



## THE TOWN COUNCIL

OF

ROYAL LEAMINGTON SPA

TOWN HALL, PARADE,

ROYAL LEAMINGTON SPA

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28 June 2012

Dear Councillor

### **PLANNING COMMITTEE – THURSDAY 5 JULY 2012**

You are invited to attend a Meeting of the Planning Committee in ROOM 5, at the **TOWN HALL, ROYAL LEAMINGTON SPA**, commencing at **6.30 p.m.** on **THURSDAY, 5 JULY 2012**

Yours faithfully,

### **CLERK TO THE TOWN COUNCIL**

To: Councillors B Gifford, B Gill, J. Knight, S Lytton, A Morrison, A Stevens

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

Full set to Councillor R Copping (for information)

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

### **AGENDA**

1. Apologies

2. Public Forum

To receive any representation from Members of the Public in accordance with Standing Order No. 36.

3. Minutes

To approve and sign the Minutes of the Meeting of the Planning Committee held on 6 June 2012 (Report No 3)

4. Planning Applications

To consider a schedule of planning applications received from the Planning Authority ( Report No 4)

5. Determination of Planning Applications

To note Applications determined by the Planning Authority since the last Meeting (Report No 5)

6. Planning Appeal Notifications

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

7. Planning Appeal Decisions

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

8. Tree Preservation Order Notifications

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



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE**  
**HELD ON 6 JUNE 2012 AT THE TOWN HALL,**  
**ROYAL LEAMINGTON SPA**

Present: Councillors John Knight (Chairman) Balvinder Gill, Bill Gifford; Ann Morrison; Amanda Stevens.

In attendance: Rob Young (Warwick District Planning)

**1. ELECTION OF CHAIRMAN**

It was proposed by Councillor Morrison and seconded by Councillor Gill that Councillor Knight is appointed Chairman of the Planning Committee for the municipal year 2012/13. There being no other nominations, it was

**RESOLVED** that Councillor J. Knight is appointed Chairman of the Planning Committee for the Municipal year 2012/13.

**2. ELECTION OF VICE-CHAIRMAN**

It was proposed by Councillor Morrison, seconded by Councillor Knight, that Councillor Gill is elected Vice-Chairman of the Planning Committee for the Municipal year 2012/13. There being no other nominations, it was

**RESOLVED** that Councillor B. Gill is appointed Vice-Chairman of the Planning Committee for the Municipal year 2012/13

**3. APOLOGIES**

There were no apologies.

**4. PUBLIC FORUM**

There were no members of the public present.

**5. MINUTES**

The Minutes of the Meeting held on 17 May 2012, having been circulated, were considered.

**RESOLVED** that the Minutes of the Meeting held on 17 May 2012 are confirmed and signed as a correct record.

**6. PLANNING APPLICATIONS**

W 12 / 0269 Amara Retention of an exterior roller shutter on side door entrance. 7 Court Street CV31 2BB

**RESOLVED** that an objection is raised for the following reasons:

The roller shutter is ugly and of poor design. It has an adverse impact on the building itself and on surrounding properties especially when it is closed down.

W 12 / 0380 Miss N Beejadhur Change of use from A4 to Nightclub. Amara, 7 Court Street CV31 2BB

**RESOLVED** that an objection is raised for the following reason:

The change of use to a nightclub could attract an unruly clientele whose behaviour could impact on residential and other properties in the locality.

W 12 / 0523 Mr J Satsavia Conversion of ground floor flat into 1 self-contained flat. Debonair, 4 Ranelagh Street, CV31 2AA.

**RESOLVED** that no objection is raised

W 12 / 0600 Mr G S Lotta Proposed roof alteration to include a dormer window. 23 Southlea Avenue CV31 3JN.

**RESOLVED** that no objection is raised

W 12 / 0596 Mr D Hunt. Change of use from dwelling (C3) to a 5-bed HMO (House in Multiple Occupation) (C4 Use)

**RESOLVED** that an objection is raised for the following reasons:

This change of use from an individual dwelling to a House of Multiple Occupation will detrimentally alter the balance of this residential street.

The lack of parking provision results in a failure to meet current parking standards for HMOs.

W 12 / 0525 Mr Paul Edwards Erection of a 'Jubilee' column. Christchurch Gardens, Clarendon Avenue, Leamington Spa.

**RESOLVED** that no objection is raised

W 12 / 0555 LB Kandola Properties Installation of 2 conservation roof lights on rear roof slope, bricking up of one window in rear elevation and installation of a smaller window in rear elevation. 31a Warwick Street CV32 5LA.

**RESOLVED** that no objection is raised

W 12 / 0557 Kandola Properties Change of use – conversion of first and second floor offices (B1) to three one bedroom apartments and 1 no. two bedroom apartment (C3) 31a Warwick Street CV32 5LA.

**RESOLVED** that no objection is raised

W 12 / 0515 LB Tesco Store Ltd. Installation of signage to Parade and Tavistock Street elevations comprising internally illuminated fascia signs; internally illuminated floor standing sign boxes; window vinyls; and graphics on internal timber panels. Tesco Supermarket, 22-24 Parade CV32 4DN.

**RESOLVED** that no objection is raised but the following comment is made:  
All signage must comply with the requirements of the Conservation Area.

W 12 / 0534 Tesco Store Ltd. Advertisement consent for 4 vinyl graphics to windows, floor mounted sign boxes, letterings to panels and graphic panels with timber/aluminium vinyl at front and rear elevations. Tesco Supermarket, 22-24 Parade CV32 4DN.

**RESOLVED** that no objection is raised but the following comment is made:  
All signage must comply with the requirements of the Conservation Area.

W 12 / 0428 Mrs S L Hill Erection of single storey rear extension. 4 Waller Street CV32 5UR.

**RESOLVED** that no objection is raised

W 12 / 0573 HSBC Corporate Real Estate. Installation of halo illuminated fascia signs on front and rear elevation; illuminated projecting sign on front elevation, new ATM signage and replacement of public notice signs. HSBC Bank 126 Parade CV32 4AJ.

**RESOLVED** that no objection is raised but the following comment is made:  
All signage must comply with the requirements of the Conservation Area.

W 12 / 0604 LB HSBC Corporate Real Estate. Removal of existing night safe and replacement with new ATM. HSBC Bank 126 Parade CV32 4AJ.

**RESOLVED** that no objection is raised

W 12 / 0621 HSBC Corporate Real Estate. Removal and replacement of existing night safe on front elevation and install new ATM. HSBC Bank 126 Parade CV32 4AJ.

**RESOLVED** that no objection is raised

W 12 / 0594 Mr & Mrs McFall. Proposed second floor rear extension. 16 Willes Road CV32 4PY.

**RESOLVED** that no objection is raised

W 12 / 0595 LB Mr & Mrs McFall. Proposed second floor rear extension; insertion of rear rooflight, new timber doors and replacement window at first floor. 16 Willes Road CV32 4PY

**RESOLVED** that no objection is raised

W 12 / 0607 Hatchback Ltd. Demolition of existing building and construction of a new 4 storey building with two retail units at ground level and residential student accommodation on the upper floors and in a single storey extension to the rear (the student accommodation to be an adjunct to the student accommodation recently approved at Nos. 118-120 Warwick Street - pp ref. W10/0097); retention of existing lift / staircase extension to rear of Nos.118-120 Warwick Street in modified form; and

alteration to layout of existing car park including the provision of cycle parking (part retrospective application - revised scheme following planning permission no. W10/1370) 13 – 17 Kenilworth Street CV32 4QS.

**RESOLVED** that an objection is raised for the following reason:

It is considered that there is a totally inappropriate design of the Mansard roof and that the design of the building as a whole falls short of the quality of neighbouring properties.

W 12 / 0608 CA Hatchback Ltd. Demolition of existing building. 13-17 Kenilworth Street, CV32 4QS.

**RESOLVED** that no objection is raised

W 12 / 0567 Mr J Bojesen Jensen. Change of use from domestic dwelling (C3) to a HMO with 6 bedrooms (C4). 33 Chandos Street CV32 4RL.

**RESOLVED** that an objection is raised for the following reason:

There is no additional off-street parking provision and insufficient on-street parking to service this property as an HMO.

In the light of the applicant's statement that no future parking provision will be required either on or off-street the objection will be withdrawn if the right to a resident's parking permit is waived.

W 12 / 0544 Mr S Northover. Widening of existing vehicular access from 2.4 metres to 4.2metres. 138 Lillington Road, CV32 6LN.

**RESOLVED** that no objection is raised.

W 12 / 0340 Mr Louis Skiffington. Erection of a single storey rear extension. 42 Northumberland Road, CV32 6HB.

**RESOLVED** that no objection is raised

W 12 / 0562 Mr G Mann. Erection of an Outbuilding. 24 Kinross Road Lillington CV32 7EE,

**RESOLVED** that no objection is raised

W 12 / 0575 Mr & Mrs Owen. Erection of a single storey side/rear extension. 37 Melton Road Lillington CV32 7DL.

**RESOLVED** that no objection is raised

W 12 / 0563 Mr I Stevens Erection of a single storey side extension 117 Cubbington Road, Lillington, CV32 7AP.

**RESOLVED** that no objection is raised

**Note: In accordance with the National Code of Conduct, Cllr Stevens declared a personal and prejudicial interest in the above item by reason of living in the same property as the applicant, left the meeting and took no part in the discussion and voting thereon**

W 12 / 0550 David Wilson Homes Mercia. Reduction in width of plots 39 and 40 on previously approved residential development (minor material amendment to planning permission no. W04/1121) Ince House, 60 Kenilworth Road, CV32 6JY.

**RESOLVED** that no objection is raised

W 12 / 0592 LB Mr B Krauze Alteration to scheme approved under listed building consent nos. W 08/0925LB & W12/0192LB to make various minor amendments to the windows in building H.The original listed building consents were for part demolition, conversion,refurbishment and partial rebuilding of existing redundant sixth-form college and change of use from Class D1(non-residential institution) to Class C2 (residential institution),with construction of new buildings, to form an extra-care centre for the elderly consisting of 91 extra-care apartments and ancillary accommodation including treatment rooms, hydrotherapy, restaurant, bar, bistro, gymnasium, guest room, remedial care and hairdressing facilities. Binswood Hall Binswood Avenue Leamington Spa.

**RESOLVED** that no objection is raised

W 12 /0619 LB Audley (Binswood) Ltd. Alteration to scheme approved under listed building consent nos. W 08/0925LB & W12/0192LB to make various minor amendments to reroute the kitchen extract ducts. The original listed building consents were for part demolition, conversion,refurbishment and partial rebuilding of existing redundant sixth-form college and change of use from Class D1 (non-residential institution) to Class C2 (residential institution),with construction of new buildings, to form an extra-care centre for the elderly consisting of 91 extra-care apartments and ancillary accommodation including treatment rooms, hydrotherapy, restaurant, bar, bistro, gymnasium, guest room, remedial care and hairdressing facilities. Binswood Hall Binswood Avenue Leamington Spa

**RESOLVED** that no objection is raised

W 12 / 0597 C B Properties (Midlands) Ltd. Renewal of planning permission no. W 05/2081 for conversion and extension of office building to form 8 no. apartments. Dairy House 60 Kenilworth Road, CV32 6JX.

**RESOLVED** that no objection is raised

W 12 / 0438 Dr Stephen Quelch Erection of a shed (retrospective) 20 Adelaide Road, CV31 3PW.

**RESOLVED** that no objection is raised

W 12 / 0520 Aveley Homes Ltd. Erection of 2 no. houses. 1 Guys Cliffe Road, CV32 5BZ

**RESOLVED** that an objection is raised for the following reasons:

The height and design of these properties are intrusive and not in keeping with the neighbouring properties.

The 3-storey house intrudes on Tuscany house causing a loss of light and privacy.

W 12 / 0530 Mr Harpreet Hayer Change of use of unit 12 from storage to Tyre & Exhaust Centre (B2 use) Unit 12 Bath place CV31 3AQ.

**RESOLVED** that no objection is raised

W 12 / 0085 Mr Neil Crabb Removal of chimney and formation of balcony extension after removal of chimney and roof over existing bedroom 3. 9 Cross Road CV32 5PD.

**RESOLVED** that an objection is raised for the following reason:

The balcony extension will have an adverse and intrusive impact on neighbouring properties.

W 12 / 0450 Mr M Harwood. Erection of single storey rear extension 2 Woodbine Street CV32 5BG.

**RESOLVED** that no objection is raised

W 12 / 0588 Mr A McArthur. Erection of a single storey extension (resub of W12/0120). Flat 9, 38 Warwick New Road, CV32 6AA.

**RESOLVED** that no objection is raised

W 12 / 0599 Trilogy (Leamington Spa) Ltd. Approval of reserved matters under outline planning permission no. W10/1310 for landscaping and ancillary structures for a community woodland. Former Ford Foundry site, Old Warwick Road and Princes Drive, Leamington Spa CV31

**RESOLVED** that no objection is raised but concern was expressed with regard to the positioning of the access for both vehicles and pedestrians onto Princes Drive. It was noted that there was no provision for wheelchair access at this point.

**Note: In accordance with the National Code of Conduct, Cllr Gifford declared a prejudicial interest in the above Item by reason of being on the Board of the Environmental Trust, left the meeting and took no part in the discussion and voting thereon.**

W 12 / 0556 Mrs K Knight. Advertisement consent for the display of name and logo of business on an acrylic sign mounted on metal frame. The Polish Centre, 54 High Street CV31 1LW.

**RESOLVED** that no objection is raised

W 12 / 0532 The Acupuncture Academy. Display of two non-illuminated signs, one mounted panel at entrance door of building and second non-illuminated post mounted directional sign at front of property. . The Polish Centre, 54 High Street CV31 1LW.

**RESOLVED** that no objection is raised

W 12 / 0538 LB The Acupuncture Academy. Display of two non-illuminated signs, one mounted panel at entrance door of building and second non-illuminated post mounted directional sign at front of property. . The Polish Centre, 54 High Street CV31 1LW.



**RESOLVED** that no objection is raised

W 12 / 0553 Mr P Nijjar Increase in roof height; erection of a front boundary wall; insertion of new doors and window within the front and side elevation. 5a Camberwell Terrace, CV31 1LP.

**RESOLVED** that no objection is raised

W 11 / 1067 Avon Toys Repainting exterior of shop front. 77-79 Warwick Street CV32 4RR.

**RESOLVED** that no objection is raised

W 11 / 1347 Building & Plumbing Supplies. Demolition of existing shop/showroom and construction of 3 no. dwellings. 3 George Street Cv31 1ET.

**RESOLVED** that an objection is raised for the following reasons:

The design is not in keeping with adjoining properties.

There is a lack of off-street parking provision which will impact on the limited on-street provision in this area.

W 11 / 1348 CA Building & Plumbing Supplies. Demolition of existing shop/showroom. 3 George Street Cv31 1ET

**RESOLVED** that an objection is raised for the following reason:

The existing building should not be demolished until a suitable design is approved for any replacement properties.

**7. 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.

**8. PLANNING APPEAL NOTIFICATIONS**

There were none.

**9. PLANNING APPEAL DECISIONS**

There were none

**10. TREE PRESERVATION ORDER NOTIFICATIONS**

There were none

The meeting commenced at 6.30 pm and finished at 7.50pm

Signed .....

Dated .....

Application No	Applicant	Proposal	Location	Ward	Link to WarwickDC Planning Portal
W/12/0497	Mr Jas Uppal	Retention of self-contained one bed flat (comprising bed/ensuite; kitchen diner and nursery (former garage) without compliance with Condition 4 of PP W/05/1705) retrospective application.	36 Lee Road, CV31 3JQ	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65396">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65396</a>
W/12/0663	Mr & Mrs Bahi	Erection of first floor side and rear extension.	32 Queensway, CV31 3JY	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65595">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65595</a>
W/12/0664	Mr Virk	Single storey rear store/playroom.	19 Southway, CV31 2PG	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65596">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65596</a>
W/12/0742	Mrs K Kaur	Loft conversion.	67 Waverley Road	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65692">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65692</a>
W/12/0759	Miss N Beejadhur	Change of use from A4 to Nightclub (revised application following withdrawal of application No. W/12/0380 - revised opening hours)	Amara, 7 Court Street, CV31 2BB	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65710">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65710</a>
W/12/0630 LB	HSBC Corporate Real Estate	Replace existing external ATM with new model. Internal alterations at ground, first and second floor levels. Refurbish and re-commission original staircase and display new external signage on front and rear elevations.	HSBC Bank, 126 Parade, V32 4AJ	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65560">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65560</a>

Application No	Applicant	Proposal	Location	Ward	Link to WarwickDC Planning Portal
W/12/0655	Revelan UK Ltd	Demolition of existing buildings and erection of mixed use accommodation comprising a restaurant (use Class A3) to the ground floor with nine dwellings to the first and second floors; construction of new vehicular access; and provision of car parking to rear.	33-39 Regent Grove	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65586">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65586</a>
W/12/0717	Mr Lemberger	Change of use of the first floor from shop (use Class A1) to a 1 bed flat (use Class C3) (re-submission of W/12/0061)	35 Warwick Street, CV32 5JX	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65659">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65659</a>
W/12/0764	La Salle Investment Management	Display of an externally illuminated fascia sign, an externally illuminated projecting sign and retractable canopies with lettering on valance.	1-3 Satchwell Court, Royal Priors Shopping Centre, CV32 4QE	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65717">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65717</a>
W/12/0462	Mr F Wright	Replacement flat roof with a pitched roof over existing garage and porch.	14 Cheviot Rise, Lillington, CV32 7BJ	Crown	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65350">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65350</a>
W/12/0280	Mr & Mrs P Gill	Erection of two storey side and front extension (revised application W/10/1274)	3 Enright Close, CV32 6SQ	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65144">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65144</a>
W/12/0549	Mr A Lawrence	Proposed loft conversion and installation of 2 no. pitched roof dormers to the rear roof slope and a conservation roof light on the front roof slope.	Coach House, 59a Lillington Road, CV32 6LF	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65455">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65455</a>
W/12/0606	Mrs Webb	Erection of two storey rear extension.	20 Waller Street, CV32 5UP	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65533">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65533</a>

Application No	Applicant	Proposal	Location	Ward	Link to WarwickDC Planning Portal
W/12/0628	Mr & Mrs Bahia	Erection of first floor rear extension.	15 Cubbington Road, Lillington, CV32 7AA	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65558">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65558</a>
W/12/0666	Mr M Wright	Proposed side extension to existing detached garage.	20 Lillington Road, CV32 5YY	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65598">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65598</a>
W/12/0667	Mr & Mrs Taylor	Proposed conversion of existing 'lean-to' garage with new tiled pitched over. Existing kitchen extension flat roof to be converted to dual pitched roof to line with pitched roof over the garage. Proposed single storey rear extension to provide dining area.	52 St Andrews Road, Lillington, CV32 7EX	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65599">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65599</a>
W/12/0679 TC	Openreach	Installation of an Openreach Broadband Cabinet within the public highway.	Footpath on Lillington Road, s/o 87 Binswood Avenue	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65611">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65611</a>
W/12/0708	Mr & Mrs Castro	Flat roof rear facing box dormer roof extension associated with a loft conversion.	25 Waller Street, CV32 5UP	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65649">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65649</a>
W/12/0474	Warwick District Council	Change of use of land adjacent to Emscote Recreation ground to house up to a maximum of 60 caravans for a period of 3 weeks for five years during the following dates: 25 July-15 August 2012; 24 July-14 August 2013; 23 July-13 August 2014; 22 July-12 August 2015; and 27 July-17 August 2016.	Land adjacent to Edmondscote Sports Ground, River Close	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65370">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65370</a>

Application No	Applicant	Proposal	Location	Ward	Link to WarwickDC Planning Portal
W/12/0641	Total Bonjour	Demolition of existing service station and redevelopment to provide a foodstore (use Class A1) with ATM, associated parking, landscaping and other ancillary works.	Petrol filling station, 130 Rugby Road, CV32 6DN	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65573">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65573</a>
W 12 / 0635	Mr Marshall	New rear single storey infill extension and removal of existing lean-to to be replaced with new single storey extension.	93 Rugby Road, CV32 6DH	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65565">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65565</a>
W/12/0660	TMK Developments	Demolition of existing public house and erection of three 3 bedroomed town houses and six 2 bedroomed flats (resubmission following withdrawn application No. W12/0117)	New Binswood Tavern, Rugby Road, CV32 6DA	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65592">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65592</a>
W/12/0669 LB	Mr Herring	Proposed first floor rear extension; construction of a triple rear garage with access onto New Brook Street; renew front door surround; remove existing render and replace with new to front facade and erection of 1.2m high railings and plinth to frontage.	42 Grove Street, CV32 5AJ	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65601">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65601</a>
W/12/0671	Mr M Simons	Erection of open sided porch to front of property.	63 Beverley Road, CV32 6PW	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65603">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65603</a>
W/12/0687	Mr J Osecroft	Proposed single storey and two storey rear extensions.	6 Wheathill Close, CV32 6PL	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65619">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65619</a>
W/12/0719	Mr & Mrs Wimpenny	Demolish garage and erect a single storey side extension.	112 Greatheed Road, CV32 6ES	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65661">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65661</a>

Application No	Applicant	Proposal	Location	Ward	Link to WarwickDC Planning Portal
W/12/0720 CA	Mr & Mrs Wimpenny	Demolish garage and erect a single storey side extension.	12 Greatheed Road, CV32 6ES	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65662">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65662</a>
W/12/0614	Mr Hindley	Installation of light wells	15 Russell Terrace, CV31 1EZ	Willes	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65542">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65542</a>
W/12/0615 LB	Mr Hindley	Conversion of existing basement space to form additional living accommodation ancillary to the existing property.	15 Russell Terrace, CV31 1EZ	Willes	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65543">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65543</a>
W/12/0617	Mrs L Bryan	Installation of replacement 1.8m high gates.	Willes House, 63 Willes Road, CV31 1BN	Willes	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65545">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65545</a>
W/12/0618 LB	Mrs L Bryan	Replacement of 4 windows.	Willes House, 63 Willes Road, CV31 1BN	Willes	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65546">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65546</a>
W/12/0629 LB	Mr Wilkinson	Internal alterations to form an opening between the front and rear room; removal of existing doors to rear room; enlarge opening to original window head height and replace with new glazed doors; removal of existing cupboard at first floor and form a utility room; formation of new ensuite shower room; replace existing window; insertion of conservation type roof window to front and rear roof slope.	12 Russell Terrace, CV31 1EX	Willes	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65559">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65559</a>
W/12/0631	Mr G Saunders	Formation of two lightwells	54 Leam Terrace, CV31 1BQ	Willes	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65561">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65561</a>

Application No	Applicant	Proposal	Location	Ward	Link to WarwickDC Planning Portal
W/12/0027	A C Lloyd Ltd	Residential development comprising 209 dwellings with associated garages, parking facilities, infrastructure, public open space, allotments, landscaping and access.	Land south of St Fremund Way, Leamington Spa	Willes	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_64772">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_64772</a>
W/12/0677	Mr Askin	Erection of a single storey rear extension.	53 Leam Terrace, CV31 1DG	Willes	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65609">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65609</a>
W/12/0678 LB	Mr Askin	Erection of a single storey rear extension; form opening in rear roof to first floor bathroom and install two conservation rooflights; internal wall to be removed. Existing glazed screen to existing rear elevation to be removed and replaced with new timber screen and bi-folding doors and installation of new timber lantern rooflight; removal of existing timber sash window and replace with timber french doors.	53 Leam Terrace, CV31 1DG	Willes	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65610">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65610</a>
W/12/0702	Mr & Mrs George	Installation of a new window in side elevation and construction of a raised terrace within the rear garden.	30 & 30a Willes Road, CV31 1BN	Willes	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65640">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARRWI_DCAPR_65640</a>





## The Town Council of Royal Leamington Spa

### PLANNING DETERMINATIONS 5 JULY 2012

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

W 12 / 0362 Mr J Kohli Proposed widening of existing vehicular accesses from 3.2m to 4m; construction of 2 no. 2.8m high entrance piers and 1.6-1.8m high boundary wall Mortimer House, 52 Kenilworth House, CV32 6JW

**RESOLVED** that no objection is raised.

#### **WDC Reason for Decision**

*The proposed front boundary wall would be significantly taller than other front boundary walls in this part of Kenilworth Road. The result would be a rather "fortress-like" appearance for the application site in comparison with the "softer" front boundary treatments that characterize this part of Kenilworth Road. The front boundaries along this part of Kenilworth Road are generally defined by low walls and hedges. When viewed in the context of this established pattern of boundary treatment, the substantial wall proposed for the front boundary of the application site would stand out as an alien feature within the street scene. The proposals would therefore cause unacceptable harm to the character and appearance of the Conservation Area.*

