



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

28 May 2014

Dear Councillor

PLANNING COMMITTEE –WEDNESDAY 4 JUNE 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 **WEDNESDAY 4 JUNE 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 15 May 2014 (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 (Report No. 6)

7. Planning Appeal Notifications

To note the following Planning Appeal Notification:

Ref: W/13/1787

Name: Mr O'Sullivan

Site: 12 Augusta Place, Leamington Spa, CV32 5EL

Description: Application under Section 73 for a minor material amendment in variation of condition 2 of planning permission W/13/0239 to replace approved drawings 835-07d & 08d with drawings 835 – 16 & 17. The minor material changes include the raising of side extension roof (eaves and ridge), increase of depth of side and rear extension and omission of vertical glazing bars in sash windows, brick work external finish to rear and front facing French doors to match adjacent building.

8. Planning Appeal Decisions

To note the Planning Appeal Decisions (if any).

9. Enforcement Appeal Notifications

To note the Enforcement Appeal Notifications (if any)

10. Enforcement Appeal Decisions

To note the Enforcement Appeal Decisions (if any)

11. Licensing Applications

To consider a schedule of licensing applications received from the licensing Authority (WDC) Report No. 11)

12. Tree Preservation Order Notifications

To consider Tree Preservation Order Notifications (if any)



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 15 MAY 2014 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

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

An apology was received from Cllr Simon Lytton.

In attendance: Sandip Sahota (WDC Planning Officer)

There were seven members of the public present.

178. DECLARATIONS OF INTERESTS AND REQUIREMENTS FOR DISPENSATIONS

There were none.

179. MINUTES

The Minutes of the Meeting of the Planning Committee held on 03 April 2014, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 24 April 2014 are confirmed and signed as a correct record.

180. PUBLIC FORUM

Ms Esther Peers made representations on behalf of the residents of Arlington Avenue, Coach House Mews and Georgian Mews objecting to Planning Application W/14/0533 for the following reasons.

1. There has been no significant change to the plans of the proposed development which were submitted in November 2013 and originally refused by the District Council. The scale and bulk is still almost identical and will dwarf the neighbouring properties.
2. The new development will be considerably larger and taller than the existing property which will have an adverse impact and loss of light to neighbouring properties.
3. The proposed windows on the south and east elevations of the new development will overlook neighbouring properties and reduce privacy in their homes and gardens.
4. The change of property from one family home into six flats and estate office will significantly increase noise from this development.
5. Road parking is already a problem on Arlington Avenue and the proposed six additional flats will only exacerbate the situation. There are also serious concerns about access to Coach House Mews and Georgian Mews which is already narrow and will be further adversely affected by this development, particularly with regard to access by emergency and larger vehicles.

6. Arlington Avenue is predominantly a residential road of family homes. A development of this size would be imposing and detract from the character of the area. It would also further reduce the green space in Arlington Avenue.
7. The proposal to demolish a period family house and replace it with six flats and garages is unneighbourly, inappropriate and inconsiderate.

Ms Peers also made reference to the fact that some objections from local residents had still not appeared on the Warwick District planning website.

A full copy of Ms Peers' objections is attached to the signed copy of these Minutes.

Mr Mayes a resident of Coach House Mews also made representations objecting to the Planning Application W/14/0533, reiterating the comments previously made on the detrimental affect on access to Coach House Mews. The boundary appeared to encroach significantly on that access.

The Chair thanked Ms Peers and Mr Mayes for their comments and it was agreed that Planning Application W/14/0533 would be considered first.

181. PLANNING APPLICATIONS

W/14/0533 Binswood Mansions Trust Demolition of house and garages; construction of 6 flats with ancillary site management office and new garaging; widening of existing access and provision of additional parking spaces and siting of 26 solar panels on new building and on existing garage roofs. 16 Arlington Avenue, CV32 5UD

RESOLVED that an objection is raised for the following reasons:

1. The Council agreed that the small alterations on the revised plans for the development show no significant improvements to the previous application and therefore the scale, bulk, massing, positioning and design still comprises an overbearing and intrusive feature which provides an unsympathetic design solution which is detrimental to the visual and residential amenities and character of the surrounding area.
2. The access to the whole of Coach House Mews would be seriously affected by the proposed development to the detriment of the residents.

W/14/0532 Legal & General Installation of a new roller shutter door to the rear elevation and installation of a section of full height glazed curtain walling, at ground floor level, to the front elevation. Units 5 & 6 Spar Park, Harrison Way, CV31 3HJ

RESOLVED that no objection is raised.

W/14/0606 Mr & Mrs McKenzie RESUBMISSION - Construction of single storey rear extension and dormer loft extension. 55 Offa Road, CV31 2BU

RESOLVED that no objection is raised.

W/14/0624 One Stop Convenience Stores Display of illuminated fascia signage. 143 Tachbrook Road, CV31 3EE

RESOLVED that no objection is raised.

W/14/0553 LB Mr D Wright Installation of a new shopfront 41 Parade, CV32 4BL

RESOLVED that no objection is raised but the following comment is made:
The Council welcomes the addition of an improved frontage to the business premises, but points out the inaccurate reference to the "High Street" rather than the Parade.

W/14/0552 Mr D Wright Installation of new shopfront 41 Parade, CV32 4BL

RESOLVED that no objection is raised but the following comment is made:
The Council welcomes the addition of an improved frontage to the business premises, but points out the inaccurate reference to the "High Street" rather than the Parade.

W/14/0550 Mr D Wright Display of non-illuminated individual fascia letters. 41 Parade, CV32 4BL

RESOLVED that no objection is raised but the following comment is made:
The Council welcomes the addition of an improved frontage to the business premises, but points out the inaccurate reference to the "High Street" rather than the Parade.

W/14/0557 Thomas Cook Group UK Limited. Remove existing illuminated projection sign and replace with non illuminated heritage projection sign. Thomas Cook, 81 Parade, CV32 4BT

RESOLVED that no objection is raised.

W/14/0531 Mr & Mrs Bull Application for a proposed two storey side extension, single storey rear extension to link existing dwelling house to garage conversion and proposed erection of a new garage. RESUBMISSION 8 Redcar Close, Lillington, CV32 7SU

RESOLVED that no objection is raised.

W/14/0530 Mr & Mrs Dinsdale Proposed conversion of the existing conservatory with the removal of the glazed walls and roof and the rebuilding in facing brickwork and render to match existing and reroofed in concrete interlocking tiles with four rooflights. 27 Lime Avenue, Lillington, CV32 7DE

RESOLVED that no objection is raised.

W/14/0584 Mrs Sue Smithson Removal of existing flat roof to rear and provision of new pitched roof with additional bedroom extension to rear. 95 Lime Avenue, Lillington, CV32 7DG

RESOLVED that no objection is raised.

W/14/0561 Mr Taylor Erection of proposed single storey rear extension. 36 Kinross Road, Lillington, CV32 7EF

RESOLVED that no objection is raised.

W/14/0311 Mr R Khan Garage conversion and first floor side extension. 43 Lillington Close, Lillington CV32 7RW

RESOLVED that no objection is raised.

W/14/0607 Mr Bhandal Wrought iron electric gate and railing fence above existing wall. 104 Northumberland Road, CV32 6HG

RESOLVED that no objection is raised but the following comment is made:
The Council would like to see the electronic gates providing external access to deliveries for the sake of community cohesion.

W/14/0368 Mr Wan Extension of car park into adjacent property. Part demolition of boundary wall. Relocation of garden shed. Demolition of greenhouse. Victoria Park Hotel, 10-12 Adelaide Road, CV31 3PW

RESOLVED that no objection is raised.

W/14/0539 Mr Woodland Erection of single storey rear extension and rear dormer window and rooflights. 11 Victoria Street, CV31 3PU

RESOLVED that no objection is raised.

W/14/0600 Mr Andrew Webb Application for the proposed erection of a porch 29 Highcroft Crescent, Milverton, CV32 6BN

RESOLVED that no objection is raised.

W/14/0569 Mr Thomson Single storey rear extension. 21 Strathearn Road, CV32 5NN

RESOLVED that no objection is raised.

W/14/0255 Mr & Mrs Bower Two storey front and two storey side extension to enlarge existing garage with bedroom over; removal of existing rear extension; replacement with glazed lean-to; existing and new external walls to be rendered; roof to be retiled. 27 The Fairways, CV32 6PU

RESOLVED that no objection is raised.

W/14/0499 Mr Coplestone Application for proposed erection of a loft dormer and ground floor rear extension. 2 Leam Street, CV31 1DZ

RESOLVED that an objection is raised for the following reason:
The Council considers the overlarge box dormer is disproportionate and out of keeping with the appearance of similar properties in the area.

W/14/0630 LB Enterprise Inns Re-decoration to the front elevation shop front. Change of colour (DP Brunswick Green) and business name and signage "Pig & Fiddle". The Queen Victoria, 45 High Street, CV31 1LN

RESOLVED that no objection is raised.

W/14/0573 Punch Taverns Erection of illuminated and non illuminated signs to the exterior of the building. The Fusilier, Sydenham Drive, CV31 1NJ

RESOLVED that no objection is raised.

W/14/0589 Mr Sahota Proposed additional two bedrooms to existing eight bed HIMO together with a front lightwell and new access onto Radford Road. 75 Radford Road, CV31 1NE

RESOLVED that an objection is raised for the following reasons:

1. The lack of provision for additional parking.
2. There are serious concerns about the flooding risk in that area.
3. The increase in the number of student rooms has not been balanced by the increase in the communal areas.
4. The increased provision of refuse bins further affects the parking area.

182. 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.

183. PLANNING APPEAL NOTIFICATIONS

There were none.

184. ENFORCEMENT APPEAL NOTIFICATIONS

There were none.

185. ENFORCEMENT APPEAL DECISIONS

There were none.

186. PLANNING APPEAL DECISIONS

The following Planning Appeal Decisions were considered.

Ref: APP/T3725/A/13/2209905
Name: Total Bonjour
Application No. W/13/0597
Site: Milverton Service Station, 130 Rugby Road, Royal Leamington Spa CV32 6DN
Appeal: Against refusal by WDC to grant planning permission for the demolition of the existing service station and redevelopment to provide foodstore (Use Class A1) with ATM, associated parking, landscaping and other ancillary work.
Decision: Appeal dismissed.

Ref: APP/T3725/A/14/2212476
 Name: Mr & Mrs Vik Tara (Tara & Company)
 Application No. W/13/1432
 Site: 1 Charlotte Street, Royal Leamington Spa CV31 3EB
 Appeal: Against refusal by WDC to grant planning permission for the proposed change of use of the existing residential dwelling into a house of multiple occupancy with the retention of the existing two No. 2 bed apartments.
 Decision: Appeal dismissed.

RESOLVED that the Planning Appeal Decisions are noted.

187. LICENSING APPLICATIONS

There were none

188. TREE PRESERVATION ORDER NOTIFICATIONS

There were none.

189. ANY OTHER BUSINESS

- (i) Warwickshire County Council – Planning Application: WDC/14CM020
 Consideration was given to a letter from Warwickshire County Council requesting observations on the following Planning Application:

Proposal: Excavation of existing mound to ground level and surfacing of the resulting area.
 Location: Soil Mound, Area B, Spa Park, Juno Drive, Leamington Spa CV31 3TA

RESOLVED that no objection is raised.

- (ii) WDC Planning Officers' Attendance
 Consideration was given to an email from Warwick District Planning Department suggesting that it was no longer necessary for Case Officers to attend the Planning Meetings on a regular basis.

The Committee thanked the Case Officer present for the assistance given to the Planning Committee over the last year and reluctantly accepted the proposal. However it was agreed that, should the Committee consider assistance is required on a particular application, then a Case Officer would attend as and when requested.

RESOLVED that the correspondence is noted.

The meeting commenced at 6.30 pm and finished at 7.40pm

Signed

Dated

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
1	W/14/0655	Mr Sam Thompson	Application for a change of use to a HMO (use Class C4)	15 Offa Road, CV31 2BT	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_70450
2	W/14/0631	Trilogy (Leamington Spa) Ltd	Display of 1 no internally illuminated free-standing totem sign (relocation of existing totem sign approved under advertisement consent no. W/12/0915).	Morrisons, Old Warwick Road, CV31 3NT	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_70425
3	W/14/0489	Mr Kitchen	Application for the proposed replacement of 5 windows and 2 doors to ground floor flat.	Flat 2, 74 Ranelagh Terrace, CV31 3BT	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_70278
4	W/14/0651	Trilogy (Leamington Spa) Ltd	Erection of a Drive Thru Unit (use Class A3) associated car parking, landscaping works and bin stores.	Former Ford Foundry site and associated landholdings, Old Warwick Road	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_70446
5	W/14/0464	Mr Smith	Removal of existing shopfront and fascia and provision of new shopfront and fascia.	The Duke, 44 Warwick Street, CV32 5JS	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_70253
6	W/14/0648	Yarnold Properties Ltd	Change of use of existing second floor flat to form 3 residential flats to include internal and external alterations.	36 Warwick Street, CV32 5JZ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_70443
7	W/14/0649 LB	Yarnold Properties Ltd	Internal and external alterations to listed building in associated with a proposed change of use of existing second floor flat to form 3 residential flats.	36 Warwick Street, CV32 5JZ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_70444

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
8	W/14/0571	My Friends & Family Ltd	Change of use to a single dwelling house (use Class C3); demolition of part of existing rear wing and erection of a two and three storey rear extension incorporating a second floor roof terrace and a ground floor courtyard; construction of front and rear dormer windows; and rendering of side and rear elevations.	The Lodge, Trinity Street, CV32 5YN	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=WARRWI_DCAPR_70364
9	W/14/0695	Nando's Chickenland Ltd	Removal of condition 5 of planning permission No. W/13/0350 to allow the use of the external seating area to continue on a permanent basis; and variation of condition 4 of planning permission No. W/13/0350 to restrict the hours of use of the external seating area to between 0930 hours and 2130 hours (condition 4 currently permits the external seating area to be used until 2230 hours)	Units SU9B and SU10, Livery Street, Regents Court, CV32 4NG	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARRWI_DCAPR_70504
10	W/14/0679	Waterloo Housing Group	Demolition of existing building and erection of 32 dwellings	Newbold Centre, Leicester Street, CV32 4TE	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARRWI_DCAPR_70488

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
11	W/14/0685 LB	Sue Ryder	Replacement of 1 non-illuminated fascia sign and addition of 1 non-illuminated hanging/projecting sign.	52-54 Regent Street, CV32 5EG	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_70494
12	W/14/0773	Warwick District Council	Projecting sign "The Glasshouse" made from 2mm brushed stainless steel letters.	Temperate House, Jephson Gardens, Parade CV32 4AB	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_70582
13	W/14/0686	Sue Ryder	Display of non-illuminated fascia sign and a non-illuminated projecting sign.	52-54 Regent Street, CV32 5EG	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_70495
14	W/14/0642	Mr Kandola	Alterations to front entrance to reduce from double to single door. Installation of ventilation equipment on roof of property.	37 Regent Street, CV32 5EE	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_70437
15	W/14/0715	Whitewall Galleries	Display of non-illuminated individual fascia lettering and an illuminated projecting sign.	98 Regent Street, CV32 4NR	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_70524
16	W/14/0634	Spencer Swinden	The scheme of works to undertake at this location are to: 1. Install a retractable roof onto the existing roof terrace. 2. Replace the existing doors to the front of the building with sliding glass doors. 3. Install signage to the building front on Warwick Street.	Altoria, 45 Warwick Street, CV32 5JX	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_70428

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
17	W/14/0635	Spencer Swinden	Display of signage to the building fronting onto Warwick Street; 2 no sets of built up, halo illuminated, powder coated dark grey letters, internally illuminated with LEDs. White dibond letters to be applied to the fascia; 2 no. projecting signs containing 3 no. double sided internally illuminated panels, each suspended to a stainless steel framework. 1no. set of non-illuminated fretcut letters above entrance door.	Altoria, 45 Warwick Street, CV32 5JX	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARRWI_DCAPR_70429
18	W/14/0776	Miss M Noone	Change of use from A1 to A3.	53 Regent Street, CV32 5EE	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARRWI_DCAPR_70586
19	W/14/0666	Mr Symonds	Proposed new dwelling as new end of terrace.	20 Burbury Close, Lillington CV32 7PT	Crown	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARRWI_DCAPR_70475
20	W/14/0621	Mr Gurvinder Virk	Erection of two storey side extension.	6 Charnwood Way, Lillington, CV32 7BU	Crown	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARRWI_DCAPR_70415
21	W/14/0662	Mr & Mrs Cooper	Side and rear single storey ground floor extension and first floor rear extension.	23 Waller Street, CV32 5UP	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARRWI_DCAPR_70471
22	W/14/0658	Mrs Louise Beresford	Application for variation of condition 3 of planning permission W/13/1300.	3 Onslow Croft, CV32 6SN	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARRWI_DCAPR_70463

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
23	W/14/0605	Mr Ray	Erection of two storey extension to side and rear to provide additional bedroom, games room, study and utility room.	5 Kelvin Road, Lillington, CV32 7TF	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_70399
24	W/14/0690	Mr Taylor	Erection of single storey rear extension.	2 Burns Road, Lillington CV32 7EL	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_70499
25	W/14/0463	Mr McGreavy	A ground, first floor and loft extension to connect the original dwelling house to a detached garage and first floor. A single storey rear extension and a single storey front porch.	100 Lime Avenue, Lillington, CV32 7DQ	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_70252
26	W/14/0639	Mr Hesketh	Creation of a new dwelling from the existing basement accommodation.	35 Binswood Avenue, CV32 5SE	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_70434
27	W/14/0640 LB	Mr Hesketh	Internal alterations to basement to enclose staircase with stud partition.	35 Binswood Avenue, CV32 5SE	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_70435

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
28	W/14/0681	Gallagher Estates Ltd	Residential development up to a maximum of 450 dwellings. Provision of two points of access (on Europa Way and one from Gallows Hill). Comprehensive green infrastructure and open spaces including potential children's play space; potential footpaths and cycleways; foul and surface water drainage infrastructure, including attenuation pond; Ancillary infrastructure and ground modelling. (outline application including details of access)	Land South of Gallows Hill / West of Europa Way, Warwick CV34 6SP	n/a	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyValue=WARWI_DCAPR_70490

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
29	W/14/0661	Gallagher Estates	Residential development up to a maximum of 785 dwellings. Provision of 3 points of access - one from Europa Way and two access points onto Harbury Lane. A mixed use community hub/local centre to include retail development (Class A1 to A5 inclusive) and community buildings (Class D1); Potential provision of a primary school; Comprehensive green infrastructure, continuous open space network, and multi functional open space, including children's play space, potential open space for sport, informal open space and SUDS; Potential provision of allotments; potential footpaths and cycle ways; Foul and surface water drainage infrastructure, including attenuation ponds; Ancillary infrastructure and ground remodelling. (Outline application including details of access)	Land at Lower Heathcote Farm, Harbury Lane, Warwick	Warwick South	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_70470
30	W/14/0728	Mr & Mrs Ballinger	Conversion of annexe into a residential unit and erection of two semi-detached dwellings.	Land to the side of 29 Leam Street and to the rear of the Red House, CV31 1DY	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_70537

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
31	W/14/0707	Mr & Mrs Harris	Proposed detached garage (accessed of New Street) to the rear of the property. Proposed dwarf wall and railings to property fronting Farley Street.	Monmouth House, 4 Farley Street, CV31 1HB	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARRWI_DCAPR_70517
32	W/14/0764	Mrs Coughlan	RESUBMISSION Application for proposed erection of a two storey rear extension.	3 Rushmore Terrace	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARRWI_DCAPR_70573



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 4 JUNE 2014

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

W/14/0376 Mrs Coughlan Planning application for proposed erection of two storey rear extension. 3 Rushmore Terrace, CV31 1JB.

RESOLVED that no objection is raised.

WDC Reason for Decision

The proposed development by reason of its positioning, scale and extent would result in the loss of a significant proportion of the existing limited rear amenity space currently available to the occupants of the application property. In doing so, that development would lead to the provision of a residential dwelling with no usable rear amenity area to the detriment of the amenities of the occupants of the property contrary to their National Planning Policy Framework and to Policy DP2

W/14/0366 Mrs Kandola Change of use of existing building to 2no. 4no. Bedroomed HMOs (Use Class C4) 4 Upper Grove Street, CV32 5AN.

RESOLVED that no objection is raised.

WDC Reason for Decision

The proposal requires 4 off road car parking spaces, however, no off road parking spaces have been provided. The capacity for on street car parking is at a premium on Upper Grove Street and the proposal would lead to additional demand for limited spaces which could be harmful to resident's amenities as well as the free flow of traffic and highway safety.

It is essential that the presence or otherwise of protected species and the extent to which they might be affected by the proposed development is established before planning permission is granted, otherwise all relevant material considerations will not have been addressed in making the decision. The necessary pre-determinative surveys have not been submitted.

No.	Application No	Applicant	Location	Closing date	Ward	Link to Warwick DC Licensing
1	WDCPREM00797	Gather Inn Ltd T/A Family Tree	14 Kenilworth Street, CV32 4QS	05/06/2014	Clarendon	http://estates2.warwickdc.gov.uk/LicensingPortal/Forms/Licence.aspx?id=028256&type=LPA&typeDesc=Premise%20Licence%20Application

