



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

23 January 2014

Dear Councillor

PLANNING COMMITTEE –THURSDAY 30 JANUARY 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 30 JANUARY 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 9 January 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 Notification:

Ref: W/13/1009
Name: Mrs Sheila Kleinmann
Site: 77 Coniston Road, CV32 6PF
Description: Formation of hardstanding to provide driveway in front of garden (retrospective application)
Appeal start date: 24/12/2013

8. Enforcement Appeal Notifications

To note the Enforcement Appeal Notifications (if any)

9. Enforcement Appeal Decisions

To note the following Enforcement Appeal Decision:

Ref: ACT 257/25/12
Name: Hatchback Ltd.
Site: Land at Warwick Street and Kenilworth Street, CV32 4QS
Description: Breach of Planning Control – the erection of a four-storey extension to house a lift shaft and a staircase.
Decision: Appeal allowed on a limited basis; planning permission is refused and the notice is upheld but with variation to its requirements. Only the permanent removal of the part of the extension that extends above 0.6m above the level of the flat roof is required.

10. Planning Appeal Decisions

To note the following Planning Appeal Decision:

Ref: APP/T3725/A/12/2180711
Name: Victoria Palfrey (nee Partridge) on behalf of Albany Management Ltd
Application No. W/11/1386
Site: 25 Warwick Place, CV32 5BS
Appeal: Against refusal to grant planning permission for extending the existing lowered kerb along the whole length of property to allow safer and easier access to designated parking from the main road.
Decision: Appeal allowed and planning permission granted.

11. Licensing Applications

To consider a schedule of Licensing Applications (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 9 JANUARY 2014 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors: John Knight (Chair), Roger Copping (substituting for Councillor Simon Lytton), Bill Gifford, Balvinder Gill, Ann Morrison and Amanda Stevens.

An apology was received from Councillor Simon Lytton

In attendance: Rob Young (WDC Planning Officer)

111. DECLARATIONS OF INTERESTS AND REQUIREMENTS FOR DISPENSATIONS

There were none.

112. PUBLIC FORUM

There were no members of the public present.

113. MINUTES

The Minutes of the Meeting of the Planning Committee held on 19 December 2013, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 19 December 2013 are confirmed and signed as a correct record.

114. PLANNING APPLICATIONS

W/13/1719 Deeley Properties Ltd and Orbit Homes (2020) Ltd. Variation of Condition 26 of planning permission W/12/0892 to delete the reference to personal care. The revised Condition 26 would restrict occupation to: (1) persons aged 55 and older; (2) persons living as part of a single household with such a person; or (3) persons who were living as part of a single household with such a person who has since died. Land off Queensway.

RESOLVED that no objection is raised but the following comment is made: Concern was expressed over the apparent lack of parking for both residents and visitors.

W/13/1686 Mr & Mrs Davies Erection of single storey rear extension and ancillary works. 150 Leam Terrace, CV31 1DN

RESOLVED that no objection is raised but the following comment is made: The views of the Conservation Officer should be taken on board to ensure compliance with current guidelines.

W/13/1696 Mr Scott-Dawkins Erection of a two storey and single storey side extension. 88 Queensway, CV31 3JZ

RESOLVED that no objection is raised but the following comment is made:
There should be sufficient waste receptacles for a 6 Bed HMO and the size of rooms and facilities must comply with current guidelines.

W/13/1712 Mr Volpe Amendment to ground floor rear extension as approved and new open porch – application reference: W/13/1272 – two storey side extension, two storey rear extension and single storey rear extension. 31 Woodcote Road, CV32 6PZ

RESOLVED that no objection is raised.

W/13/1646 LB Mr D Duley Erection of a rear boundary fence (retrospective) and the erection of a rear boundary wall. 3 Clarendon Place, CV32 5QL.

RESOLVED that no objection is raised

W/13/1624 Dr Stephen Jackson Alterations to rear of property to include removal of existing pitched roof over kitchen and WC, to be replaced with flat roof with glazed lantern over and lightweight glazed roof over verandah area. Existing shower/WC to be removed to form new kitchen. 15 Church Street CV31 1ER.

RESOLVED that no objection is raised

W/13/1625 LB Dr Stephen Jackson Listed building consent alterations and extensions. 15 Church Street CV31 1ER.

RESOLVED that no objection is raised

W/13/1721 Mr Burford Proposed demolition and rebuild of existing garage with pitched roof over and pitched roof over existing front porch. 89 Lime Avenue, Lillington, CV32 7DG.

RESOLVED that no objection is raised

W/13/1753 Mr Craddock Proposed single storey rear extension and new garage roof – amended design. 10 Granville Street, CV32 5XN

RESOLVED that no objection is raised

W/13/1747 Mr Locker Conversion of rear ground floor wing to studio apartment, associated extension and alterations 19 Portland Place East, CV32 5ES

RESOLVED that no objection is raised

W/13/1748 LB Mr Locker Conversion of rear ground floor wing to studio apartment, associated extension and alterations. 19 Portland Place East, CV32 5ES

RESOLVED that no objection is raised

W/13/1725 Mr & Mrs Chilton Erection of single storey timber and double glazed garden room to rear elevation. 35 Russell Terrace, CV31 1EZ.

RESOLVED that no objection is raised

W/13/1762 Mr D Dimarco Erection of single storey rear extension to bungalow. 14 Crawford Close, Lillington, CV32 7HA.

RESOLVED that no objection is raised

W/13/1743 Spitfire Properties Installation of replacement windows; erection of 2 no. garden room extensions at roof level; formation of 3 no. recessed balconies within existing roof slope; construction of replacement roof over lift shaft; installation of rooflights; installation of glass guarding to roof terraces and balconies; and redecoration of external render. Villiers House, Clarendon Avenue, CV32 5PR.

RESOLVED that no objection is raised

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.

W/13/1776 Mr Carlo Valle Erection of single storey rear extension (retrospective application- amendment to scheme approved under planning permission no. W11/1390) 5 Clarendon Square, CV32 5QJ.

RESOLVED that an objection is raised for the following reason:
The dimensions of the building works should adhere to the original planning consent.

W/13/1777 LB Mr Carlo Valle Erection of single storey rear extension (retrospective application- amendment to scheme approved under listed building consent no. W11/1391 LB) 5 Clarendon Square, CV32 5QJ.

RESOLVED that an objection is raised for the following reason:
The dimensions of the building works should adhere to the original listed building consent.

W/13/1768 QPack Packaging LLP Construction of additional vehicular access to St Marys Road; erection of boundary fence and security gates; erection of roof extensions to form north light windows; external alterations including new external cladding. Unit 23, St Mary's Road, CV31 1JP.

RESOLVED that no objection is raised

115. **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.

116. PLANNING APPEAL NOTIFICATIONS

The following Planning Appeal Notification was reported:

Application No: W/13/0597
Applicant: Total Bonjour
Site: Petrol Filling Station 130 Rugby Road, Leamington Spa CV32 6DN
Description: Demolition of existing service station and redevelopment to provide
A food store (Use Class A1) with ATM, associated parking,
landscaping and other ancillary works (resubmission of withdrawn
application ref.W12/0641)
Appeal Start Date: 20/12/2013

RESOLVED that the Planning Appeal Notification is noted.

117. ENFORCEMENT APPEAL NOTIFICATIONS

There were none.

118. PLANNING APPEAL DECISIONS

There were none.

119. LICENSING APPLICATIONS

There were none.

120. TREE PRESERVATION ORDER NOTIFICATIONS

There were none.

121. CORRESPONDENCE RELATING TO A POTENTIAL BREACH OF PLANNING CONSENT.

Correspondence from Dr Andrew Cave relating to a potential breach of planning consent in respect of Application W/13/0239 Willoughby, 12 Augusta Place, was considered by Members.

RESOLVED that the correspondence relating to the potential breach of planning consent in respect of Application W/13/0239 is noted. Any further planning application in respect of these works will receive close scrutiny. It is also noted that a copy of the correspondence has been referred to the Planning Authority, Warwick District Council for their consideration.

The meeting commenced at 6.30 pm and finished at 7.00pm

Signed

Dated

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
1	W/14/0023	A C Lloyd	Residential development (approx 200 dwellings) with new access on to Harbury Lane, land safeguarded for a new primary school, allotments, open space, local shop (A1 use up to 100sqm gross), car parking and associated infrastructure.	Harbury Gardens, Harbury Lane, Bishops Tachbrook, CV33 9QF	Bishops Tachbrook	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69689
2	W/14/0021	Mr & Mrs Luxmoore	Erection of single storey side and single storey rear extension.	18 Nursery Lane, CV31 2PW	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69675
3	W/13/1428	Tara and Co Property Ltd	Display of hanging sign	21-23 Clemens Street, CV31 2DW	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69135
4	W/13/1774 LB	Mr Cowan	Proposed conversion of the existing loft space with new staircase constructed from the existing first floor landing. Openings for 2 no. new sash windows to be formed in the existing gable wall. 5 no. 'conservation' type windows to be inserted within the rear north facing roof slope	85 Upper Holly Walk, CV32 4JS	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69613
5	W/13/1788	Mr & Mrs Brar	Change of use of a first floor office to 2 no. 1 bedroom flats and associated conversion works (amendment to scheme approved under planning permission no. W/13/1155)	13a Park Street, CV32 4QN	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69628

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
6	W/13/1789	Mr & Mrs Brar	Erection of a first floor rear extension to provide a new dwelling (resubmission following the withdrawal of planning application No. W/13/1421	13a Park Street, CV324QN	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARRWI DCAPR 69627
7	W/14/0025	Mr Dziurzynski	Modify existing garage to change from pitched/flat roof to single flat roof and build additional garage alongside.	14 Lillington Road, CV32 5YR	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARRWI DCAPR 69691
8	W/14/0049	Paul White Associates	Change of use of existing offices (Use Class B1a) to 13 no. residential units	9 Clarendon Place CV32 5QL	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVa=WARRWI DCAPR 69732
9	W/14/0050 LB	Paul White Associates	Internal alterations	9 Clarendon Place CV32 5QL	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARRWI DCAPR 69732
10	W/14/0060	Mr Chinn	Erection of a new dwelling (Use Class C3) (Resubmission of W/13/1088) and the erection of an outbuilding to the rear of No.42 Princes Street.	42 Princes Street, CV32 4TZ.	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARRWI DCAPR 69744
11	W/14/0070	Mr & Mrs Lister	Demolish existing boundary wall and re-build part, including gate to match original.	93a Upper Holly Walk, CV32 4JS	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARRWI DCAPR 69754
12	W/14/0014	Mr Chris Bates	Rear and single storey side extension to existing property.	53 Newbold Terrace East, CV32 4EZ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARRWI DCAPR 69662
13	W/14/0032	Midcounties Cooperative	Display of new non-illuminated fascia signage and projection sign,	100 Parade, CV32 4AQ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARRWI DCAPR 69712
14	W/13/1683	Mr Patel	Change of use from C3 (dwelling house) to C4 (HMO).	34 Leicester Street, CV32 4TE	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARRWI DCAPR 69499

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
15	W/13/1795	Mr Robertson	New First Floor with Single Storey side and rear extensions with decking to rear	158 Cubbington Road, Lillington, CV32 7AH	Crown	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_69634
16	W/13/1806	Mr C Jukes	Proposed new side and rear extension, including pitched roof to existing garage.	61 Highland Road, Lillington, CV32 7EJ	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_69645
17	W/13/1410	Clarendon Finance Ltd	Erection of a fence and change of use of open space adjacent to vehicular access to residential use - garden in association with the dwelling.	21 Chestnut Gardens CV32 7UW	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_69099
18	W/14/0039	Mr & Mrs Wain	Demolish existing store (former garage) and erection of rear extension and porch extension.	18 St Andrews Road, Lillington, CV32 7EU	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_69722
19	W/14/0030	Mr & Mrs Mason	First floor extension over garage	Tiree, Barwell Close, CV32 6QA	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_69707
20	W/13/1616	Miss Lucey	Demolish double garage and single storey side extension, erect two storey side extension, single storey side extension, new dormer and rooflights.	35 The Fairways, CV2 6PS	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_69386
21	W/13/1786	Mr & Mrs Myers	Erection of two storey side extension, greenhouse and erection of railings to front boundary wall.	203 Rugby Road CV32 6DY	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_69625
22	W/13/0557 LB	Goodway House Management Ltd.	Installation of CCTV	Goodway House, Copps Road, CV32 5JW	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_67885
23	W/13/1759	Ms Gupta	Single storey rear extension.	55 Quarry Street, CV32 6AS	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_69598

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
24	W/13/1785 LB	Mrs Chilton	Internal alterations and external services to form new en-suite shower room.	35 Russell Terrace, CV31 1EZ	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69624
25	W/13/0865	Mr Ubhi	Demolition of existing single storey rear extension and erection of a replacement single storey rear extension.	3 Camberwell Terrace, CV31 1LP	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_68377
26	W/14/0077	Miss Alison Partridge	Erection of two storey rear extension.	16 Waterloo Street, CV31 1JU	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69761



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 30 JANUARY 2014

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

W/13/1603 Midland Assured Developments LLP Removal of condition 3 of planning permission W/12/0241 (Condition requires 10% on-site renewable energy production. 131-135 Regent Street, CV32 4NX

RESOLVED that an objection is raised for the following reason:
In the absence of an appropriate viability assessment, the Council can find no good reason for the removal of Condition 3.

WDC Decision and Reason:

Variation of condition 3 of planning permission no. W12/0241 to omit the requirement for renewable energy production for Unit 3 at 135 Regent Street, Leamington Spa CV32 4NX.

Unit 2 shall not be occupied as a hot food takeaway until a scheme showing how 10% of the predicted energy requirement of this unit will be produced on or near the site from renewable energy resources has been approved and all the works within the scheme approved have been completed to ensure that adequate provision is made for the generation of energy from renewable energy resources.



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 30 JANUARY 2014

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

W/13/1520 Mr Jaswinder Paddan Demolition of outside toilet and conservatory, erection of two storey and construction of single storey extension to provide enlarged kitchen, ground floor bathroom and third bedroom.

RESOLVED that no objection is raised.

Reason for WDC Decision

The traditional configuration of the rear elevation of a broadly half width two storey side gable wing and the relatively transparent existing infill of the original side courtyard of this traditional Victorian terraced property would be unacceptably harmed by the infilling of a more solid flat roofed infill extension which would not retain the impression of a traditional side courtyard.

The combination of the proposed flat roofed extension which would be of a more solid appearance than the existing part glazed conservatory together with the substantially increased length of the proposed two storey wing would lead to an unacceptable reduction in light and outlook to the rear of no. 7 Duke Street.

W/13/1574 Mr T Bains Rebuilding of part of single storey rear projecting wing with a flat rather than a pitched roof. 6 Clapham Terrace, Cv31 1HY.

RESOLVED that no objection is raised.

WDC Reason for Decision

The monolithic design of the single storey rear wing which is devoid of features that might enable it to integrate into the rear garden landscape does not bear any design characteristics to integrate it into the distinctive rear garden town scape of Clapham Terrace. In particular the overly large and flat roof design is an atypical design for an extension in this context. The plastic fascia and absence of a parapet which would tie into the coping of the side boundary wall does not enable such a flat roof design to integrate into the context.

No:	Application No	Applicant	Location	Ward	Link to Warwick DC Licensing
1	WDCPREM00785	SIP Coffee Co	31 Regent Street, CV32 5EJ	Clarendon	http://estates2.warwickdc.gov.uk/LicensingPortal/Forms/Licence.aspx?id=027764&type=LPA&typeDesc=Premise%20Licence%20Application

