



THE TOWN COUNCIL

OF

ROYAL LEAMINGTON SPA

TOWN HALL, PARADE,

ROYAL LEAMINGTON SPA

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22 November 2012

Dear Councillor

PLANNING COMMITTEE – THURSDAY 29 NOVEMBER 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 29 NOVEMBER 2012**

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 8 November 2012 (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 Planning Appeal Notification below:

Appeal by: A C Lloyd (Asset Management) Ltd

Planning No: W/12/0468

Site: 1 Chapel Street, Leamington Spa CV31 1EJ

Description: Demolition of existing office building and partial demolition of rear workshop and erection of 3 storey student accommodation block fronting Chapel Street and 2 storey accommodation block to the rear of Clinton Street together with associated car and cycle parking and landscaping.

Reason: Refusal of planning permission

Appeal by: Mr Kohli

Planning No: W/11/1451

Site: Mortimer House, 52 Kenilworth Road, Leamington Spa CV32 6JW

Description: Erection of detached garage and workshop in rear garden

Reason: Refusal of planning permission

Appeal by: Mr Kohli

Planning No: W/12/0362

Site: Mortimer House, 52 Kenilworth Road, Leamington Spa CV32 6JW

Description: Erection of front boundary wall after demolition of existing.

Reason: Refusal of planning permission

8. Enforcement Appeal Notifications

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

9. Planning Appeal Decisions

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

10. Tree Preservation Order Notifications

To note Tree Preservation Order Notifications received since the last meeting (if any)



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 8 NOVEMBER 2012 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors: John Knight (Chair); Bill Gifford; Balvinder Gill; Simon Lytton; Ann Morrison and Amanda Stevens

In attendance: Mr Rob Young (WDC Planning Officer)

56. DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS

In accordance with the Council's Code of Conduct, Cllr Balvinder Gill declared a personal, non pecuniary interest in Application no. W/12/1254.

57. PUBLIC FORUM

There were no Members of the Public present.

58. MINUTES

The Minutes of the Meeting of the Planning Committee held on 18 October 2012, having been circulated, were considered.

RESOLVED that the Minutes of the meeting of the Planning Committee held on 18 October 2012 are confirmed and signed as a correct record subject to the amendment requested by Councillor Gifford that his declaration of interest be moved into Minute 46, Declarations of Interest and Minute 47 Public Forum.

59. PLANNING APPLICATIONS

W/12/1254 Mr Dalijinder Theara Change of use of ground floor from A1 to D1 clinic (physiotherapy). 29 Clemens Street, CV31 2DP.

RESOLVED that no objection is raised but the following comment was made: Members to be consulted on any future signage.

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

W/12/1314 A J S Windows Rear Conservatory 1 Bonniksen Close CV31 3RP

RESOLVED that no objection is raised.

W/12/1207 Mr Darren Churchill Construction of a vehicular access onto a classified road including the provision of a dropped kerb. 201 Brunswick Street, CV31 2EL.

RESOLVED that no objection is raised but the following comment was made that more accurate plans would have been helpful.

W/12/1286 LB Mr Jason Beresford Conversion of attic to form habitable accommodation conspiring installation of new staircase from first floor and 6 no. conservation roof lights. Reintroduction of traditional railings and pedestrian gate to existing dwarf walls to maintain street frontage. List of general maintenance and repair items. (refer to schedule of works) 68 Binswood Avenue CV32 5RY.

RESOLVED that no objection is raised.

W/12/1287 Warneford Limited Display of new illuminated fascia signs onto Warwick Street and Tavistock Street; retractable awning onto Warwick Street and 2 no. externally illuminated banner signs on Warwick Street elevation. Kokos, 45 Warwick Street CV32 5JX.

RESOLVED that an objection is raised to the provision of 2 no. externally illuminated banner signs on the Warwick Street elevation due to the inappropriate and adverse impact on the Conservation Area.

No objection is raised to the display of the illuminated fascia signs onto Warwick Street and Tavistock Street nor to the retractable awning onto Warwick Street but the following comment is made: Members share the concerns of the Conservation Officer (WDC) and consider businesses should comply with current guidelines.

W/12/1275 LB Kleinwort Benson (Guernsey) Trustees Ltd. Strip out internal retail shop fit back to shell. Removal of party wall (blockwork, non-loading bearing) between units 2 & 3 at ground and first floors – retaining structural columns. Removal of steel stairs and infilling of openings in concrete slabs. No works anticipated to the shop fronts or external façade.

RESOLVED that no objection is raised.

W/12/1349 LB Crabb Curtis Display of one non-illuminated fascia sign. 9 Euston Place CV32 4LN.

RESOLVED that no objection is raised.

W/12/1267 Mrs Lynn Aston Proposed basement window and lightwell to front. 5 Kenilworth Road CV32 4TJ.

RESOLVED that no objection is raised.

W/12/1252 Mr T Bennett A 5m x 3.5m single storey brick and timber garden room to the rear of a detached 1930's house. 36 Northumberland Road, CV32 6HA

RESOLVED that no objection is raised.

W/12/1278 Mr Bowcutt Create a single storey flat roofed extension at the rear of the property to include extending into the return and extending the 1.5metres beyond the existing rear aspect of the property to create an open plan living room kitchen area. 24 Granville Street CV32 5XN.

RESOLVED that no objection is raised.

W/12/1266 Mr Paul Ayers-Hunt. Erection of single storey front and side extension. 15 Kelvin Road, Lillington, CV32 7TF

RESOLVED that no objection is raised.

W/12/1236 Mid-Counties Co-operative Display of a non-illuminated nursery sign. 1 Upper Grove Street CV32 5AN.

RESOLVED that no objection is raised.

W/12/1177 Groovy Venture Ltd. Retention of an illuminated fascia signage. Bath Assembly Hall, Spencer Street CV31 3NF.

RESOLVED that no objection is raised.

W/12/1271 LB T H Dew & Son Ltd. Proposed internal and external modifications to dwelling. 21 Beauchamp Hill CV32 5NS.

RESOLVED that no objection is raised.

W/12/1230 Mid Counties Co-operative Display of non-illuminated nursery signs. Banana Moon Nursery, 5A Spencer Street CV31 3NE.

RESOLVED that no objection is raised but the following comment is made: Members note the dispute over the proposed location of the sign.

W/12/1283 LB Mr Roger Peers. Demolition of existing single storey rear extension; erection of single and two storey rear extension incorporating a conservatory to the side; demolition of railings; alterations to existing front lightwell and re-rendering of front elevation. (Revised submission incorporating a revised roofing material (replace Kalzip covering with Sia Trocal single Ply Membrane covering) to previously approved planning permission W/11/1532 LB granted on 22 December 2011) 22 Grove Street CV32 5AJ

RESOLVED that no objection is raised.

W/12/1292 Dr James New driveway, single storey front and rear extension and two storey side and part rear extension. 18 St Mark's Road CV32 6DL

RESOLVED that no objection is raised.

W/12/1192 Mr S Butterfield Demolition of existing conservatory and replacement with single storey extension. Alterations at first floor. 39 Leam Terrace CV31 1BQ.

RESOLVED that no objection is raised.

W/12/1193 LB Mr S Butterfield Demolition of existing conservatory and replacement with single storey extension. Alterations at first floor. 39 Leam Terrace CV31 1BQ.

RESOLVED that no objection is raised.

W/12/0958 Mr Vincent Foley Erection of a single storey side and rear extension. 129 Leam Terrace CV31 1DF.

RESOLVED that no objection is raised.

W/12/1350 Mr S Rowlinson Proposed single storey extension to living room and kitchen to rear of the property. The reinstatement of the bay window to the lounge to the front of the property. 10 St Mary's Terrace CV31 1JT.

RESOLVED that no objection is raised.

WDC/12CM037 WCC/Severn Trent Water Ltd. Sewage resilience and flood alleviation scheme consisting of a swale attenuation pond, three associated headwall units and a bund. Land off Pound Lane CV32 7AB

RESOLVED that no objection is raised and the following comment was made; Members would support this work.

W/12/1175 Mr A Johnson Creation of a first floor balcony on rear elevation. 21 Beauchamp Avenue Cv32 5RG.

RESOLVED that no objection is raised.

W/12/1176 LB Mr A Johnson Replacement of doors and windows to the existing extension and creation of a first floor balcony on rear elevation. 21 Beauchamp Avenue Cv32 5RG.

RESOLVED that no objection is raised

60. 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.

61. PLANNING APPEAL NOTIFICATIONS

Appeal by: Hatchback Ltd
Site: 13-17 Kenilworth Street, Royal Leamington Spa CV32 4QS
Proposed Development: 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 and in a single storey extension to the rear (the student accommodation to be an adjunct to the student accommodation recently approved at Nos. 118-120 Warwick Street – pp ref. W/10/0097); retention of existing lift/staircase extension to rear of Nos. 118-120 Warwick Street, and alteration to layout of existing car park including the provision of cycle parking (part retrospective application – revised scheme following planning permission No. W/10/1370)
Reason: Refusal of planning permission

RESOLVED that the planning appeal notification is noted.

62. ENFORCEMENT APPEAL NOTIFICATIONS

There were none.

63. PLANNING APPEAL DECISIONS

There were none.

64. TREE PRESERVATION ORDER NOTIFICATIONS

There were none.

The meeting commenced at 6.30 pm and finished at 7.11pm

Signed

Dated

No.	Application No	Applicant	Proposal	Location	Ward	Link to WarwickDC Planning Portal
1	W/12/1359 LB	Hair X-Press	Installation of a replacement gas boiler and flue.	62 Clemens Street CV31 2DN	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66621
2	W/12/1280	Mr Taha Mohammed	Change of use of vacant land to hand car wash and valet facility including the stationing of a 'flexitent' structure, caravan and secure storage unit.	16 Wise Street CV31 3AP	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66496
3	W/12/1400	Legal & General UK Property Trust	Change of use of Unit 7/8 Spa Park, Leamington Spa from use Class B2 (General Industrial) to use Class B1 (Business)/B2 (General Industrial / B8 (Storage and Distribution)).	Units 7 & 8 Juno Drive	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66685
4	W/12/1391	Warwick District Council	Proposed extension to internal cemetery access road into area of cemetery extension.	Leamington Cemetery, Brunswick Street, CV31 2EN	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66675
5	W/12/1427	Mr Chima	Erection of a single storey side and rear extension with a tiled canopy roof to the front elevation.	65 Kingsway, CV31 LE	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66716
6	W/12/1205	Claremont Homes	Proposed demolition of existing public house and habitable accommodation and the erection of five terraced houses and ancillary facilities.	The Green Man, 114 Tachbrook Street, CV31 2BQ	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66365
7	W/12/1232 LB	HSBC Corporate Real Estate	To install a mini satellite dish to the rear of the building.	HSBC Bank, 126 Parade CV32 4AJ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66404

No	Application No	Applicant	Proposal	Location	Ward	Link to WarwickDC Planning Portal
8	W/12/1380	Ms Carter	Erection of a single storey front extension; extension to existing single storey garage and extension to dormer window on side roof planes over existing garage; rear extension to existing bungalow	121 Leicester Street CV32 4TB	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66661
9	W/12/1368	The MidCounties Co-operative	Installation and remodelling of a new shopfront and entrance doors.	Regency Arcade, 154-156 Parade CV32 4BQ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66640
10	W/12/1369 LB	The MidCounties Co-operative	Installation and remodelling of a new shopfront and entrance doors.	Regency Arcade, 154-156 Parade CV32 4BQ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66641
11	W/12/1291 LB	Royal Leamington Spa Town Council	Erection of Automated External defibrillator to external wall.	Town Hall, Parade, CV32 4AT	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/propertyDetails.do?previousCaseType=Application&previousKeyVal=WARWI_DCAPR_66512&activeTab=summary&previousCaseNumber=W/12/1291/LB&keyVal=WARWI_PROPLP1_36066_1
12	W/12/1409	Limetree Developments Ltd	Alterations and refurbishment to form two bedroom basement flat.	39 Clarendon Square, CV32 5QY	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66697
13	W/12/1410 LB	Limetree Developments Ltd	Alterations and refurbishment to form two bedroom basement flat.	39 Clarendon Square, CV32 5QY	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66698
14	W/12/1405	Mr J M Mahon	Change of use from office B1(a) to residential.	The Mews, Trinity Street CV32 5UT	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66693
15	W/12/1297	Mr P Harrison	Construction of dormer window and rooflights in association with loft conversion	41 Wathen Road CV32 5UY	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66525

No.	Application No	Applicant	Proposal	Location	Ward	Link to WarwickDC Planning Portal
16	W/12/1335	Mr Jarvis	New two storey side extension following demolition of existing single storey garage and lean-to conservatory.	16 Lillington Close, Lillington, CV32 7RN	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66574
17	W/12/0935	Mr Manning	Construction of a rear facing dormer window	20 Greatheed Road CV32 6ES	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65959
18	W/12/1345	Mr & Mrs Emmet	Division of existing 10 bedroomed semi-detached property into two separate dwellings.	1 St Mark's Road CV32 6DL	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66594
19	W/12/1092	Mrs Maria Ramos	Replacement of front driveway.	26 Church Hill CV32 5AY	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66204
20	W/12/1321	Mr J Boileau	Replacement of aluminium framed double glazed window to first floor bedroom at rear of house with a single glazed bespoke timber box sash window.	22 Church Hill CV32 5AY	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66556
21	W/12/1109	Mr S Desoto	Erection of first floor extension to rear and timber summer house in rear garden.	9 Quarry Street Milverton CV32 6AS	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66223
22	W/12/1382	Mr & Mrs Hyde & Medwell	Renewal of planning permission W09/1188 for outline application for the erection of bungalow on land rear of 207 Rugby Road with access onto Conway Road.	Rear of 207 Rugby Road, Leamington Spa	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66664
23	W/12/110	Mr A Martin	Removal of existing garage and replacement with two storey side extension.	2 Guys Cliffe Road CV32 5BZ	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66224

No.	Application No	Applicant	Proposal	Location	Ward	Link to WarwickDC Planning Portal
24	W/12/1420	Mr & Mrs Rogers	Proposed front porch enclosure	16 St James Meadow Road CV32 6BZ	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66708
25	W/12/1316	Mr Ashworth	Erection of single storey rear extension with amended front porch and the addition of a double garage to the front elevation.	47 The Fairways, CV32 6PP	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66550
26	W/12/1375	Mr Paramdeep Bhangal	Demolition of existing granny annex and erection of replacement granny annex to rear garden (re-sub of W/12/1050)	192 Radford Road CV31 1LQ	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66651
27	W/12/1412 LB	Mr Bhopal	Proposed internal alterations to existing HMO to provide ensuite bathrooms to bedrooms 2, 3, 5, 6, 10 and 11 and refurbishment of kitchens 2 and 3.	17 St Mary's Road, CV31 1JW	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66700



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 29 NOVEMBER 2012

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

W 10 / 0748 Guide Dogs for the Blind Association Demolition of existing buildings and erection of 35 dwellings (outline application including details of access) Edmondscote Manor, Warwick New Road

RESOLVED that an objection is raised for the following reasons:

The Council considered that the following conditions should be met before approval is given:

1. In developing the site the buildings should not dominate the surrounding properties.
2. The anticipated increase in traffic congestion should set limits to the number of dwellings proposed for the site.
3. A pedestrian crossing would assist safe movement of pedestrians, particularly schoolchildren.
4. All existing trees should be retained wherever possible and particularly those screening Warwick New Road.

WDC Reason for Decision

Subject to suitable reserved matters proposals, a residential development would respect surrounding buildings in terms of scale, height, form and massing and would preserve the setting of the adjacent Conservation Area. Furthermore, in principle, a development for 35 dwellings would not adversely affect the amenity of nearby residents and would be acceptable in terms of highway safety, flood risk and in terms of the impact on trees/ecology.

W 11 / 1624 Midland Assured Ltd. Demolition of rear portion of existing retail unit and erection of 2n. two storey town houses and a three storey block of 4 flats. 131-137 Regent Street and 40 Kenilworth Street CV32 4NX.

RESOLVED that an objection is raised for the following reason:

Although the Council is in favour of town centre development with some parking provision, this proposed development is being built on land originally designated as parking spaces for adjacent student accommodation so compromising the parking provision for both developments.

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 / 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.

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 preserve the vitality and retail viability of this part of the town centre.