



THE TOWN COUNCIL

OF

ROYAL LEAMINGTON SPA

TOWN HALL, PARADE,

ROYAL LEAMINGTON SPA

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18 April 2012

Dear Councillor

PLANNING COMMITTEE –THURSDAY 26 APRIL 2012

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 26 APRIL 2012**

Copies of relevant plans and drawings will be displayed from **4.30 p.m.**

Yours faithfully,

CLERK TO THE TOWN COUNCIL

To: Councillors B Gill (Chair), J Clarke, G Dulay, B Gifford, S Lytton,
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. Public Forum

To receive any representation from Members of the Public in accordance with Standing Order No. 36.

3. Electronic Distribution of Planning Applications

To consider a proposal from the Planning Authority for applications and plans to be made available electronically via Warwick District Council's Planning Portal.

4. Minutes

To approve and sign the Minutes of the Meeting of the Planning Committee held on 5 April 2012 (Report No 3)

5. Planning Applications

To consider a schedule of planning applications received from the Planning Authority (Report No 4)

6. Determination of Planning Applications

To note Applications determined by the Planning Authority since the last Meeting

7. Planning Appeal Notifications

To note Planning Appeal Notifications received since last meeting (if any)

8. Planning Appeal Decisions

To note Planning Appeal Decisions received since last meeting (if any)



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 5 APRIL 2012 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors Gurpreet Dulay (Chair); Judith Clarke; Bill Gifford; John Knight (substituting for Balvinder Gill); Simon Lytton;

Apologies were received from: Councillors Balvinder Gill; Amanda Stevens.

103. PUBLIC FORUM

There were no members of the public present.

104. MINUTES

The Minutes of the Meeting held on 15 March 2012, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting held on 15 March 2012 are confirmed and signed as a correct record.

105. PLANNING APPLICATIONS

W 11 / 1249 Joe Richards Property Ltd. Removal of Condition 3 (requirement for on-site renewable energy production) of planning permission W11/0192 for the conversion of basement, ground and first floor offices into 3 no. self-contained apartments (in addition to existing 3 no. self-contained) . Flat 1, 61 Clarendon Street, CV32 4PN

RESOLVED that an objection is raised for the following reason:
It is considered that insufficient reasons have been given by the applicant to justify the removal of this condition which is a specific planning policy requirement.

W 12 / 0200 Mr & Mrs P Beckett. Erection of single storey rear extension. The Garden House, 82A Radford Road CV31 1JX.

RESOLVED that no objection is raised.

W 12 / 0214 Mr & Mrs Kirby Proposed single storey extension to the rear of the existing dwelling infilling between existing extensions. 17 Melton Road, Lillington, CV32 7DJ

RESOLVED that no objection is raised.

W 12 / 0239 Mr & Mrs P Little. Proposed single storey extension to the rear of the existing dwelling infilling between existing extensions. 3 Beauchamp Hill CV32 5NH

RESOLVED that no objection is raised.

W 12 / 0266 Mr J Dabinett. Erection of garage to side of property with office/storage above. 76 Leam Terrace, CV31 1DE

RESOLVED that an objection is raised for the following reason:
The intended location of the garage is considered inappropriate and detrimental to the Conservation Area. A location to the rear of the property would be considered preferable.

W 12 / 0254 Mr P Trotter Change of use from Class B8 (warehousing and storage) to Class B1 and Class B8 (light industrial, warehouse and storage). 7C Jenton Road Sydenham Industrial Estate, CV31 1XS.

RESOLVED that no objection is raised.

W 12 / 0223 Mr J Weber. Erection of wrought iron railings onto existing wall. 40 Wathen Road CV32 5UZ.

RESOLVED that no objection is raised.

Note: In accordance with the National Code of Conduct, Councillors Clarke, Dulay, Gifford and Knight declared a personal interest in the above item by reason of knowing the applicant, remained in the meeting, took part in the discussion and voting thereon.

W 12 / 0232 Mrs Newman. Erection of a two storey side extension. 12 Epsom Road, Lillington CV32 7AR

RESOLVED that no objection is raised.

W 12 / 0257 Insurance Choice. Display of a non-illuminated polyester powder coated aluminium curved sign. St Albans House Portland Street CV32 5EQ

RESOLVED that no objection is raised.

W 12 / 0224 Mr I Parker Erection of first floor side extension and single storey rear extension. 7 St James Meadow Road, CV32 6BZ

RESOLVED that no objection is raised.

W 12 / 0085 Removal of chimney and formation of balcony extension after removal of chimney and roof over existing bedroom 3. 9 Cross Road, CV32 5PD

RESOLVED that no objection is raised but the following comment was made:
Concern was expressed over the loss of the chimney and the preference would be for its retention.

W 12 / 0117 TMK Developments Ltd. Demolition of existing public house and erection of three 3 bedroomed town houses and six 2 bedroomed flats. New Binswood Tavern, Rugby Road, CV32 6DA

RESOLVED that an objection is raised for the following reasons:

- 1) This area is a Gateway to the Conservation Area and as such the design is considered poor and inappropriate.
- 2) Parking provision is limited and access impinges on that for the service area of the adjoining Binswood Street Shops
- 3) The development has no forecourt or front garden which is out of keeping with adjoining properties.

W 12 / 0212 Mr C Emmett. Outline application for division of existing dwelling into two dwellings, 1 no. new vehicular access and 1 no. new pedestrian access. 1 St Marks Road, CV32 6DL.

RESOLVED that an objection is raised for the following reason:
The proposed alterations to the existing access and the consequential alterations to the existing boundary wall are considered unnecessary and detrimental.

W 12 / 0252 Medwell Hyde Ltd. Erection of single storey rear extension and installation of front and rear dormer windows. 24 Rosefield Street CV32 4HE

RESOLVED that no objection is raised.

W 12 / 0253 LB Mr & Mrs Davies Proposed internal alterations to staircase. 111 Rugby Road CV32 6DH

RESOLVED that no objection is raised.

W 12 / 0023 Restaurant 23 Display of 2 no. trough light illuminated fascia signs and 1 no. non-illuminated sign on entrance portico. 34 Hamilton Terrace CV32 4LY

RESOLVED that no objection is raised.

W 12 / 0221 Mr Heer. Proposed lightwells to front of property with railings and wall, erection of a three storey rear extension and two dormer windows in the rear roof slope. 66 Russell Terrace CV31 1HE

RESOLVED that no objection is raised.

W 12 / 0259 Mr Khera. Conversion of the roof space to form 4 no. further bedrooms to the existing 7 bedroom HIMO(total 11 bedrooms). Insertion of 13 no. Conservation type roof lights to the front and rear roofs. 29-33 High Street CV31 1LN.

RESOLVED that an objection is raised for the following reasons:

- 1) No provision is made for car parking within the curtilage of the site and the lack of on-street car parking in the immediate area raises concerns over highway safety.
- 2) The proposed additional number of bedrooms create an overdevelopment of the property.

W 12 / 0169 Ickle World Childcare. Change of use from domestic household to childcare premises to provide care for up to 13 children and operate between the hours of 7am and 7pm. 4 Keenan Avenue, CV31 3HY

RESOLVED that no objection is raised.

W 12 / 0270 LB Ms E O'Malley. Replacement window on lower ground floor with wooden 16 pane double glazed unit on rear elevation of the building. 26 Milverton Crescent, CV32 5NJ

RESOLVED that no objection is raised.

W 12 / 0274 Mr & Mrs Luckhurst. Erection of two storey rear extension. 23 Woodcote Road, CV32 6PZ

RESOLVED that no objection is raised.

W 12 / 0241 Midland Assured Ltd. Demolition of rear portion of existing retail unit; division of existing retail unit into 4 no. retail units and change of use of Unit 2 to a restaurant / café (Use Class A3) and change of use of Unit 3 to a hot food takeaway (Use Class A5); erection of single storey rear extension; and installation of new shopfronts. 131-137 Regent Street, V32 4NX

RESOLVED that an objection is raised for the following reason:
The change of use of the proposed Units 2 and 3 to a restaurant/café and hot food takeaway respectively will be detrimental to the overall retail balance in this location.

W 12 / 0215 Mr Haggett. Erection of 1.2 metre high wrought iron railings at the front of the house. 38 Wathen Road, CV32 5UZ

RESOLVED that no objection is raised.

W 12 / 0289 Dr T Harper. Erection of a single storey front extension; insertion of a lantern rooflight to existing garage; single storey rear extension and decking. 25 Lillington Road, CV32 5YS

RESOLVED that no objection is raised.

W 12 / 0308 LB & W 12 / 0309 The Royal Bank of Scotland. Removal of existing signage, installation and display of replacement, comprising of 2 sets externally-illuminated fascia signs, 1 non-illuminated hanging sign panel to existing bracket and 1 replacement ATM header panel to existing machine. 91-93 Regent Street CV32 4NT

RESOLVED that no objection is raised.

W 12 / 0327 Mr & Mrs G Freeman. Application for removal of condition 4 of planning permission approved under Ref: W/11/1645. 191 Cubbington Road Lillington CV32 7AU.

RESOLVED that no objection is raised.

W 12 / 0330 Mr Paul Evans. Removal of condition 2 of planning permission W92/0426 to allow the basement flat to be a separate residential unit. 25 Binswood Avenue CV32 5SE

RESOLVED that no objection is raised.

W 12 / 0313 Greene King Ltd. Display of non-illuminated and externally illuminated fascia signs, wall plaques, projecting sign and first floor logo sign. Copper Pot, 41-43 Warwick Street CV32 5JX

RESOLVED that no objection is raised

106. 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.

107. PLANNING APPEAL NOTIFICATIONS

There were none.

108. PLANNING APPEAL DECISIONS

The following Appeal Decisions were considered:

Application No:	W 11/0819
Applicant:	Primesight Ltd.
Address:	Co-op, Clemens Street, Leamington Spa CV31 2DN
	Appeal against refusal to grant express consent for
	2 No. internally illuminated wall mounted display units
Appeal:	Dismissed

Applicant No: **W 11/ 0957**
Applicant: **Mr Ivor Tabor**
Address: **32 Stephenson Close, Leamington Spa, CV32 6BS**
Appeal against refusal to grant planning permission for the erection of a house.
Appeal: **Dismissed**

RESOLVED that the Appeal Decisions are noted.

109. TREE PRESERVATION ORDER NOTIFICATIONS

There were none

The meeting commenced at 6.30 pm and finished at 7.45pm

Signed

Dated

Item	Application No	Applicant	Proposal	Location	Comments
1	W 12 / 0016 LB	Action 21 (2010) Ltd	Addition of a fixed notice board to side elevation of building.	East Lodge, Willes Road, CV32 4ER	
2	W 12 / 0299	Mr Tabor	Erection of two-bedroom bungalow	Rear of 40 Lee Road Leamington Spa	
3	W 12 / 0318	Mr P Muddiman	Proposed 'change of use' from A1 to C3 to form a 2 Bedroomed flat	34 Union Road CV32 5NB	
4	W 12 / 0347	Mr Vitish	Erection rear extension	11 Northway CV31 2BN	
5	W 12 / 0387	Crystal Valeting Centre	Change of use of part of existing car showroom to car wash facility.	Soans Site, Sydenham Drive CV31 1PH	
6	W 12 / 0360	Mr Mathews	Installation of two flat roof dormers on the rear roof slope.	32 Granville Street, CV32 5XN	
7	W 12 / 0361	Mr Gill	Erection of single and two storey extension to the side and rear.	8 Kendal Avenue, CV32 6NG	
8	W 12 / 0374	Mr D Cowan	Change of use of annexe to a separate dwelling.	71A Lillington Road, CV32 6LF	
9	W 12 / 0273	Mr S Bhandal	Demolition of existing single storey side & rear extension and rear garage and erection of a two storey rear extension and single storey side extension and change of use of existing ground floor shop to create 3 additional flats (making 4 flats in total)	2 Lime Avenue Lillington CV32 7DA	
10	W 12 / 0377	Miss Elgood	Erection of single storey front and side extension (Resubmission W 11 / 1414)	58 Newbold Terrace east CV32 4EZ	No objection raised to W11/1414
11	W 12 / 0397	Mr A Knibb	Change of use C3 to 3 bed HMO (Class C4)	4 Comyn Street CV32 4TU	



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 26 APRIL 2012

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

W 10 / 1385 CA & W 10 / 1370 Hatchback Ltd Demolition of existing building. Demolition of existing building and construction of a new 4 storey building with two retail units at ground floor level and residential student accommodation on the upper floors (the student accommodation to be an adjunct to the student accommodation currently under construction at Nos. 118-120 Warwick Street - pp ref W10/0097); alterations to existing staircase and new lift to rear of Nos. 118-120 Warwick Street and provision of car parking to rear. 13-15 Kenilworth Street

The Chairman reported the observations of the District Conservation Area Advisory Forum (CAAF).

RESOLVED that an objection is raised for the following reason:

The Town Council fully supports CAAF's comment on the totally inappropriate design of the Mansard roof and the whole design of the building falls short of the quality of the neighbouring buildings. The proposal also contravenes policies DP1 (Layout and Design) and DAP8 (Upper Floors within Listed Buildings) in the District Local Plan.

WDC Reason for Decision

The development would not cause unacceptable harm to the architectural and historic character of the Conservation Area within which the site is located. Furthermore, the proposal would not adversely affect the amenity of nearby residents and would be acceptable in terms of highway safety.

W 12 / 0135 Ms Johnson Erection of a proposed two storey and single storey rear extensions incorporating two rear facing dormer windows. 19 St James Meadow Road CV32 6BZ.

RESOLVED that an objection is raised for the following reason:

The overlarge extensions are out of keeping with and have a detrimental impact on the adjoining properties.

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.



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 26 APRIL 2012

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

W 11 / 1371 Squirhill Place Management Company Removal of existing windows and supply and fitting of woodgrain effect windows in PVCU 'A' rated. Windows to be fitted in all flats. Opening to be same as original windows. 1-8 Squirhill Place, Russell Terrace.

RESOLVED that no objection is raised.

WDC Reason for Decision

The proposed replacement of the painted timber windows with brown, non glossy, wood grain effect UPVC windows would have a detrimental impact on the character and appearance of the Conservation Area. The application site is situated in a prominent location and is a significant property in terms of its scale and its relationship with the adjacent Victorian buildings. The proposed UPVC windows would be readily seen in the street scene and readily perceived as incongruous elements that fail to reflect the important traditions of the area. The window frames are much thicker than timber frames and produce a heavy appearance, lacking the finesse and grace of the traditional timber windows in the area which make such a strong contribution to the character and appearance of the Conservation Area.

W12 / 0120 Mr A McArthur. Erection of single storey side extension. Flat 9, 38 Warwick New Road CV32 6AA

RESOLVED that no objection is raised.

WDC Reason for Decision

The proposed single storey rear extension represents a contrived and unbalanced design which would occupy the majority of the garden area. Within the adopted guidance on the 45 degree line, specific reference is made to the use of angled walls which are considered unacceptable unless they are conceived as an integral part of the design. It is considered therefore that the design, size and scale of the extension would constitute bad design and an overdevelopment of this modest rear garden.