



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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21st March 2019

Dear Councillor

PLANNING COMMITTEE – THURSDAY 28th MARCH 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 28th MARCH 2019**.

Yours faithfully,

CLERK TO THE TOWN COUNCIL

To: Councillors: Janet Alty, Jill Barker, Heather Calver, Daniel Howe,
Caroline Evetts, Tom Kenyon-Brown, John Knight, Ann Morrison

(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 7th March 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 Notification:

Application No: W/18/0163
Applicant: Mr & Mrs 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, including internal and external alterations
9. Planning Appeal Decisions
To consider the following Appeal Decisions:

Application No: W/18/1392
Applicant: Mr Peter Knowles
Site: 13 Clapham Street CV31 1JJ
Description: Single storey rear extension
Decision: Dismissed

Application No: W/18/1568
Applicant: Mr Narinder Bains
Site: 3A Oxford Street CV32 4RA
Description: Create a canopy over the doorway, enlarge and replace existing window with a square bay window, matching existing UPVC door and windows non the rear elevation
Decision: Allowed

Application No: W/18/0803
Applicant: Mr Chas Khera
Site: 17 Gaveston Road CV32 6EX
Description: Change of use from a single dwellinghouse (Use Class C3) to a House in Multiple Occupation (HMO) (Use Class C4)
Decision: Allowed
10. Tree Preservation Orders
To consider the following Tree Preservation Order, if any
11. Any Other Business



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 7th MARCH 2019 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors John Knight (Chair), Caroline Evetts, Ann Morrison, Jojo Norris, Daniel Howe, Heather Calver and Janet Alty

Apologies: Councillors Tom Kenyon Brown and Jill Barker (Councillor Norris substituting for Councillor Barker)

130. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

Councillor Knight declared a non pecuniary interest in applications W/19/0104 and W/19/0105LB by reason of being known to one of the registered objectors.

131. PUBLIC FORUM

No representations were made

132. MINUTES

The Minutes of the Planning Committee held on 14th February 2019, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 14th February 2019 are confirmed and signed as a correct record.

133. MATTERS ARISING

There were none.

134. 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/19/0050 Normandie Ltd Erection of new building for
B1/B2/B8 purposes. Creation of new vehicular access for delivery only together with
rearrangement of car park and cycle parking within the site Fozmula Ltd
Hermes Close CV34 6UF

RESOLVED that no objection is raised

W/19/0188 The Works Stores Ltd Replacement of non
illuminated fascia signage, window menu and transom 58 Parade CV32
4DD

RESOLVED that an objection is raised on the following grounds:

1. Out of keeping with the Conservation Area
2. Does not comply with the WDC Shopfronts SPG for the Parade in terms of secondary lettering, size of proposed lettering on shopfront, hanging signs and colour to be used.
3. Requires a Listed Building Consent as the changes proposed would affect the property's appearance as a building of special historic interest.

In accordance with the Council's Code of Conduct, Councillor Knight, having declared a non-pecuniary interest in the below item by reason of being known to one of the registered objectors, remained in the meeting and took part in the discussion.

W/19/0104 Mr S Hain Erection of a single storey rear extension and alterations (amendment to W/18/0320) 1 Clarendon Place CV32 5QL

RESOLVED that no objection is raised - subject to the issues raised by the neighbour regarding the confirmed height of the proposed extension and thus any negative impacts on the neighbour's amenity space/loss of light, being resolved.

In accordance with the Council's Code of Conduct, Councillor Knight, having declared a non-pecuniary interest in the below item by reason of being known to one of the registered objectors, remained in the meeting and took part in the discussion.

W/19/0105LB Mr S Hain Erection of a single storey rear extension and alterations (amendment to W/18/0320) 1 Clarendon Place CV32 5QL

RESOLVED that no objection is raised - subject to the issues raised by the neighbour regarding the confirmed height of the proposed extension and thus any negative impacts on the neighbour's amenity space/loss of light, being resolved.

W/18/2318 Mr & Mrs P McElligot Erection of two storey side extension following the demolition of the existing garage. Relocation and widening of existing vehicular 9 Radford Road CV31 1NG

RESOLVED that the previous no objection registered for this application is maintained

W/19/0144 Dr Davies Residential development consisting of two three storey 4 bedroom units 32 Russell Terrace CV31 1EZ

RESOLVED that an objection is raised on the following grounds:

1. The NPPF defines brownfield land as "previously developed land". It specifically excludes "land in built up areas such as private residential gardens..." from this definition. Therefore this is not a brownfield application but a request to develop a garden and does not meet the criteria in policy H15 in the Local Plan regarding custom build homes.
2. The parking survey was conducted outside the higher education term time and is not therefore in line with the WDC Parking SPG.
3. Lack of parking spaces provided on the site in line with the Parking SPG - it is suggested spaces can be made available on street by the developer. This would need to be agreed by the Highways department and there is no evidence of this.

W/19/0155 Mrs Stocken Erection of two storey rear extension 156
Guys Cliffe Avenue CV32 6RX

RESOLVED that no objection is raised

135. PLANNING DETERMINATIONS

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

136. PLANNING APPEAL NOTIFICATIONS

Application No: W/18/1821
Applicant: Mr Robert Dover
Site: Flat 2 99 Upper Holly Walk CV32 4JU
Description: Erection of a first floor balcony with two obscure glazed side screens (part retrospective)

Application No: W/17/2414
Applicant: Spitfire Bespoke Homes Ltd
Site: Huntley Lodge 47 Northumberland Road CV32 6HF
Description: Demolition of all existing buildings (with exception of existing substation) and the erection of 2 no detached dwelling houses and 6 no apartments, together with access from Northumberland Rd and associated engineering and landscaping works

Application No: W/18/1049
Applicant: PureGym Ltd
Site: 1 Tancred Close CV31 3RZ
Description: Change of use from Class B8 (storage and distribution) with ancillary offices to Class D2 (24-hour gymnasium) with ancillary offices, minor external alterations and alterations to existing parking provision

Application No: W/18/2120
Applicant: Mr C Reynolds
Site: 50 Clarendon Avenue CV32 4SA
Description: Demolition of part of existing two storey rear block and erection of a two storey rear extension. Construction of 2 no rear pitched roof dormers; erection of a single storey rear extension and insertion of two windows in the north elevation and installation of one new garage door in the south elevation of the existing coach house

Enforcement Appeal Notification:
Application No: ACT 474/16
Applicant: Gee Bee Investments Ltd
Site: 4a Wise Terrace (19 Tachbrook Road) CV31 3AS
Description: Erection of a four and a half storey building to accommodate 4 no. flats in multiple occupation (retrospective application) |
To be held at the Town Hall on 26 March 2019 starting at 10am and lasting 4 days.

RESOLVED that the Appeal Notifications are noted.

137. PLANNING APPEAL DECISIONS

Application No: W/18/0649
Applicant: Mr Paul Twist

Site: 56 Leam Terrace CV31 1BQ

Description: Demolition of existing garage and erection of two storey building with garage at ground floor and office space on upper floor

Decision: Dismissed

RESOLVED that the Appeal Decision is noted.

138. TREE PRESERVATION ORDERS

There were none.

139. ANY OTHER BUSINESS

There was none.

The meeting commenced at 6:00pm and concluded at 6:40pm.

Signed

Dated



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 28 MARCH 2019

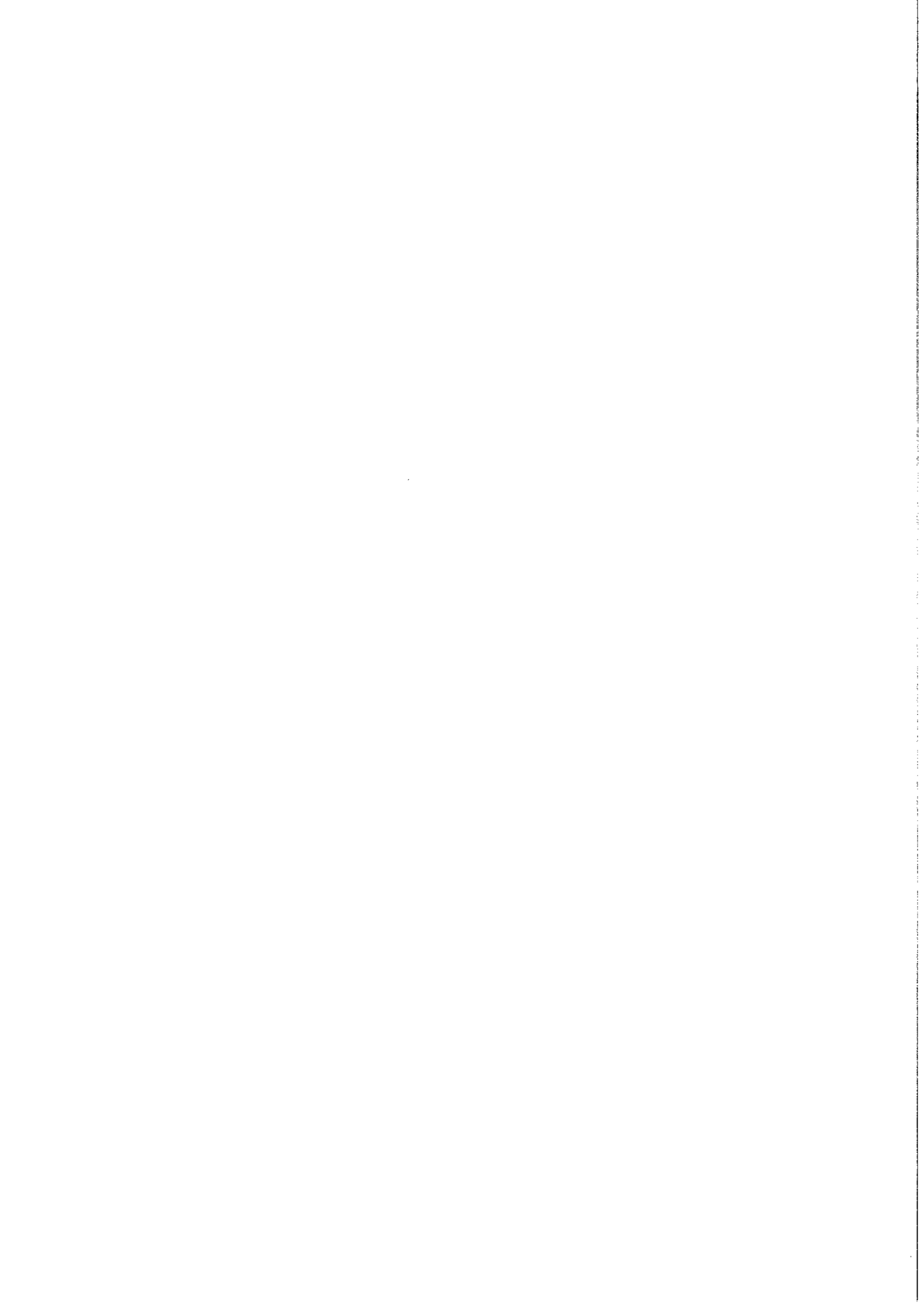
Planning Permission has been **GRANTED** by the Planning Authority in respect of the following applications:

W/18/2002 Mr Birdi Resubmission of W/17/2413: retrospective
change of use from two dwellings (C3 use) to 10 bed HMO split into two cluster flats
(sui generis use) 68 Clarendon Street CV32 4PE

RESOLVED that an objection is raised for the following reasons:

1. Submission of an inaccurate parking survey including an RPZ. Problems with on-street parking in this area already exist - adding a potential 3 further cars to this will inevitably add to these pressures.
2. Query 10% HMO calculation. Comparing the calculation done for application W/17/2413 to that done for this application, the figures involved would appear to be the same yet the answer for the former is 10.98% whilst the answer for this calculation is 10%. W/17/2413 contravened Local Plan policy H6 - no figures have changed in the calculation so surely this application does too.
3. Maintain our objection to W/17/2413 regarding the undersized communal sitting room on the second floor being inadequate provision for current and future residents.

This application for retrospective permission demonstrates a gross disregard for the planning system and the unauthorised overdevelopment of this site should not be permitted to remain. The development is having a serious adverse effect on neighbours' amenity in terms of ASB, parking and noise issues.



| No | Application | Applicant | Proposal | Location | Ward | Link to Portal |
|----|--------------|----------------|--|---|-----------|---|
| 1 | W/19/0138 | Travis Perkins | New 2.4m high boundary fence, internal signage and road lining markings. | Travis Perkins Unit 6 Shires Gate Trade Park, Tachbrook Park Drive Warwick CV34 6RH | Brunswick | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83106&activeTab=summary |
| 2 | W/19/0226 | Mr F Vuscan | Erection of veranda and platform at the rear at the property (retrospective). | 12 Southlea Avenue CV31 3JN | Brunswick | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83207&activeTab=summary |
| 3 | W/18/2234 LB | Mr Yeoman | Removal of existing internal partitioning. Installation of new partitioning. | 31 Regent Grove CV32 4NN | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_82673&activeTab=summary |
| 4 | W/19/0177 | Miss R Howe | Change of use from Class A1/A2 use to Tattoo Studio (Sui Generis) use. | 10 Denby Buildings, Regent Grove CV32 4NY | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83148&activeTab=summary |
| 5 | W/19/0310 | Ms Nelson | Demolition of an existing timber balcony, erection of a two-storey rear extension and rendering of existing house. | 1 Woodbine Street CV32 5BG | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83298&activeTab=summary |
| 6 | W/19/0312 | E I Group PLC | Display of 1 no additional illuminated signage to front elevation, repositioning of projecting hanging sign to front elevation, updated name board to side elevation, updated 2 no window stickers and additional logo to rear wall. | Leif Tearooms and Piano Bar 114-116 Warwick Street CV32 4QP | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83300&activeTab=summary |

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| 7 | W/19/0313 LB | E I Group PLC | Listed Building Consent display of 1 no additional illuminated signage to front elevation, repositioning of projecting hanging sign to front elevation, updated name board to side elevation, updated 2 no window stickers and additional logo to rear wall. | Leif Tearooms 114-116 Warwick Street CV32 4QP | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal= WARWI DCAPR 8 3301&activeTab=summary |
| 8 | W/19/0291 | Chokdee Ltd | Display of 5 no illuminated fascia signs, 2 no illuminated projecting hanging signs and advertisements to 2 no proposed awnings. | 7 Satchwell Court, Royal Priors Shopping Centre CV32 4QE | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal= WARWI DCAPR 8 3279&activeTab=summary |
| 9 | W/19/0353 | Mr & Mrs Stickley | Change of use of ground floor garage/workshop to provide 1 no 2 bedroom apartment together with alterations to first floor to provide 1 no 1 bedroom apartment & 1 no 2 bedroom apartment. | 8 Eastfield Road CV32 4EX | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal= WARWI DCAPR 8 3345&activeTab=summary |
| 10 | W/19/0097LB | Mrs K Hussain | Timber shop front to be re-painted. Non-structural internal walls to rear of ground floor area to be removed, from new kitchen area, disabled WC, and servery area. At basement level; non-structural internal walls removed and form new WC and store room. | 12 Victoria Terrace CV31 3AB | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal= WARWI DCAPR 8 3052&activeTab=summary |
| 11 | W/19/0374 | Playground Games Ltd | Resubmission of W.18.2407: Installation of roof top air conditioning condensers and acoustic screen around condensers. | St Albans House, Portland Street CV32 5EZ | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal= WARWI DCAPR 8 3375&activeTab=summary |

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| 12 | W/19/0355 | Mr H Brown | Resubmission of W/18/1318: Proposed extension and alterations to existing garage, including raising the ridge height and introduction of front facing gable to form a new dwelling. | 8 Beauchamp Avenue CV32 5TA | Clarendon | https://planningdocuments.warwick.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83347&activeTab=summary |
| 13 | W/19/0345 | Ms E Richards | Application to insert a new side facing window at first floor level. | Flat 6 Bowden Lodge 57 Russell Terrace CV31 1HE | Leam | https://planningdocuments.warwick.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83337&activeTab=summary |
| 14 | W/19/0348 | Mr Westwood | Single storey rear extension. | 28 St Marys Crescent CV31 1JL | Leam | https://planningdocuments.warwick.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83340&activeTab=summary |
| 15 | W/19/0425 LB | Mr & Mrs Laird | New internal walls to provide a utility room in kitchen. | 54 Leam Terrace CV31 1BQ | Leam | https://planningdocuments.warwick.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83434&activeTab=summary |
| 16 | W/19/0311 | Mr & Mrs Garnett | Erection of a single storey rear extension. | 22 Elm Bank Close Lillington CV32 6LR | Manor | https://planningdocuments.warwick.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83299&activeTab=summary |
| 17 | W/19/0377 | Drs Burns | Demolition of existing single storey garage, utility room and glazed link. Erection of two storey side extension. | 33 Cloister Crofts CV32 6QG | Manor | https://planningdocuments.warwick.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83378&activeTab=summary |

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| 18 | W/19/0315 | Mr S Bhandal | Erection of a two storey rear extension. | 20 Helmsdale Road, Lillington CV32 7DW | Manor | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83303&activeTab=summary |
| 19 | W/19/0202 | Mr S Breakwell | Erection of a single storey rear extension following the demolition of the existing extensions. | 25 Elm Bank Close, Lillington CV32 6LR | Manor | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83181&activeTab=summary |
| 20 | W/19/0325 | Mr & Mrs Thomson | Porch extension, first floor side extension and single storey rear extension. | 14 Freemans Close CV32 6EY | Milverton | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83313&activeTab=summary |
| 21 | W/19/0343 | Mr & Mrs R Westbrooke | Widening of the existing basement side window to form a light-well to act as a fire escape. | 7 Albany Terrace CV32 5LP | Milverton | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83335&activeTab=summary |
| 22 | W/19/0387 | Mrs Meakin | Erection of a two storey rear extension, single storey rear extension. Erection of front garden wall & gates with hardstanding for parking. | 20 Warwick Place CV32 5BP | Milverton | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83389&activeTab=summary |

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| 23 | W/19/0344 | Mr Jesse Stokes | Erection of rear garden wall. | 12 Milverton Crescent CV32 5NG | Milverton | https://planningdocuments.warw.ickdc.gov.uk/online-applications/applicationDetails.d0?keyVal= WARWI DCAPR 8 3336&activeTab=summary |
| 24 | W/19/0447 | Dr Anissa Tse | Application to amend the height of the parapet wall over the rear extension and amend the design of the front porch, re-submission of application W/16/0552 (part-retrospective). | 76 The Fairways CV32 6PP | Milverton | https://planningdocuments.warw.ickdc.gov.uk/online-applications/applicationDetails.d0?keyVal= WARWI DCAPR 8 3456&activeTab=summary |
| 25 | W/19/0215 | Mr J Dowling | Erection of a single storey rear extension. This application forms part of a joint application with 9 Dereham Court. | 11 Dereham Court CV32 5UN | Newbold | https://planningdocuments.warw.ickdc.gov.uk/online-applications/applicationDetails.d0?keyVal= WARWI DCAPR 8 3194&activeTab=summary |
| 26 | W/19/0203 | Mr & Mrs Mann | Erection of a part two storey part single storey side extension, single storey rear extension and front porch. This application forms part of a joint application with 11 Dereham Court. | 9 Dereham Court CV32 5UN | Newbold | https://planningdocuments.warw.ickdc.gov.uk/online-applications/applicationDetails.d0?keyVal= WARWI DCAPR 8 3182&activeTab=summary |
| 27 | W/19/0100 | Mr Charlton | Conversion of existing garage (resubmission of planning application W/18/0509). | The Cotswolds, 11 Lillington Avenue CV32 5UL | Newbold | https://planningdocuments.warw.ickdc.gov.uk/online-applications/applicationDetails.d0?keyVal= WARWI DCAPR 8 3056&activeTab=summary |
| 28 | W/19/0120 | Mr Johnson | Erection of 3 dormer windows within the rear roof slope of the dwellinghouse, first floor rear extension, rear first floor balcony with french doors, infill existing second floor side elevation window, replacement rear first floor side elevation window. | The Limes, 21 Beauchamp Avenue CV32 5RG | Newbold | https://planningdocuments.warw.ickdc.gov.uk/online-applications/applicationDetails.d0?keyVal= WARWI DCAPR 8 3084&activeTab=summary |

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| 29 | W/19/0121 LB | Mr Johnson | Erection of 3 dormer windows within the rear roofslope of the dwellinghouse, first floor rear extension, rear first floor balcony with french doors, infill existing second floor side elevation window, replacement rear first floor side elevation window. | The Limes 21 Beauchamp Avenue CV32 5RG | Newbold | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83085&activeTab=summary |
| 30 | W/19/0407 | Ms Steegar | Erection of a single storey rear extension. | 27 North Villiers St CV32 5XY | Newbold | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83411&activeTab=summary |
| 31 | W/19/0410 | Mr Stokes | Erection of a first floor side extension - resubmission of W/18/0820 | 52 St Fremund Way, Whitnash CV31 1AB | Sydenham | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83414&activeTab=summary |
| 32 | W/19/0346 | Gilliford Try | Reserved Matters application for the development of 375 dwellings, medical centre, community hall, green spaces, road, footways and ancillary works in pursuance of outline planning permission W/14/0967 (outline for up to 425 residential dwellings varied by W/14/1619) | Land North of Gallows Hill, Warwick CV34 6SJ | Warwick | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83338&activeTab=summary |
| 33 | W/18/1435 | William Davis Ltd & Hallam Land Management Ltd | Application for outline planning permission, with all matters reserved except access, for residential development of up to 180 dwellings, public open space, landscaping, access to Gallows Hill, sustainable urban drainage systems, footpaths/cycle ways & associated infrastructure. | Land South of Gallows Hill Banbury Road, Warwick CV34 6RN | Warwick | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81810&activeTab=summary |