



THE TOWN COUNCIL

OF

ROYAL LEAMINGTON SPA

TOWN HALL, PARADE,

ROYAL LEAMINGTON SPA

WARWICKSHIRE CV32 4AT

T: 01926 450 906

E: clerk@leamingtonspatowncouncil.gov.uk

www.leamingtonspatowncouncil.gov.uk

ROBERT NASH ACIS DMS
Clerk to the Town Council

20 November 2013

Dear Councillor

PLANNING COMMITTEE – WEDNESDAY, 27 NOVEMBER 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 **WEDNESDAY, 27 NOVEMBER 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)

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 7 November 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 following Planning Appeal Notification:

Application No:	W/13/0257
Applicant:	Techaid Facilities Ltd
Site:	1-5 Russell Street Royal Leamington Spa CV32 5QA
Reason:	Refusal of planning permission for change of use of 1-5 Russell Street from office use to residential consisting of No. 1 converted into a 7 bedroomed HMO; No.3 converted to no flats and No.5 converted to 2no. flats.
Appeal Date:	10 December 2013

8. Enforcement Appeal Notifications

To note the Enforcement Appeal Notifications (if any)

9. Planning Appeal Decisions

To note Planning Appeal Decisions (if any)

10. Licensing Applications

To note a schedule of Licensing Applications (Report No. 10)

11. Tree Preservation Order Notifications

To note Tree Preservation Order Notifications (if any)



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 7 NOVEMBER 2013 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors: John Knight (Chair), Bill Gifford, Balvinder Gill, Sue Ingleby (substituting for Cllr Ann Morrison), Simon Lytton, and Amanda Stevens.

An apology was received from Councillor Ann Morrison

In attendance: Penny Butler (WDC Planning Officer)

80. DECLARATIONS OF INTERESTS AND REQUIREMENTS FOR DISPENSATIONS

Councillor Bill Gifford declared a disclosable pecuniary interest in Licensing Application WDCPREM00776.

81. PUBLIC FORUM

There were no members of the public present.

Cllr Gifford made representations, as a resident living close to the premises concerned, regarding Licensing Application WDCPREM00776, objecting to the granting of a license for extended opening hours due to the increased risk of public nuisance, noise and anti-social behaviour.

82. MINUTES

The Minutes of the Meeting of the Planning Committee held on 17 October 2013, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 17 October 2013 are confirmed and signed as a correct record.

83. PLANNING APPLICATIONS

W/13/1440 Mrs Samra Erection of single storey rear extension 6 St Johns Terrace, Tachbrook Street, CV31 3BJ

RESOLVED that no objection is raised.

W/13/1432 Tara & Company Change of use of the existing residential dwelling (C3 Use Class) to a 7-bedroom house of multiple occupancy (C4 Use Class) with the retention of two existing 2-bedroom apartments. 1 Charlotte Street, CV31 3EB

RESOLVED that no objection is raised but the following comment was made: The Council considered that some of the accommodation appeared rather small.

W/13/1416 Steimhoff UK Group Display of internally illuminated high level fascia sign and above door entrance sign. Blockbuster Video, Myton Road, CV31 3NY

RESOLVED that no objection is raised.

W/13/1316 Hatchback Ltd Demolition of part of existing rear wing and erection of two storey rear extension to provide additional ancillary accommodation for the existing ground floor hair salon. Hair Salon, 26 Clemens Street, CV31 2DL

RESOLVED that no objection is raised subject to appropriate arrangements being made for efficient refuse collection.

W/13/1449 Mr & Mrs Prabhaker & Bhatia Retrospective application for a hanging sign and steel post on land to the frontage of 43 Prospect Road. 43 Prospect Road, CV31 2BZ

RESOLVED that an objection is raised for the following reason.
The Council considered that the hanging sign was visually inappropriate in a residential area.

W/13/1489 Ground floor extension for new bathroom and extension to existing conservatory to form access to new bathroom, first floor extension to gable for new study and reduced bathroom (chimney to be removed). 16 & 18 Aylesford Street, CV31 2AL

RESOLVED that no objection is raised.

W/13/1498 ADP Properties Ltd Erection of a second floor rear extension and conversion of second floor flat into two one bedroom flats. 25 Clemens Street, CV31 2DP

RESOLVED that no objection is raised.

W/13/1437 Yarnold Properties Ltd. Proposed change of use of private club premises at basement and ground floor level to 5 residential flats and one mews type dwelling. Development to include internal and external alterations. 36 Warwick Street CV32 5JZ

RESOLVED that an objection is raised for the following reason:
The Council considered that the applicant had provided no valid reason as to why there could not be some financial contribution towards affordable housing.

W/13/1439 Turtle Bay Restaurants Ltd. Variation of condition No. 31 imposed under planning application W/01/0483 to allow the extension of opening hours for Unit 11 Regents Court only from 07.30am to 11.30pm on any day to 07.30am -00.00 Mondays to Wednesdays; 07.30-00.30 Thursdays and Fridays, 07.30-01.30 Saturdays, and 07.30-23.30 on Sundays and Bank Holidays Unit 11 Regent Court, Livery Street, CV32 4NP

RESOLVED that an objection is raised for the following reason:
The Council considered that the extended hours would increase the risk of an unreasonable degree of noise and disturbance which would adversely impact on the occupants living in residential properties in the immediate area.

W/13/1256 Comme ci Comme ca Change of use from shop (A1 Use Class) to a French patisserie café (A3 Use Class) 39 Warwick Street CV32 5JX

RESOLVED that no objection is raised.

W/13/1421 Mr & Mrs H Brar Erection of a two storey rear extension to provide a new dwelling 13a Park Street CV32 4QN

RESOLVED that no objection is raised.

W/13/1454 LB Betel of Britain Installation of non-illuminated individual fascia letters. 15 Parade, CV32 4DG

RESOLVED that no objection is raised.

W/13/1379 Midland Assured Developments LLP Change of use from a shop (use Class A1) to a hot food takeaway (use Class A5). 131 Regent Street, CV32 4NX

It was noted that this application had been withdrawn.

W/13/1497 HSBC Installation of automated barrier to rear boundary. HSBC Bank, 126 Parade, CV32 4AJ

RESOLVED that no objection is raised.

W/13/1425 Tesco Stores Ltd. Display of three non illuminated free standing signs. Tesco Express, Crown Way, Lillington, CV32 7SE

RESOLVED that an objection is raised for the following reason:
The Council considered that the signage was of an inappropriate size and positioning.

W/13/1429 Mr & Mrs Walker Application for a Certificate of Lawfulness for the proposed use of land to station a mobile home for purposes ancillary to the residential use of the dwelling at 12 Cosford Close. 12 Cosford Close, Lillington CV32 7SP

RESOLVED that no objection is raised.

W/13/1438 Mr Craddock Proposed single storey rear extension and new garage roof. 10 Granville Street CV32 5XN

RESOLVED that no objection is raised.

W/13/1158 Mr Norbury Proposed two-storey and single-storey extensions to front and proposed canopy roof to front. 156 Lillington Road CV32 6LN

RESOLVED that no objection is raised.

W/13/1306 Mr & Mrs Cooper Side and rear single storey ground floor extension and first floor rear extension. 23 Waller Street, CV32 5UP

RESOLVED that no objection is raised.

W/13/1209 Ms Elizabeth Walker Proposed rear dormer window. 31 Brownlow Street, CV32 5XH

RESOLVED that no objection is raised.

W/13/1333 Mr Rome Demolition of existing coach house and construction of single storey rear extension and garage to side 68 Rugby Road CV32 6DG

RESOLVED that no objection is raised.

W/13/1397 Mr Braich Removal of 2.5m high hedge facing The Fairways and erecting 1.8m high timber fence on boundary (retrospective application) 1 Astley Close, Beverley Hills, CV32 6PT

RESOLVED that no objection is raised but the following comment was made: The Council considered that the removal of the hedge was disappointing and the applicant should be encouraged to put suitable staining on the timber fence to create an aesthetically pleasing outlook on the street scene.

W/13/1458 Mrs C A Williams Erection of single storey side and rear extension 7 Acacia Road, CV32 6EF

RESOLVED that no objection is raised.

W/13/1470 LB Mr M Baxter To create a new vehicular access, from unadopted road at rear of property, to existing single storey coach house/garage. To extend garage to accommodate car. 14 Avenue Road, CV32 3PQ

RESOLVED that no objection is raised.

W/13/1469 Mr M Baxter To create a new vehicular access, from unadopted road at rear of property, to existing single storey coach house/garage. To extend garage to accommodate car. 14 Avenue Road, CV31 3PQ

RESOLVED that no objection is raised.

W/13/1479 Mr L Grafton Single storey garage and entrance hall extension and first floor side extension. 31 Beverley Road, CV32 6PH

RESOLVED that no objection is raised.

W/13/1501 Ms K & L Reeves Proposed metal railings and plinth wall to front, alterations to frontage including reinstatement of entrance steps and handrail. New basement windows to match existing ground and first floors, refixing of satellite dish to side (east) wall and 17 Church Hill, CV32 5AZ

RESOLVED that no objection is raised.

W/13/1424 Mr Cross Repair and partial replacement of front garden walls and erect railings and garden gate. 10 Greatheed Road, CV32 6ES

RESOLVED that no objection is raised.

W/13/1508 Mr R Phalp Reinstatement of wrought iron railings and gates to boundary walls to front properties 11, 13, 15, 19 and 26 Strathearn Road. 11, 13, 15, 19 & 26 Strathearn Road, CV32 5NN

RESOLVED that no objection is raised.

W/13/1496 RW Harris Signs & Display Ltd New signs and refurbishment of existing signs (retrospective). Jewson, Rugby Road, CV32 6AR

RESOLVED that no objection is raised.

W/13/1434 Hallam Land Management & William Davis Ltd. Outline planning application for the erection of up to 250 dwellings together with associated infrastructure, landscaping and open space (all matters reserved except access). Land to the South of Gallows Hill, Warwick

RESOLVED that no objection is raised and the following comment is made:
The Town Council is pleased to be consulted on this proposed application and trusts that the developers will work closely together and with the District Council and County Council to ensure a suitable infrastructure, and recommends that this development does not commence until the total infrastructure has been agreed. The Town Council considers this proposal again reinforces the need for the completion and adoption of the Local Plan.

W/13/0890 Mr Bal Erection of a first floor side extension with two dormers to the rear roof plane. 10 St Marys Road CV31 1JN

RESOLVED that no objection is raised.

W/13/0892 Mr Bal Erection of a first floor side extension with two dormers to the rear roof plane. 10A St Marys Road CV31 1JN

RESOLVED that no objection is raised.

W/13/0894 Mrs Bal Erection of a first floor side extension with two dormers to the rear roof plane. 10B St Marys Road CV31 1JN

RESOLVED that no objection is raised.

W/13/1373 Pavrai Ltd Change of use of offices to 7 no. flats Satchwell Granary, 2 New Street, CV31 1HP

RESOLVED that no objection is raised.

W/13/1412 Mr Griffiths Erection of 6 ft wall to replace existing 3 ft high front garden wall. 85a Radford Road, CV31 1JQ

RESOLVED that no objection is raised.

84. 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.

85. PLANNING APPEAL NOTIFICATIONS

The following Planning Appeal Notification was reported:

Application No:	W/13/0337
Applicant:	Mr Ballinger
Site:	Red House, 113 Radford Road, Royal Leamington Spa CV31 1JZ
Reason:	Refusal of planning permission for proposed change of use from former public house (ground floor) to residential unit.

Appeal Date: 5 November 2013

RESOLVED that the Planning Appeal Notification is noted.

86. ENFORCEMENT APPEAL NOTIFICATIONS

There were none.

87. PLANNING APPEAL DECISIONS

There were none

88. LICENSING APPLICATIONS

The following Premise Licensing Applications were considered:

Application No. WDCPREM00779
Applicant: St Margarets News
Address: 4 The Shopping Centre, St Margarets Road
Royal Leamington Spa CV31 2NT

Application No. WDCPREM00777
Applicant: Carluccios
Address: 6 Satchwell Court, Royal Priors,
Royal Leamington Spa CV32 4QE

Application No. WDCPREM00775
Applicant: Lillington Bowling Club
Address: Lime Avenue, Lillington,
Royal Leamington Spa CV32 7DB

RESOLVED that the above Premise Licensing Applications are noted

Application No. WDCPREM00780
Applicant: Maralani Pizza
Address: 12a Clarendon Avenue
Royal Leamington Spa CV32 5PZ

RESOLVED that an objection is raised to the above application for the following reason.

The Council considers that the granting of a license will cause unacceptable disruption and noise in a predominantly residential area. The establishment of a fast food outlet here is considered incompatible with the residential nature of the area.

Application No. WDCPREM00776
Applicant: Mackbeck Ltd
Address: 37 Regent Street, Royal Leamington Spa CV32 5EE

RESOLVED that an objection is raised to the above application for the following reason:

The Council raised concerns that the granting of a license will increase the risk of unacceptable disruption and noise and may result in the premises becoming predominantly a bar rather than a restaurant. The Council recommends that the following conditions are imposed:

1. The provision of service to tables by waiters / waitresses.
2. Alcohol only to be served with substantial meals.

Note: In accordance with the Council's Code of Conduct, Cllr Bill Gifford declared a disclosable pecuniary interest in the above Item by reason of living close to the premises, left the meeting and took no part in the discussion and voting thereon.

89. TREE PRESERVATION ORDER NOTIFICATIONS

The following Tree Preservation Order was reported:-

Order No: 481
Address: Kingsley School, Beauchamp Avenue, Royal Leamington Spa
CV32 5TA
Tree: T1 Black Locust and T2 Black Locust

RESOLVED that the Tree Preservation Order is noted.

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/13/1553		Erection of a single storey dwelling (use Class C3) (Revised proposal. Original granted under W/13/0765).	Land r/o 61 Eagle Street, CV31 2AT	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69285
2	W/13/1507	A C Lloyd (Holdings) Ltd	Variation of condition 14 of planning permission NO. W/13/0883 to allow external storage on a part of the site to the rear of the proposed building.	Site 2100, Hermes Close, CV34 6NY	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69229
3	W/13/1569	Mr Ralph Gleeson	Variation of condition no.3 imposed on planning permission reference W/05/0841 granted on 5th October 2005 to use the annex as a separate dwelling (Resubmission).	72 Waverly Road, CV31 2DE	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69339
4	W/13/1573	R J Liggatt Esq.	Construction of single storey rear extension.	1 Llewellyn Road, CV31 2BJ	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69343
5	W/13/1531	Mr Lawrence	Installation of 2 sash windows to basement with on-structural internal alterations.	55A Willes Road, CV32 4PR	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69254
6	W/13/1532 LB	Mr Lawrence	Installation of 2 sash windows to basement with non-structural internal alterations.	55A Willes Road, CV32 4PR	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69255

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
7	W/13/1364	My Friends & Family Ltd	Change of use to a single dwelling house (use Class 3); demolition of existing rear wing and erection of a two and three storey rear extension incorporating a second floor roof terrace; and erection of a roof extension comprising an increase in the front parapet and ridge height and a rear dormer/second floor extension.	The Lodge, Trinity Street, CV32 5UT	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa l=WARWI DCAPR 69044
8	W/13/1251	Mr Barney	Loft conversion with dormer window to rear and conservation rooflights.	15 Campion Terrace, CV32 4SU	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa l=WARWI DCAPR 68889
9	W/13/1578	NewRiver Retail	Change of use of ground floor retail units (use Class A1) to cafes/restaurants (use Class A3) (known as units SU1C, SU2A, SU3A, SU3B, SU4, SU5, SU6, SU7A, SU7B, SU8, SU12); construction of a new retailing kiosk (use Class A3); shopfront alterations; public realm works; and alterations to highway land at the Regent Street entrance.	Regent Court, Livery Street	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa l=WARWI DCAPR 69348
10	W/13/1520	Mr Jaswinder Paddan	Demolition of outside toilet and conservatory, erection of two storey and construction of single storey extension to provide enlarged kitchen, ground floor bathroom and third bedroom.	5 Duke Street, CV32 4TR	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa l=WARWI DCAPR 69243

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
11	W/13/1517	Mr Z Maralani	Application for variation of condition 6 of planning application reference W/07/1202 - To allow sale of late night refreshments after 2300 as follows (subject to a valid premises license): Monday, Wednesday & Sunday 2300-0000, Tuesday, Thursday, Friday & Saturday 23.00-03.00	12A Clarendon Avenue, CV32 5PZ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69240
12	W/13/1246 LB	Mr Mehrabanpour	Change of façade colour from Iceplant Green (BS4800 14 C 35) TO Johnstone's Sandstone (BS 4800 08 C 35) with Pepper at the base. Fixing a wooden cover over an unused door (retrospective).	Landsdowne Hotel, 87-89 Clarendon Street, CV32 4PE	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_68884
13	W/13/1595	Mr D Dickinson	Demolition of existing showroom/offices and erection of a HMO (sui generis).	1 Morrell Street, CV32 5SZ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69365
14	W/13/1547	Mr & Mrs Putt	Two storey and single storey side extension.	60 Keir Close, CV32 5WE	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69271

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
15	W/13/1559	Churchill Retirement Living	Variation of Condition 8 of Planning permission no. W/13/0897 to prohibit excavations, site works, trenches, channels, pipes, services or fires within the root protection area of any retained tree, rather than within 10m of the canopy as currently stated. Planning permission no. W/13/0897 was for demolition of existing building and redevelopment to form 51 no. sheltered apartments for the elderly.	Parmiter House, Arlington Avenue, CV32 5XS	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69312
16	W/13/1565	Mr & Mrs Rushton	Partial re-roofing of existing garages changing from corrugated flat roof to tiled pitched roof to match existing.	15 Vicarage Road, Lillington, CV32 7RH	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69335
17	W/13/0771	Claremont Homes	Internal alterations and change of use of the second floor from self-contained flat to three lettable rooms (C1 Use Class), creating an increase in lettable rooms on site from 5 to 8.	Avenue Hotel, Spencer Street, CV31 3NE	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_68200
18	W/13/1199	Miss Coates	Installation of new front door and canopy.	2a Warwick Terrace, CV32 5NT	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_68824
19	W/13/1414 LB	Miss Coates	Remove existing front door and replace with a new period style front door.	2a Warwick Terrace, CV32 5NT	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69104

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
20	W/13/1581	Mr Chander Shukla	Erection of single storey rear extension, front porch and demolition of detached garage and new build detached garage to rear garden.	184 Brunswick Street, CV31 2ER	Whitnash/Leamington border	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=WARWI_DCAPR_69351
21	W/13/1541	Sainsbury's Supermarkets Ltd	Minor material amendment to planning permission No. W/12/0913 comprising the addition of an ATM and subsequent relocation of cycle parking (planning permission No. W/12/0913 was for part demolition, internal alterations, conversion and extension to create a convenience retail food store (Use Class A1)	The Oak Inn, 89 Radford Road, CV31 1JY	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69265
22	W/13/1568	Mr & Mrs Dulay	Conversion of a garage to bedroom and raising of garage roof line.	27 Cowdray Close, Sydenham CV31 1LB	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69338
23	W/13/1574	Mr T Bains	Rebuilding of part of single storey rear projecting wing with a flat rather than pitched roof.	6 Clapham Terrace, CV31 1HY	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69344



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 27 NOVEMBER 2013

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

W/13/1036 C/o Heritage Property Change of use from offices (use Class B1) to a HIMO (use Class C4); removal of part of existing rear extensions; blocking up of some windows and the insertion of three roof lights. Hawkstone House, Portland Mews, off Portland Street, CV32 5HD

RESOLVED that no objection is raised.

WDC Reason for Decision

The proposed development by reason of its intensity and close proximity to adjacent properties would impact upon the residential amenities of those properties to an unacceptable level particularly by reason of increased noise and disturbance including from associated activities in the vicinity of the application site and from increased overlooking.

No.	Application No	Applicant	Location	Ward	Link to Warwick DC Licensing
1	WDCPREM00782	Turtle Bay Restaurants Ltd	Unit 11, 17-19 Livery Street, Regents Court, CV32 4NG	Clarendon	http://estates2.warwickdc.gov.uk/LicensingPortal/Forms/Licence.aspx?id=027551&type=LPA&typeDesc=Premise%20Licence%20Application

