



THE TOWN COUNCIL

OF

ROYAL LEAMINGTON SPA

TOWN HALL, PARADE,

ROYAL LEAMINGTON SPA

WARWICKSHIRE CV32 4AT

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STEPHEN MARKS
Clerk to the Town Council

29th October 2020

Dear Councillor

PLANNING COMMITTEE – THURSDAY 5th NOVEMBER 2020

A meeting of the **PLANNING COMMITTEE** will be held on **THURSDAY 5th NOVEMBER** commencing at 6.00 pm.

This meeting will be held remotely and can be accessed as follows:-

Join Zoom Meeting:

<https://us02web.zoom.us/j/87268875131?pwd=ajNpNTZqVkhPQTQ1V21EMm5WaDR1Zz09>

Meeting ID: 872 6887 5131

Passcode: 742712

The business will be as set out below.

Yours faithfully,

CLERK TO THE TOWN COUNCIL

To: Councillors: Alty, Atwal, Boulton, Brunson, Chowdry, McAllister, Stevens and Wilkins

(All other Members of the Town Council – Agenda for information only, via website)

MEMBERS ARE INVITED TO DECLARE ANY INTEREST THEY MAY HAVE IN ITEMS IDENTIFIED FOR CONSIDERATION AT THE MEETING

AGENDA

1. Apologies
2. Declarations of Interest
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 meeting of the Planning Committee held on 15th October 2020 (Report No. 4)

5. Matters Arising

6. Planning Applications

To consider a schedule of planning applications received from the Planning Authority (Report No 6)

7. Determination of Planning Applications

To consider Applications determined by the Planning Authority (Report No. 7)

8. Planning Appeal Notifications

To note the following Planning Appeal Notifications:

Application No: W/20/0170

Applicant: Eversleigh House Nursing Home

Site: 2-4 Clarendon Place CV32 5QN

Description: External works to provide car parking and landscaping

Application No: W/20/0466

Applicant: WM Morrison Supermarkets plc

Site: Morrisons Old Warwick Road CV31 3NT

Description: Retrospective application for the erection of 3 no. structures comprising MOT test pod, wheel repair pod and car body repair centre (resubmission of W/19/2163)

Application No: W/20/0801

Applicant: Mr Finbarr McCarthy

Site: 5 Cubbington Road Lillington CV32 7AA

Description: Erection of a front boundary wall with gate piers and railing

Application No: W/20/0716

Applicant: Mr S Malle

Site: 28 Kenilworth Road CV32 6JE

Description: Construction of two storey rear extension to provide 2 no. 3 bedroom apartments (resubmission of W/19/1139)

Application No: W/20/0717LB

Applicant: Mr S Malle

Site: 28 Kenilworth Road CV32 6JE

Description: Construction of two storey rear extension to provide 2 no. 3 bedroom apartments

Application No: W/20/0775

Applicant: Mr & Mrs P Lightfoot

Site: 10 Almond Avenue CV32 6QD

Description: Demolition of existing single storey side wing, erection of a two storey side extension, erection of a single storey front extension, single storey rear extension and front porch

9. Planning Appeal Decisions

To consider the following Planning Appeal Decisions:

Appeal Reference No: APP/T3725/C/20/3252367

Applicant: L Vraitich

Site: 115 Brunswick Street CV31 2EF

Description: The appeal was made against an enforcement notice issued by Warwick District Council. The breach of planning control as alleged in the notice is: Without planning permission, the change of use from a dwellinghouse (C3) to a House in Multiple Occupation (Class 4)

The requirements of the notice are (i) Permanently cease the use of the Land as House in Multiple Occupation (Class C4) and for any other multiple occupation (ii) Reinststate the Land to its former use as a single dwelling house (Class C3)

The period for compliance with the requirements is six calendar months.

Decision: Dismissed

Appeal Reference No: APP/T3725/F/20/3253269

Applicant: Mr Shalbinder Malle

Site: 64 Bath Street CV31 3AE

Description: The contravention of listed building control alleged in the notice is the removal of historic timber panelled front door, door frame and fanlight and its replacement by the installation of a uPVC door set and decorative glass fanlight.

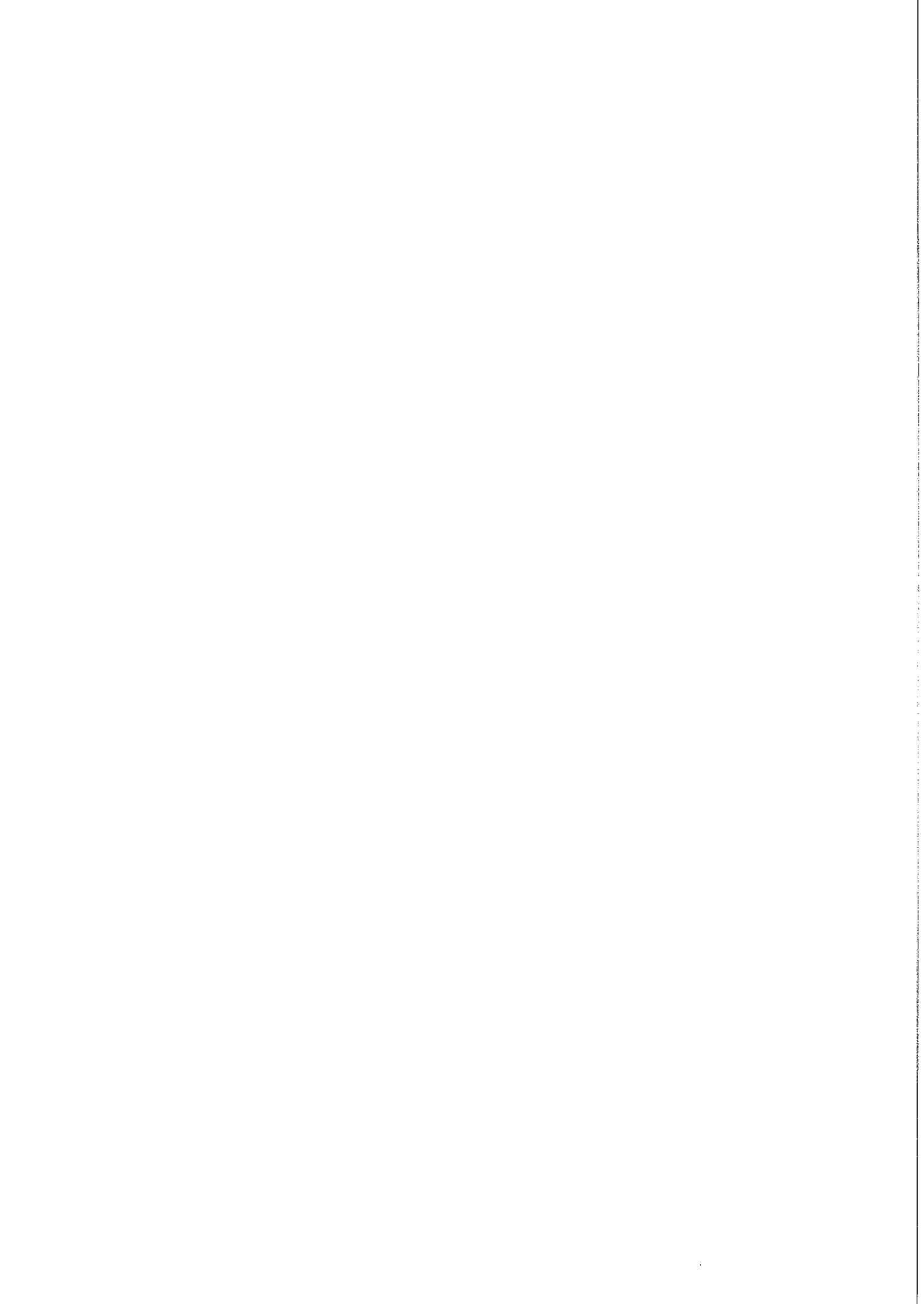
The requirements of the notice are 1. Permanently remove the uPVC door set and fanlight in their entirety from the land; and 2. Install a replacement painted solid timber door, frame and glazed fanlight sized to fit the historic structural aperture. Door to be with top, bottom and lock rail, latch and hinge stile, lower raised fielded panel and upper glazed panel. The door, frame and fanlight above to match in style and proportion to that of the historic door, frame and fanlight. The period for compliance with the requirements is six calendar months.

Decision: Dismissed

10. Tree Preservation Orders

To consider the following Tree Preservation Orders, if any.

11. AOB





THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 15th OCTOBER 2020.
THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.

Present: Councillors Jennifer McAllister (Vice Chair), David Brunson, Navdeep Kaur Atwal, Amanda Stevens and Nick Wilkins

Apologies: Councillors Julija Boulton, Janet Alty and Mubarik Chowdry.

64. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

Councillor Wilkins declared a non-pecuniary interest in application W/18/2312 as he is a current keyholder and volunteer at the Priors Club (Leamington Winter Shelter).

65. PUBLIC FORUM

No representations were made

66. MINUTES

The Minutes of the Planning Committee held on 24th September 2020, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 24th September 2020 are confirmed and signed as a correct record.

67. PLANNING APPLICATIONS

Consideration was given to a schedule of planning applications (Report No. 6).

RESOLVED that no objections are raised to the planning applications in the schedule (Report No. 6), with the exception of the following which were discussed in greater detail:

W/20/1416 Mr Singh Part single storey, part two storey, side and rear extension, loft conversion with rear dormer, front roof lights and removal of chimney (resubmission of W/20/0745) 9 Grosvenor Road CV31 2NN

RESOLVED that no objection is raised - as the dormer window (which was the reason for refusal on the previous application) has been reduced in size now and does not feature a Juliet balcony.

W/20/1415 NJS Investments Ltd Proposed second floor extension to form 2 no. new flats, extension to HMO on first floor to provide new living area, extension to shop on ground floor at front and increase in size of basement 62 Brunswick Street CV31 2EG

RESOLVED that an objection is raised on the following grounds:

Whilst some of the bulk and massing of the proposed building is less than with application W/18/0110, we still consider the development to be harmful to the character of the streetscene and the original building due to its dominant

appearance in terms of bulk and scale. This contravenes Policy BE1 of the Local Plan.

The Town Council notes the use of a parking survey from Feb 2018 and questions it's up to date usefulness and where exactly bike storage on site will be? An electric charging point is commended but without a dedicated parking space to use it how will it be best used without creating a trip hazard?

W/18/2312 Leam Properties Demolition of existing social club and erection of two and three storey café and bar with ancillary manager's flat and staff accommodation (consultation on approval of condition 4) Priors Club Tower Street CV31 2DR

RESOLVED that no objection is raised to the approval of condition 4 of this planning permission

W/20/1342LB New Dimension Enterprise Ltd Display of non-illuminated hanging sign to front elevation and like for like repairs and decorations to existing shopfront including painting 116 Parade CV32 4AQ

RESOLVED that no objection is raised, subject to no objection from the Conservation officer

W/20/1341 New Dimension Enterprise Ltd Display of non-illuminated hanging sign to front elevation 116 Parade CV32 4AQ

RESOLVED that no objection is raised, subject to no objection from the Conservation officer

W/20/0671 Haggarty Erection of a first floor extension above existing bungalow and 2m high brick wall and gate to eastern boundary (amended plans) Marchmont Guys Cliffe Road CV32 5BY

RESOLVED that as the plans have been significantly amended since they were last submitted, the Town Council would like to raise an objection to this application on the following grounds:

1. The proposed extension does not appear subservient to the existing building in scale or height.
2. The proposed development is out of keeping with the Conservation Area and the street scene
3. The proposed 2m wall has a negative impact on the Conservation Area and gives a fortress-like impression.

W/20/1171 Mrs A Williams Erection of two storey rear extension and single storey rear extension; application of new external render and installation of external cladding to front, side and rear elevations; Erection of pitched roof over existing two storey flat roof and erection of front porch. (The description of development for this application has been amended for the avoidance of doubt because it was incorrect on the initial consultation letter – the application has not changed in any way) 87 Lime Avenue CV32 7DG

RESOLVED that no objection is raised - following the submission of the amended description of this application, the Town Council maintains its comments from 4th September 2020.

W/20/1266 Mr M Fleet Erection of a new dwelling following
demolition of existing garage 4 Haddon Road CV32 7QX

RESOLVED that an objection is raised on the following grounds:

1. The proposed development appears crammed into the available space on this site and constitutes overdevelopment.
2. Out of keeping with the streetscene
3. Negative impact on the neighbour's amenity in terms of overlooking and lack of light (possible breach of 45 degree line to no 2)
4. The minimum 1m distance from the common boundary and the first floor gable wall of the proposed dwelling is not met.

W/20/1345 WCS Care Group Erection of a timber cabin within the
grounds of an existing care home for use of the residents Four Ways Mason
Avenue CV32 7PE

RESOLVED that the Town Council supports this application as it would provide a safe, innovative and pleasant place for residents to use during the Covid 19 situation (and afterwards)

W/20/1321 Mr M Burgess Erection of proposed rear stair tower
39 Northumberland Road CV32 6HF

RESOLVED that no objection is raised, subject to no objection from Conservation on this resubmission of the stair tower

W/20/1337 Mr M Burgess Erection of proposed two storey extension with
ridge to match existing 39 Northumberland Road CV32 6HF

RESOLVED that no objection is raised, subject to no objection from Conservation

W/20/1462 Mr T Bhangal Removal of existing rear (east
elevation) conservatory and replacement with new extended conservatory with new scissor
lift. introduction of 2no draught lobbies to front (west) elevation Gurdwara Sikh
Temple Tachbrook Park Drive Warwick CV34 6RH

RESOLVED that the Town Council supports this application as it includes much needed and beneficial changes to help the building operate more efficiently and it includes no major changes to the exterior

W/20/1318 Mr Viridi Proposed garage conversion and associated
single storey extension 94a Radford Road CV31 1JX

RESOLVED that no objection is raised - the Town Council notes that should the extant planning permission W/19/1405 be executed on this site as well as this application there will be very limited outside amenity space for current and future residents.

W/20/1332 Alight Media Replacement of an existing internally
illuminated 48-sheet advertisement display with an internally illuminated 48-sheet digital
advertisement display 52 High Street CV31 1LW

RESOLVED that no objection is raised, subject to no objection from Environmental Health in terms of potential light impacts from the digital display on the immediate area.

W/20/1346 WCS Care Group Erection of a timber cabin within the grounds
of an existing care home for use of the residents The Sycamores Sydenham
Drive CV31 1PB

RESOLVED that the Town Council supports this application as it would provide a safe, innovative and pleasant place for residents to use during the Covid 19 situation (and afterwards)

68. DETERMINATION OF PLANNING APPLICATIONS

Consideration was given to a Report (Report No. 7) containing details of planning applications in which the Planning Authority had arrived at a decision contrary to the observations and decisions of this Committee.

RESOLVED that the determinations in the Report are noted.

69. PLANNING APPEAL NOTIFICATIONS

The following Planning Appeal notification was reported:

Application No: W/20/0980
Applicant: Mr J Pangli
Site: 9 Camberwell Terrace CV31 1LP
Description: Construction of two lightwells to the front of the property

Application No: W/20/0467
Applicant: WM Morrison Supermarkets plc
Site: Morrisons Old Warwick Road CV31 3NT
Description: Part retrospective application for signage comprising 3 no. internally illuminated fascia signs, 3 no. hoarding signs (non-illuminated) and external vinyls on all sides and rear facing elevations of pod structures (resubmission of W/19/2164)

Enforcement Appeal Notification

Reference No: ACT 0565//18
Applicant: Mr Haralabos Angelidis
Site: 41 Clemens Street CV31 2DP
Description: Without planning permission, the erection of fencing, trellis, fixed furniture and planters on the Land.

RESOLVED that the Report is noted.

70. PLANNING APPEAL DECISIONS

There were none

71. TREE PRESERVATION ORDERS

There were none.

72. AOB

Warwick District Council has issued a draft Statement of Licensing Policy (2021-2026). This is out for consultation currently with a deadline for responses of 5th November 2020. The remit of this Committee includes Licensing matters so a response on behalf of the Town Council is required from this Committee. It was agreed that the Democratic Support Officer (DSO) would circulate the document to Planning members and any

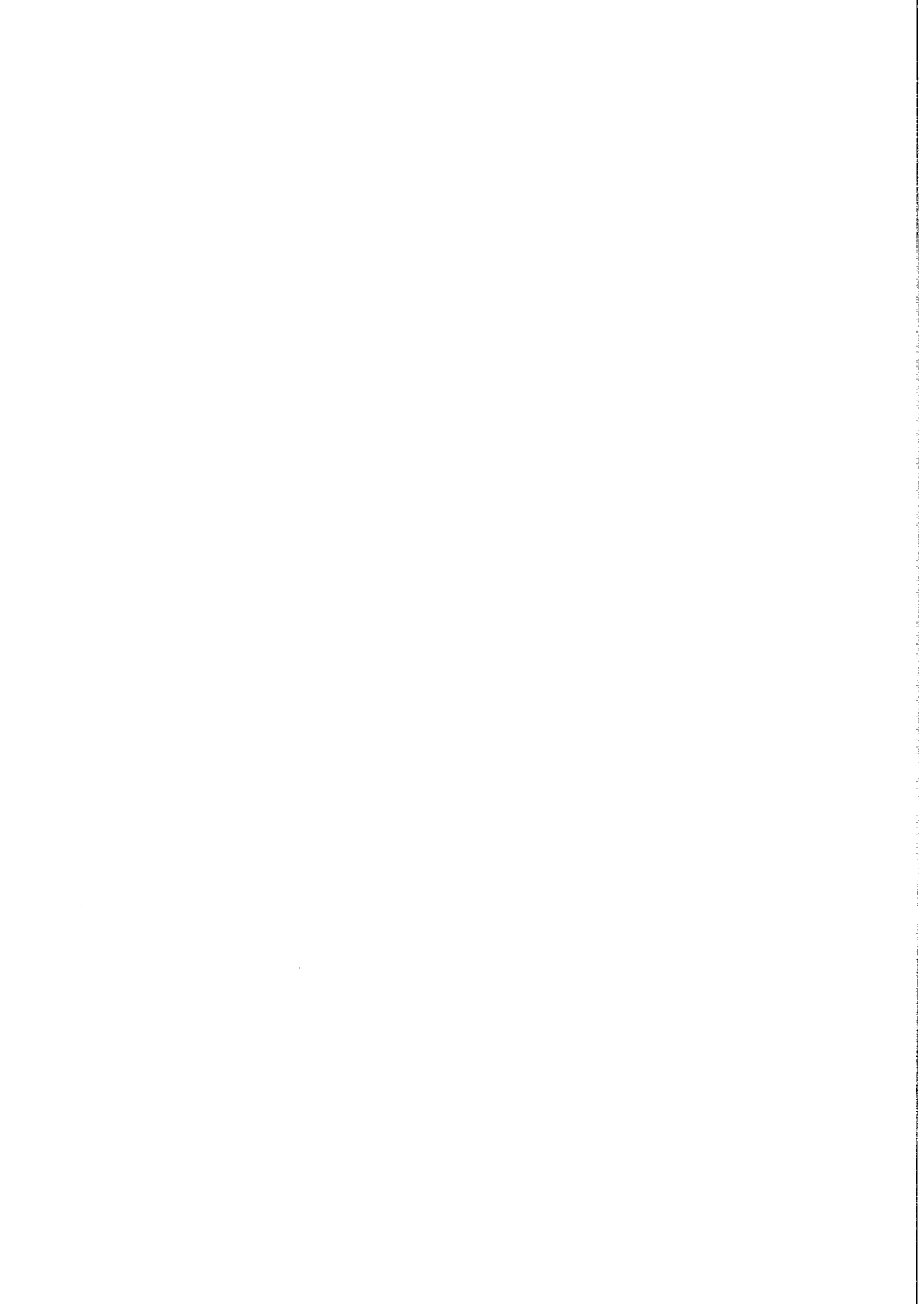
Planning Committee – 15th October 2020

comments would be returned to the DSO by 9am on 2nd November 2020. A formal response would then be returned to WDC by 5th November 2020.

The meeting commenced at 6:00pm and concluded at 7:00pm.

Signed

Dated



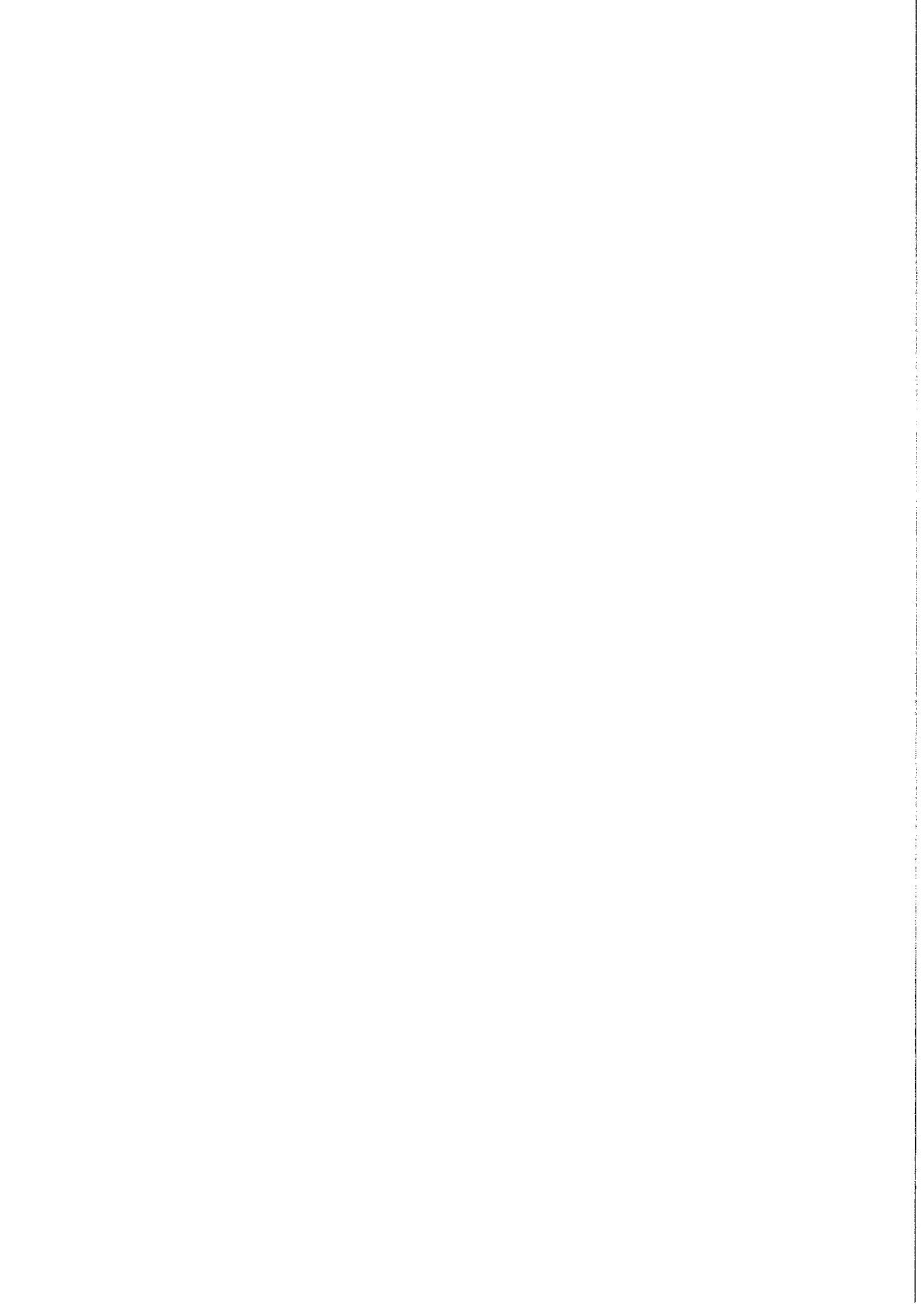
Application No	Name	Description	Site	Ward	Weblink
1	Rowley Construction & Property Services Ltd	Change of use from retail storage to 3 no. residential flats with the addition of a second floor and alterations to shop fronts	15-17 Clemens Street CV31 2DW	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARRWI_DCAPR_87098&activeTab=summ
2	Mr Kandola	Variation of condition 2 (plan numbers) to allow for improved pedestrian visibility and retention of existing garage and removal of condition 4 (removal of garage prior to occupation) to allow for retention of garage of permission W/19/0729	29 Grosvenor Road CV31 2NN	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARRWI_DCAPR_87119&activeTab=summ
3	JPP	Application for new vehicular access point, fencing and internal remedial works for site security	Shires Gate Trade Park Unit 1 Tachbrook Park Drive CV34 6SA	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARRWI_DCAPR_87029&activeTab=summ
4	Mr E Shannugasundaram	Change of use of ground floor retail (A1) to restaurant/takeaway (A3/A5) and extractor flue at the rear	4 The Shopping Centre St Margarets Road CV31 2NT	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARRWI_DCAPR_87061&activeTab=summ
5	Jenny Whitford	Change of use from single dwelling (C3) to children's day nursery (E) for up to 22 children	46 Westlea Road CV31 3JJ	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARRWI_DCAPR_86221&activeTab=summ

6	W/20/1536LB	Jason Peckmore	Removal of non loadbearing stud wall that forms the head (over panel) and side around an open 'framed' entrance way from the bottom of the lower hallway steps at dining/kitchen level of the house	10 Milverton Terrace CV32 5BA	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_87107&activeTab=summ ary
7	W/20/1635LB	The Camo Cat Company	Internal alteration of basement area Erection of proposed single storey rear glazed courtyard extension, demolition of existing brick built outhouse, erection of new rear wall and internal alterations	15 Dormer Place CV32 5AA	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_87214&activeTab=summ ary
8	W/20/1414	F Carruthers	Proposed replacement of rear garden retaining wall and fence following demolition of existing. Proposed replacement of existing vehicle access gate with new automated gate	21 Norfolk Street CV32 5QY	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_86977&activeTab=summ ary
9	W/20/1372	Sumra	Partial demolition, and external and internal alterations to facilitate conversion of existing hotel to 27 residential apartments together with associated car parking and landscaping works	15 Church Hill CV32 5AZ	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_86932&activeTab=summ ary
10	W/20/1606	Turnbrook Ltd	Erection of proposed single storey side and rear extension	Falstaff Hotel 16-20 Warwick New Road CV32 5JQ	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_87184&activeTab=summ ary
11	W/20/1390	Mrs J Coleman		103 Montrose Avenue CV32 7DR	Lillington	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_86951&activeTab=summ ary

12	W/20/1350	Mr & Mrs Howell-Manning	Two storey side and rear extension	56 Cubbington Road CV32 7AB	Lillington	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/ARW/DCAPR_86908&activeTab=summ
13	W/20/136	Mr D Koursaris	Proposed demolition of existing chalet bungalow and erection of 3 no. detached dwellings	274 Cubbington Road CV32 7AX	Lillington	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/ARW/DCAPR_86663&activeTab=summ
14	W/20/1378	Mr O Forrest	Proposed erection of single storey side and rear extension	29 Grange Road CV32 7RU	Lillington	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/ARW/DCAPR_86938&activeTab=summ
15	W/20/1379	Mr J Sargent	Proposed erection of single storey side and rear extension	27 Grange Road CV32 7RU	Lillington	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/ARW/DCAPR_86939&activeTab=summ
16	W/20/1430	Mr M Anderson	Erection of proposed first floor front extension	33 Highcroft Crescent CV32 6BN	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/ARW/DCAPR_86983&activeTab=summ
17	W/20/1401	Mr J Daly	Erection of single storey extension to rear to create separate dining room	23 Northumberland Road CV32 6HE	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/ARW/DCAPR_86962&activeTab=summ
18	W/20/1365	Mr B Shelvey	Erection of proposed single storey side extension, erection of new entrance steps, demolition of existing boundary wall to be replaced with new boundary wall (option of fence near tree), installation of front gates and resurfacing of existing drive	1 St Marks Road CV32 6DL	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/ARW/DCAPR_86925&activeTab=summ

19	W/20/1616LB	Mr Mason	Replace existing external non original doors with new hardwood patio doors	14 Milverton Crescent CV32 5NG	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_87194&activeTab=summ
20	W/20/1669	A Parker	Demolition of existing dwelling and construction of 6 no. new apartments with associated car parking, bin store and landscaping works. Proposals include removal of existing TPO'd tree and details of replacement tree planting	2 Woodcote Road CV32 6PY	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_87249&activeTab=summ
21	W/20/1384	Champion	Demolition of existing side conservatory and rear extension. Erection of single storey side/rear extension and installation of first floor side window	11 Edmondscote Road CV32 6AG	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_86945&activeTab=summ

22	W/20/1207	Spitfire Bespoke Homes Ltd	Part demolition of existing buildings, retention of Huntley Lodge frontage to Northumberland Road and retention of existing substation. Erection of 3 no. detached dwelling houses, together with access from Northumberland Road and associated engineering and landscaping works. <i>Amendments Proposed:</i> reduce the height of the 2no. proposed dwellings; remove tree T14 which is positioned in the rear garden area of the site; remove roof lights to proposed 2no. dwellings; provision of surface water outfall assessment, energy statement and assessment of development against Building For Life 12 which are requirements of the Royal Leamington Spa Neighbourhood Plan.	Huntley Lodge 47 Northumberland Road	Milverton https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARRWI_DCAPR_86745&activeTab=summ any
23	W/20/1442	Mr & Mrs Chaves	Erection of proposed single storey front kitchen extension	1 Cundall Close CV31 1YU	Willes https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARRWI_DCAPR_86997&activeTab=summ any
24	W/20/1360	Mr W Stuart	First floor extension to the rear	56 Chesham Street CV31 1JS	Willes https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARRWI_DCAPR_86920&activeTab=summ any





The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 5TH NOVEMBER 2020

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

W/20/0550 Mr M Kiely Change of use from shop (Use Class A1)
to craft beer and coffee bar (Use Class A4) 50 Regent Street CV32 5EG

RESOLVED that no objection is raised

WDC Reason for Decision

Policy BE3 of the Warwick District Local Plan 2011-2029 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents. In the opinion of the Local Planning Authority, the proposed change of use is likely to result in unacceptable levels of noise and disturbance by virtue of its proximity to nearby noise sensitive uses. There are a number of existing licensed premises on Regent Street and the Council's Environmental Protection department are aware of existing complaints about noise and disturbance in the area. It is considered that an additional late night drinking establishment in this area would result in material harm to the amenity of neighbouring residents.

W/20/1123 Mrs J Malle Resubmission of W/19/1176:
Retrospective change of use from C3 residential to 4 bedroom C4 House in Multiple
Occupation (HMO) 6 Villiers Street CV32 5YH

RESOLVED that no objection is raised

WDC Reason for Decision

Warwick District Local Plan 2011 - 2029 Policy H6 states that planning permission will only be granted for HMOs where the proposal does not result in a non-HMO dwelling being sandwiched between two HMO's (point c). The application would result in a non-HMO dwelling (2 Norfolk Street) being sandwiched in between two HMOs, which is in direct conflict with the policy requirements. This is likely exacerbate the adverse impacts which have been evidenced to result from HMOs, through the implementation of the Article 4 Direction and adoption of Policy H6, e.g. noise, disturbance, social cohesion and anti-social behaviour to the detriment of the amenities of the occupants of 2 Norfolk Street.

