilitate internal alterations to create an additional bedroom for rented accommodation. 29 Clemens Street, CV31 2DP

RESOLVED that an objection is raised for the following reason:

The Council concurs with the comments of the Conservation Architect that the proposed replacing of the large single window with two smaller windows is inappropriate for this style of building.

Note: In accordance with the Council's Code of Conduct, Cllr Gill declared a non-pecuniary interest in the above application by reason of knowing the applicant's father, remained in the meeting and took part in the discussion and voting thereon.

W/13/1615 Mr Singh Erection of a detached dwelling after demolition of existing workshop (amendment to scheme previously approved under planning permission No. W/11/1365 including increased eaves and ridge height and a front porch). 2a Alexander Road, CV31 2DG

RESOLVED that no objection is raised.

W/13/1687 Waterloo House Group Demolition of garages and construction of 7 no new dwellings (5 no 2 storey houses and 2 no maisonettes) with associated access, parking and landscaping. Site off Henley Road, CV31 2NY

RESOLVED that no objection is raised.

W/13/1682 Ms Jenny Crowther Demolition of garages and construction of 5no. New dwellings (3 no. 2 storey houses and 2no. Bungalows) with associated access, parking and landscaping. Garages 1-40, Bourton Drive, Whitnash, Leamington Spa

RESOLVED that no objection is raised.

W/13/1566 Cash Generator Display of non-illuminated individual letters on an aluminium fascia panel. 138 Parade, CV32 4AG

RESOLVED that no objection is raised subject to the applicant adhering to the comments of the Conservation Architect.

W/13/1622 LB Cash Generator Installation of non-illuminated individual letters on an aluminium fascia panel and painting of shopfront. 138 Parade, CV32 4AG

RESOLVED that no objection is raised subject to the applicant adhering to the comments of the Conservation Architect.

W/13/1603 Midland Assured Developments LLP Removal of condition 3 of planning permission W/12/0241 (Condition requires 10% on-site renewable energy production. 131-135 Regent Street, CV32 4NX

RESOLVED that an objection is raised for the following reason:
In the absence of an appropriate viability assessment, the Council can find no good reason for the removal of Condition 3.

W/13/1642 Revelan UK Ltd Variation of condition 2 imposed upon W/12/0655 to allow a minor material amendment to approved drawings to include single storey rear side extension to kitchen and amendments to external ground floor openings on the rear elevation. 33-39 Regent Grove

RESOLVED that no objection is raised.

W/13/1612 Miss Ashington Part demolition of roof of existing rear extension; conversion of remaining loft space in rear extension to an enclosed garden room; construction of a second floor roof terrace and a third floor sun terrace. The Mews, Trinity House, Trinity Street, CV32 5YN

RESOLVED that an objection is raised for the following reason:
The Council considers the design to be poor and intrusive to neighbouring properties.

W/13/1677 Mr & Mrs Powling Erection of a single storey side extension. 20 Binswood Avenue, CV32 5SQ

RESOLVED that no objection is raised.

W/13/1644 Mr Satpal Gangar Change of use of ground floor from offices and conversion to residential (Use Class C3) to form a single dwelling unit in the entire building. 18 Lansdowne Street, CV32 4SP

RESOLVED that no objection is raised.

W/13/1690 Mr Botsis Change of use from a shop (Use Class A1) to a café/restaurant (Use Class A3) The Sandwich shop, 17 Parade, CV32 4AE.

RESOLVED that no objection is raised.

W/13/1691 LB Mr Botsis Installation of non-illuminated individual fascia letters. The Sandwich Shop, 17 Parade, CV32 4AE

RESOLVED that no objection is raised.

W/13/1597 Mr & Mrs Bull Construction of a 2 storey side extension, rear extension and garage conversion to provide a new garage and further bedroom, orangery, utility room and study. 8 Redcar Close, Lillington, CV32 7SU

RESOLVED that no objection is raised.

W/13/1604 Mr Cardall Construction of a rear single storey extension and decking at finished floor level. Conversion of and front extension to existing carport/store to become a habitable space. Construction of front porch. 12 Kelvin Road, Lillington, CV32 7TE

RESOLVED that no objection is raised.

W/13/1590 Mr Dave Bowcutt Erection of rear boundary wall and modification to existing garden wall. 24 Granville Street, CV32 5XN

RESOLVED that no objection is raised.

W/13/1605 Mr Wilson Erection of single storey and part double storey rear extension. New porch to front of house. 27 Beverley Road, CV32 6PH

RESOLVED that no objection is raised.

W/13/1610 Mr & Mrs Loeffler Demolition of an existing single storey rear / side extension. 14 Warwick Place, CV32 5BJ

RESOLVED that no objection is raised.

W/13/1537 Puddleducks & Posh Ltd Proposed erection of open sided canopy to the children's play area to the rear of the building. 20 Rugby Road, CV32 6DG

RESOLVED that no objection is raised.

W/13/1630 Mr & Mrs Ruffell Demolish existing rear single storey building and erection of single storey rear and single storey side extension. 8 York Road, CV31 3PR

RESOLVED that no objection is raised subject to the applicant adhering to the comments of the Conservation Architect.

W/13/1649 Mr Scott Simpson Alterations / extensions 12 Church Hill, CV32 5AY

RESOLVED that no objection is raised.

W/13/1680 Mr Sanghera Internal re-modelling to combine 28a & 28 Grove St into single family dwelling house, replacement rooflights on front elevation, insertion of rooflight on rear elevation, insertion of window to front lightwell, replacement of rear lightwell window with glazed folding doors. 28 Grove Street CV32 5AJ

RESOLVED that no objection is raised.

W/13/1681 LB Mr Sanghera Internal re-modelling to combine 28a & 28 Grove St into single family dwelling house, replacement rooflights on front elevation, insertion of rooflight on rear elevation, insertion of window to front lightwell, replacement of rear lightwell window with glazed folding doors. 28 Grove Street CV32 5AJ

RESOLVED that no objection is raised.

W/13/1639 Warwickshire County Council Removal of section of existing railings and installation of a replacement gate and railings. Leamington Spa Railway Station, Old Warwick Road, CV31 3NS

RESOLVED that no objection is raised.

W/13/1640 LB Warwickshire County Council Removal of section of existing railings and installation of a replacement gate and railings. Leamington Spa Railway Station, Old Warwick Road, CV31 3NS

RESOLVED that no objection is raised.

W/13/1606 Ms Rickett Single storey rear extension. 38 Plymouth Place, CV31 1HN

RESOLVED that no objection is raised.

W/13/1679 Mr Humphries Erection of two storey detached outbuilding. 1 Waterloo Street CV31 1JU

RESOLVED that no objection is raised but the following comment is made:
The Council considers that the wording of the application is misleading in that the proposed development is clearly a house and not an outbuilding.

W/13/1562 Mr Nayyar Conversion of shop into a separate self-contained flat (use Class C3) (retrospective application) 6 Farley Street, CV31 1HB

RESOLVED that no objection is raised.

105. 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.

106. PLANNING APPEAL NOTIFICATIONS

The following Planning Appeal Notifications were reported:

Application No: W/13/0896
Applicant: Mr R Mann
Site: 12 Grove Place, Leamington Spa, CV31 2DB
Reason: Refusal of Planning Permission for change of use from dwellinghouse to house in multiple occupation.
Appeal Start Date: 22/11/2013

Application No: W/13/0706
Applicant: Mrs Blakeman
Site: 34 Russell Terrace, Leamington Spa, CV31 1EZ
Reason: Refusal of Planning permission for erection of two storey dwellinghouse with associated car parking at the rear after demolition of existing garage.
Appeal Start Date: 22/11/2013

Application No: W/13/1018
Applicant: Mr C Emmett
Site: 1 St Marks Road, Leamington Spa, CV32 6DL
Reason: Refusal of Planning Permission for a proposed new access to frontage from St Marks Road; removal of part of an existing wall and adding a dropped kerb. Proposed construction of wall to create a partition to the parking area.
Appeal Start Date: 14/11/2013

Application No: W/13/1009
Applicant: Mrs Sheila Kleinmann
Site: 77 Coniston Road, CV32 6PF
Reason: Refusal of planning permission for formation of hardstanding to provide driveway in front garden (retrospective application).
Appeal Start Date: Not given

RESOLVED that the Planning Appeal Notifications are noted.

107. ENFORCEMENT APPEAL NOTIFICATIONS

There were none.

108. PLANNING APPEAL DECISIONS

The following Planning Appeal Decisions were reported:

Application No.	W/13/0337
Applicant:	Mr G Ballinger
Site:	113 Radford Road, Leamington Spa, CV31 1JZ
Reason:	Appeal against refusal of Planning Permission for change of use from former public house to residential unit.
Appeal:	Allowed.

Application No.	W/12/1513
Applicant:	Mr Gill
Site:	4 Warwick Terrace, Leamington Spa, CV32 5NT
Reason:	Appeal against refusal of Planning Permission for the alteration and two storey extension to form mews type dwelling.
Appeal:	Allowed.

RESOLVED that the Planning Appeal Decisions are noted.

109. LICENSING APPLICATIONS

There were none.

The Committee was notified that a Licence had been granted by WDC to Licensing Application No. WDCPREM00773 for Altoria, 45 Warwick Street, which had been considered by the Planning Committee on 17 October 2013 and an objection raised.

WDC Prem 00780 -Maralani Pizza, 12a Clarendon Avenue, Leamington Spa

The Committee was advised that the Licensing Panel of the District Council had refused the above application on the grounds that there is likely to be a significant adverse impact on the licensing objectives, particularly those relating to the prevention of public nuisance and crime and disorder. The Panel considered that the applicant’s submission did not sufficiently demonstrate that the grant of a licence would not significantly adversely affect the licensing objectives.

RESOLVED that the decisions are noted.

110. TREE PRESERVATION ORDER NOTIFICATIONS

There were none.

The meeting commenced at 6.30 pm and finished at 7.45pm

Signed

Dated

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
1	W/13/1719	Deeley Properties Ltd and Orbit Homes (2020) Ltd	Variation of Condition 26 of planning permission W/12/0892 to delete the reference to personal care. The revised Condition 26 would restrict occupation to: (1) persons aged 55 and older; (2) persons living as part of a single household with such a person; or	Land off Queensway	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69540
2	W/13/1686	Mr & Mrs Davies	Erection of single storey rear extension and ancillary works.	150 Leam Terrace, CV31 1DN	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69502
3	W/13/1696	Mr Scott-Dawkins	Erection of a two storey and single storey side extension.	88 Queensway, CV31 3JZ	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69512
4	W/13/1712	Mr Volpe	Amendment to ground floor rear extension as approved and new open porch - application reference: WW/13/1272 - two storey side extension, two storey rear extension and single storey rear extension.	31 Woodcote Road, CV32 6PZ	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69533
5	W/13/1646 LB	Mr D Duley	Erection of a rear boundary fence (retrospective) and the erection of a rear boundary wall.	3 Clarendon Place, CV32 5QL	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69439
6	W/13/1624	Dr Stephen Jackson	Alterations to rear of property to include removal of existing pitched roof over kitchen and WC, to be replaced with flat roof with glazed lantern over and lightweight glazed roof over verandah area. Existing shower/WC to be removed to form new kitchen/	15 Church Street, CV31 1ER	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69394

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
7	W/13/1625 LB	Dr Stephen Jackson	Listed building consent alterations and extensions.	15 Church Street, CV31 1ER	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_69395
8	W/13/1721	Mr Burford	Proposed demolition and rebuild of existing garage with pitched roof over and pitched roof over existing front porch.	89 Lime Avenue, Lillington, CV32 7DG	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_69542
9	W/13/1753	Mr Craddock	Proposed single storey rear extension and new garage roof - amended design.	10 Granville Street, CV32 5XN	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_69592
10	W/13/1747	Mr Locker	Conversion of rear ground floor wing to studio apartment, associated extension and alterations.	19 Portland Place East, CV32 5ES	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_69585
11	W/13/1748 LB	Mr Locker	Conversion of rear ground floor wing to studio apartment, associated extension and alterations.	19 Portland Place East, CV32 5ES	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_69586
12	W/13/1725	Mr & Mrs Chilton	Erection of single storey timber and double glazed garden room to rear elevation.	35 Russell Terrace, CV31 1EZ	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_69556
13	W/13/1762	Mr D Dimarco	Erection of single storey rear extension to bungalow.	14 Crawford Close, Lillington, CV32 7HA	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_69601
14	W/13/1743	Spitfire Properties	Installation of replacement windows; erection of 2 no. garden room extensions at roof level; formation of 3 no. recessed balconies within existing roof slope; construction of replacement roof over lift shaft; installation of rooflights; installation of	Villiers House, Clarendon Avenue, CV32 5PR	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_69580

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
15	W/13/1757	David Wilson Homes East Midlands	Planning application for the demolition of existing buildings and the erection of 42 dwellings with associated infrastructure and landscaping.	Former North Leamington School, Cloister Way	Cubbington	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyWaId=WARWI_DCAPR_69596
16	W/13/1776	Mr Carlo Valle	Erection of single storey rear extension (retrospective application - amendment to scheme approved under planning permission no. W11/1390)	5 Clarendon Square, CV32 5QJ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyWaId=WARWI_DCAPR_69615
17	W/13/1777 LB	Mr Carlo Valle	Erection of single storey rear extension (retrospective application - amendment to scheme approved under listed building consent no. W11/1391LB)	5 Clarendon Square CV32 5QJ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyWaId=WARWI_DCAPR_69616
18	W/13/1768	QPack Packaging LLP	Construction of additional vehicular access to St Marys Road; erection of boundary fence and security gates; erection of roof extensions to form north light windowa; external alterations including new external cladding.	Unit 23, St Mary's Road CV31 1JP.	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyWaId=WARWI_DCAPR_69607

