



ROBERT NASH ACIS DMS
Clerk to the Town Council

THE TOWN COUNCIL

OF

ROYAL LEAMINGTON SPA
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27 March 2014

Dear Councillor

PLANNING COMMITTEE –THURSDAY 3 APRIL 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 **THURSDAY 3 APRIL 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 13 March 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 Planning Appeal Notifications (if any)
8. Enforcement Appeal Notifications
To note the Enforcement Appeal Notifications (if any)
9. Enforcement Appeal Decisions
To note the Enforcement Appeal Decisions (if any)
10. Planning Appeal Decisions
To note the Planning 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 note Tree Preservation Order Notifications (if any)



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 13 MARCH 2014 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors: Bill Gifford, Simon Lytton and Ann Morrison, Amanda Stevens

Apologies were received from Councillors Balvinder Gill and John Knight

In attendance: Liz Galloway (WDC Planning Officer)

In the absence of the Chair, Councillor Knight, it was resolved that Councillor Ann Morrison takes the Chair for this meeting.

144. DECLARATIONS OF INTERESTS AND REQUIREMENTS FOR DISPENSATIONS

There were no declarations of interest.

145. PUBLIC FORUM

John Beaumont, Club Secretary of Khalsa Hockey Club, presented details of the Club's proposal to build an all weather hockey pitch, cricket pitch and clubhouse on the former Arnold Lodge playing fields off Bericote Road, Blackdown. Promotion to the National League has forced the Club to seek better facilities with a top quality playing surface. The current clubhouse premises in Wise Street and the use of the playing area in St Nicholas Park Warwick are not considered suitable for National League fixtures. The proposed site is already a lawful sports ground. A planning application will be submitted in due course.

Bill Wareing made representations to the Committee with regard to Application no. W/14/0183. He explained that the previous application had been withdrawn to take into account comments raised previously. Car parking to the rear of the properties would be accessed from Clinton Street and there would be 2 spaces allocated to each property. The Salvation Army has right of access over the car park area to service their property but this will be limited to small vehicles. A mechanical security gate will regulate car parking access for residents.

146. MINUTES

The Minutes of the Meeting of the Planning Committee held on 20 February 2014, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 20 February 2014 are confirmed and signed as a correct record.

147. PLANNING APPLICATIONS

W/14/0130 Mr C Danes Erection of a 3 storey semi-detached dwelling. Land adjoining 24 St John's Road, CV31 3AX.

RESOLVED that no objection is raised.

W/14/0259 Trilogy (Leamington Spa) Ltd. Display of 3 no internally illuminated signs to fascias of petrol station canopy; 1 no internally illuminated sign fascia of petrol station kiosk and various other incidental non-illuminated signage around the forecourt Morrisons, Old Warwick Road, CV31 3NT.

RESOLVED that no objection is raised.

W/14/0263 Mr Amrik Singh Dropped kerb 112 Brunswick Street, CV31 2EQ.

RESOLVED that no objection is raised

W/14/0192 LB Chiltern Railways Ltd. Proposed new cycle racks to Platform 2, Leamington Spa Railway Station, Old Warwick Road, CV31 3NS.

RESOLVED that no objection is raised and comment was made that this was a welcome enhancement to the Railway Platform.

W/14/0132 Mr & Mrs Byron Change of use from A1 Retail use to C3 dwelling house, 19 Regent Street, CV32 5HG.

RESOLVED that no objection is raised.

W/14/0209 Medwell Hyde Ltd. Single storey rear extension and dormers to the front and rear elevations. 25 Rosefield Street, CV32 4HE.

RESOLVED that no objection is raised.

W/14/0166 LB Mr J Warburton External alterations to change the colour of the existing shop front 22 Denby Buildings, Regent Grove, CV32 4NY.

RESOLVED that no objection is raised.

W/13/1653 Mr Byron Change of use from a shop (Use Class A1) to a restaurant (Use Class A3) 29 Regent Street, CV32 5EJ.

RESOLVED that no objection is raised but the following comment is noted.
The restaurant should close no later than 12 midnight each evening.

W/14/0133 Mr E Bowen Construction of single storey side and rear 'garden room', 11 Campion Road, CV32 5XQ.

RESOLVED that no objection is raised.

W/14/0180 Valhalla Installation of new shopfront after removal of pier. Wallis, 41 Parade, CV32 4BL.

RESOLVED that no objection is raised.

W/14/0282 Mr Satpal Gangar Change of use of ground floor from office use (Class B1) to retail shop (Class A1) 18 Lansdowne Street, CV32 4SP.

RESOLVED that no objection is raised

W/14/0107 Coal Pension Properties Ltd. Erection of a single storey extension on parts of the existing multi storey car park (above existing retail units) to provide additional retail floor space. Units 5-7 Upper Mall, Royal Priors Shopping Centre, CV32 4QE.

RESOLVED that no objection is raised.

W/14/0286 Mr Brian Jeavons Conversion of unoccupied office space on two upper floors into two bed flats 124 Warwick Street, Cv32 4QY.

RESOLVED that no objection is raised.

W/14/0285 Mr Brian Jeavons The change of use of 124 Warwick Street, Leamington Spa, from office B1A to retail on the ground floor. 124 Warwick Street CV32 4QY.

RESOLVED that no objection is raised and the following comment is noted. Members welcomed the return of these Town Centre premises to retail.

W/14/0208 Mr Symonds Proposed new dwelling as new end terrace. 20 Burbury Close, Lillington, CV32 7PT.

RESOLVED that no objection raised but the following comment is noted. Members share the Highway Authority's concerns over the visibility issues raised.

W/14/0290 Mr Virk Two storey side extension 6 Charnwood Way, Lillington, Cv32 7BU.

RESOLVED that an objection is raised for the following reason. The extension needs to be subordinate to the original property.

W/14/0167 Headteacher, North Leamington School. Erection of timber framed 178 sq.m flat roofed canopy structure to provide outdoor learning environment and shelter on school site.

RESOLVED that no objection is raised.

W/14/0211 Mr Gujadhur Single and two storey rear extension 13 Highland Road, Lillington, CV32 7EQ.

RESOLVED that no objection is raised.

W/14/0203 Mr Cardall Single storey rear and side extension, conversion of and front extension to car port, front porch and patio decking area to the rear. 12 Kelvin Road, Lillington, CV32 7TE.

RESOLVED that no objection is raised.

W/14/0224 Dr K Pandyr First floor rear extension. 116 Lillington Road, CV32 6LW.

RESOLVED that no objection is raised.

W/14/0258 Mr Ellis Proposed alterations to the existing dwelling frontage including replacing the existing first floor bay window flat roof with a dual pitched gabled roof. Creating a tiled monopitched roof concealing the existing flat roof above the study and tying that into the existing pitched garage roof along with replacing the existing patio doors to this room with brickwork infill and new window. The existing parapet to

the store adjacent to the garage is also to be replaced. A new pitched roof canopy is to be provided above the existing entrance door. 56 Leicester Lane, CV32 7HF.

RESOLVED that no objection is raised

W/14/0204 Miss Millington Proposed single storey side, rear and porch extensions, together with internal alterations. 38 Highland Road, Lillington, CV32 7EG.

RESOLVED that no objection is raised.

W/14/0198 Mr Peter Evans Erection of first floor extension. 2 Spilsbury Close, CV32 6SW.

RESOLVED that no objection is raised.

W/14/0197 Mr Nigel Marcham Proposed loft conversion with dormer window to front and rear. 23 Crawford Close, Lillington, CV32 7HA.

RESOLVED that no objection is raised.

W/14/0184 Mr English Construction of single storey rear extension to provide extended kitchen. Construction of pitched roof dormer window to facilitate loft conversion. Removal of existing basement window to front elevation. Replace with three new window openings and wall mounted ladder to basement bay. Required to provide means of escape as part of the proposed basement conversion to provide habitable accommodation. 30 Waller Street, CV32 5UP.

RESOLVED that no objection is raised

W/14/0210 Mr & Mrs Putt Erection of single storey and first floor side extension. 60 Keir Close, CV32 5WE.

RESOLVED that no objection is raised

W/14/0242 Mr P Hurst Construction of two floor side extensions. 7 Hill Close, Lillington, CV32 7RQ.

RESOLVED that no objection is raised

W/14/0241 Mr P Hurst Construction of a dormer window and entrance canopy to front. 7 Hill Close, CV32 7RQ.

RESOLVED that no objection is raised

W/14/0294 Mrs L Beresford Construction of new front porch. 3 Onslow Croft, CV32 6SN.

RESOLVED that no objection is raised

W/14/0214 Mr & Mrs B Arian Alterations and extensions to existing house. 26 Warwick Place, CV32 5BP.

RESOLVED that an objection is raised for the following reason.
The two storey flat roof is an inappropriate style for the front of the property.

W/14/0266 Warwickshire Drinks Plus Ltd. Proposed change of use to existing classification to be A5 classification. 32a Bath Street CV31 3AE.

RESOLVED that an objection is raised for the following reason.
Change to a takeaway is against the interest of crime and order.

W/14/0229 Mr J Kang Display of fascia signs and overhead trough lights to all three fascias and internal illuminated projecting sign. 16-18 Warwick Street.

RESOLVED that no objection is raised

W/14/0234 Miss George Proposed demolition of garage and erection of a single storey side extension. 26 Marlborough Drive, Sydenham, CV31 1GD

RESOLVED that no objection is raised

W/14/0236 Sainsburys Supermarkets Ltd. Variation of condition 15 of planning permission no. W/13/1541 to permit installation of lighting within the car 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)) Sainsbury's supermarket, 89 Radford road, CV31 1JY.

RESOLVED that no objection is raised but the following comment is made.
The lighting should not be obtrusive to local residents.

W/14/0260 LB Mr Murray Demolition of single storey rear wing and conservatory. 217 Leam Terrace, CV31 1DW.

RESOLVED that no objection is raised

W/14/0199 Mr T O'Brien Proposed rear kitchen extension. 8 Plymouth Place, CV31 1HN.

RESOLVED that no objection is raised

W/14/0200 Mr Richard Beacham Variation of Condition 3 of planning permission No. W/13/0954 to change the external wall finish on the existing building to render (planning permission No. W/13/0954 was for conversion and change of use from workshop to dwelling house).

RESOLVED that no objection is raised

W/14/0183 Crucian Residential Ltd. Redevelopment of vacant offices following demolition of existing buildings and erection of 9 no. three storey 4 bed town houses (Class C3) 1 Chapel Street, CV31 1EJ.

RESOLVED that no objection is raised but the following comments were made. This is an important site in this historical area of the town. The new buildings need to retain congruity with adjacent buildings particular with respect to window design. Comment was also made with regard to the potential of nuisance noise from the usage of the mechanical gate to the car parking area to the rear off Clinton Street.

W/13/1720 Mr R Jarvis Two storey extension to front and side of existing dwelling to create additional living space and garage to ground floor. 141 Leam Terrace CV31 1DF.

RESOLVED that no objection is raised

W/14/0287 Mr Jay Nagra demolition of single storey shop unit and garages. Construction of new house for multiple occupation with 6 no. bedrooms. 6A Regent Place, CV31 1EH.

RESOLVED that an objection is raised for the following reasons:
The proposal does not comply with the recently agreed policy on HMOs.
There is no on-site parking provision and on-street parking is extremely limited.

148. 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.

149. PLANNING APPEAL NOTIFICATIONS

To note the Planning Appeal Notifications:

Ref: W/13/1595
Name: Mr D Dickinson
Site: 1 Morrell Street, Leamington Spa, CV32 5SZ
Description Appeal against refusal of planning permission.
Demolition of existing showroom/offices and erection of a HMO (Sui generis).
Appeal start date: 24/02/2014

RESOLVED that the Planning Appeal Notifications are noted.

150. ENFORCEMENT APPEAL NOTIFICATIONS

There were none.

151. ENFORCEMENT APPEAL DECISIONS

There were none.

152. PLANNING APPEAL DECISIONS

There were none.

153. LICENSING APPLICATIONS

The following Premise Licensing Applications were considered:

Application No: WDCPREM00791
Applicant: Royal News
Site: 42 Bedford Street, CV32 5DY

RESOLVED that an objection is raised because these premises are located in an area of substantial drinking activity at night and the ability to purchase alcohol from these premises up to 11pm would encourage people to drink in the street so increasing the possibility of further crime and disorder.

Application No. WDCPREM00793
Applicant: W M Morrison Supermarkets PLC
Site: Old Warwick Road, CV31 3NT

RESOLVED that no objection is raised

154. TREE PRESERVATION ORDER NOTIFICATIONS

There were none.

The meeting commenced at 6.30 pm and finished at 8.25pm

Signed

Dated

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
1	W/14/0312 LB	Ms Anna Scott	Internal alterations, removal of internal partitions, installation of new kitchen, external repairs to existing balcony, moving internal door off communal staircase.	Flat 2, 32 Clarendon Square, CV32 5QY.	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_70073
2	W/14/0326	Mr Benedict Krauze	Construction of two air-source heat pump enclosures, containing heat pumps for the provision of domestic hot water for the heating of the new build element of the complex.	Binswood Hall, Binswood Avenue, Leamington Spa	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_70087
3	W/14/0306	Mr Taylor	Proposed side and rear extension to provide ground floor and first floor accommodation.	30 The Close, CV31 2BL	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_70067
4	W/14/0307	Tag Exclusive Properties LLP	Variation of condition 2 of planning permission W/13/0809, proposed new staircase to existing basement space which is proposed to be converted as a media/play room.	York Road Centre, Formerly the Old Library, Avenue Road, CV31 3PR	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_70068
5	W/14/0302	Homes and Communities Agency	Demolition of existing building, levelling of site and removal of waste materials.	Building at Station Approach, Leamington Spa	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_70063

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
6	W/14/0300	Barwood Strategic Land II LLP	Outline planning application for the erection of up to 900 dwellings, a primary school (Use Class D1), a local centre (Use Class A1 to A5 and D1) and a Park and Ride facility for up to 500 spaces (Sui Generis) together with associated infrastructure, landscaping and open space (all matters reserved except access).	Land at Asps Farm, bound by Europa Way and Banbury Road, Bishops Tachbrook, CV34 6SS	Bishops Tachbrook	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_70061
7	W/14/0251	Mr Burton	Loft conversion with Flat roof dormers to front and rear elevation.	Flat 1, 19A St Marys Road, CV31 1JW	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_70010
8	W/14/0348	Mr Locker	Proposed flat roof dormer, inserting conservation rooflights to rear elevation and internal alterations to the third floor to form ensuite.	19 Portland Place East, CV32 5ES	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_70130
9	W/14/0345 LB	Mr Locker	Conversion of first floor wing to studio apartment, associated extension and alterations.	19 Portland Place East, CV32 5ES	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_70127
10	W/14/0344	Mr Locker	Conversion of first floor wing to studio apartment, associated extension and alterations.	19 Portland Place East, CV32 5ES	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_70126
11	W/14/0349 LB	Mr Locker	Proposed flat roof dormer, inserting conservation rooflights to rear elevation and internal alterations to the third floor to form ensuite.	19 Portland Place East CV32 5ES	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_70131

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
12	W/14/0340	Mr & Mrs Kenny Levick	Proposed alterations to existing attic to provide improved accommodation	24 Portland Place West, CV32 5EU	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_70113
13	W/14/0341 LB	Mr & Mrs Kenny Levick	Proposed alterations to existing attic to provide improved accommodation.	24 Portland Place West, CV32 5EU	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_70114
14	W/14/0364 LB	Cats Protection	Provision of a new fascia sign and window graphics.	146 Parade CV32 4AG	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_70146
15	W/14/0351	Spa Computers	Change of use from shop to 2no. 3 no, bedroomed flats (Use Class C3)	68 Clarendon Street, CV32 4PE	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_70133
16	W/14/0190	Mr Nigel Burton	Installation of new shop front	81 Warwick Street, CV32 4RR	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69945
17	W/14/0304	Richard S Baily	Proposed single and two storey extension to the rear.	17 Cloister Way CV32 6QE	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_70065
18	W/14/0353	Mr & Mrs Tebaldi	Proposed first floor side extension over existing garage.	90 Leicester Lane, Lillington, CV32 7HH	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_70135
19	W/14/0299 LB	Tag Exclusive Properties LLP	Existing basement to the former art gallery converted to a media room. A new staircase/stairwell introduced to access it, in the east wing of the building.	York Road Centre, Formerly The Old Library, Avenue Road, CV31 3PR	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_70060
20	W/14/0362	Steinhoff Group	Display of 2no. Externally illuminated fascia signs, 1no. Externally illuminated projecting sign and 3 no. window manifestations.	71 Warwick Street, CV32 4RQ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_70144

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
21	W/14/0308	Mr H Darby	Reinstatement of sash window in original opening to rear elevation.	Flat 1, First Floor, 25 Clarendon Square, CV32 5QX.	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI DCAPR 70069
22	W/14/0309 LB	Mr H Darby	Proposed internal alterations to provide improved kitchen and bathroom accommodation. Reinstatement of sash window in original opening to rear elevation.	Flat 1, First Floor, 25 Clarendon Square, CV32 5QX	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI DCAPR 70070
23	W/14/0365	Mr & Mrs Mann	Proposed erection of single storey rear extension.	31 Gordon Street, CV31 1HR	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI DCAPR 70147
24	W/14/0358	Sainsbury's Supermarkets Ltd	Display of a non-illuminated sign on the north elevation.	Sainsbury's Supermarket, 89 Radford Road, CV31 1JY	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI DCAPR 70140
25	W/14/0329 LB	The Care Bureau	Removal of a basement wall to mirror the rooms above on the ground floor providing a large commercial office space.	15 Waterloo Place, CV32 5LA	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI DCAPR 70090
26	W/14/0288	Mr & Mrs Newsome	Single storey infill side extension at the rear of property.	44 Wathen Road, CV32 5UZ.	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI DCAPR 70047
27	W/14/0402	Mr Tom Perkins	New porch to front of existing dwelling with lean to roof over side passage.	18 telford avenue, Lillington, CV32 7HL	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI DCAPR 70185
28	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.	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI DCAPR 70148
29	W/14/0372 LB	Mr & Mrs Adams	Proposed internal works to existing dwelling	Basement Flat, 8 Bertie Terrace, CV32 5BL	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI DCAPR 70154

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
30	W/14/0357	Mr Theora	Change of use of existing property to 2no. 1no. bedroomed flats (Use Class C3)	51 Llewellyn Road, CV31 2BJ	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_70139



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 03 APRIL 2014

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

W/13/1683 Mr Patel Change of use from C3 (dwelling house) to C4 (HMO). 34 Leicester Street, CV32 4TE

RESOLVED that observations could not be made due to the following reasons:

1. The Town Council considers the application plans to be unclear.
2. There is concern whether the proposal meets with the new HIMO rules.
3. There appears to be a lack of parking.

WDC Decision and reason:

The proposals would cause unacceptable harm to the living conditions of nearby residents by exacerbating the concentration of HMOs and student accommodation in this area.

W/13/1757 David Wilson Homes East Midlands Planning application for the demolition of existing buildings and the erection of 42 dwellings with associated infrastructure and landscaping. Former North Leamington School, Cloister Way.

RESOLVED that no objection is raised but the following comments are made:

The proposed landscaping does not appear to be extensive enough to meet the District Council's Garden City/Town guidelines.

Support is given for the provision of a pedestrian/cycle access way linking the development and Almond Avenue.

WDC Decision and reasons:

The mix of market housing proposed is significantly different from the proportions specified in the Council's policy guidance, with no 2 bedroom market units and 3 times the proportion of 4+ bedroom units. As a result, the proposals will not meet the housing needs of the area.

The proposed layout shows the affordable housing units concentrated in a single group on the North-Eastern edge of the site. As a result of this concentration of the affordable housing on one edge of the site, the proposed layout fails to create a suitably mixed and integrated community. The layout includes front-to-front distances as close as 10.5m and back-to-back distances as close as 20m. These separation distances are severely substandard. Therefore, in the opinion of the local planning authority, this would result in an

unacceptable level of privacy for the proposed dwellings and therefore an unsatisfactory living environment for future occupants.

The proposed development will be accessed via Cloister Way, which is characterised by straight lines of houses set back from the street behind landscaped gardens. This is a characteristic feature of development in the surrounding area. In contrast, the proposed layout for the application site shows a rather haphazard layout arranged around a meandering access road, with some of the proposed dwellings are positioned very close to the street. Therefore the proposals would be at odds with the established pattern of development in the area and cause unacceptable harm to the character and appearance of the area.

The substantial trees along the North-Eastern boundary of the site, which are considered to be of high amenity value, would dominate the outlook to the rear of the proposed dwellings on plots 20-28 and the canopy of those trees would cover large parts of the gardens of those properties. It is likely that there will be increased pressure from future occupants of these dwellings for the trees to be felled or severely pruned and therefore the proposals will indirectly result in the loss or reduction in the amenity value of these trees. Furthermore, the application proposes to remove a significant Plane tree on this boundary of the site. Therefore the proposals would cause unacceptable harm to the character and appearance of the area as a result of the harm that would be caused to the trees on the North-Eastern boundary of the site.

The layout that has been proposed would create a hard edge to the boundary with open Green Belt. The dwellings would be too close to this boundary to allow space for any effective landscape buffer. Therefore the proposed layout would create an unacceptable hard edge to the urban area that would detract from the openness and rural character of the Green Belt

The proposed open space provision comprises just a very small area (0.09 hectares) adjacent to the site entrance. The area that has been proposed is too small and fragmented to fill the function of a usable area of public open space. Therefore the proposals fail to make adequate provision for public open space.

The Highway Authority has raised considerable concerns with regard to the proposed layout and therefore the proposals would be detrimental to highway safety.

No.	Application No	Applicant	Location	Closing date	Ward	Link to Warwick DC Licensing
1	<u>WDCPREM00794</u>	Krowka Delicatessen (Polish Cash and Carry ltd.)	6 High Street, CV31 3AN	03.04.2014	Brunswick	<u>http://estates2.warwickdc.gov.uk/LicensingPortal/Forms/Licence.aspx?id=028046&type=LPA&typeDesc=Premise%20Licence%20Application</u>

