

ROBERT NASH ACIS DMS
Clerk to the Town Council

THE TOWN COUNCIL
OF
ROYAL LEAMINGTON SPA
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26th July 2018

Dear Councillor

PLANNING COMMITTEE – THURSDAY 2nd AUGUST 2018

You are invited to attend a Meeting of the Planning Committee in ROOM 5, at the **TOWN HALL, ROYAL LEAMINGTON SPA**, commencing at **6.00 p.m.** on **THURSDAY 2nd AUGUST 2018**.

Yours faithfully,

CLERK TO THE TOWN COUNCIL

To: Councillors: Janet Alty, Jill Barker, Heather Calver, Daniel Howe,
Caroline Evetts, Tom Kenyon-Brown, John Knight, Ann Morrison

(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 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 12 July 2018 (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 consider the following Planning Appeal Notifications, if any:

Application No:
Applicant:
Site:
Description:
9. Planning Appeal Decisions
To consider the following Appeal Decisions, if any:

Application No: W/18/0324
Applicant: Mr S Nijjar
Site: 46a Edmondscote Road CV32 6AQ
Description: Erection of a detached garage
Decision: Dismissed
10. Tree Preservation Orders
To consider the following Tree Preservation Orders, if any
11. Any Other Business



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 12 JULY 2018 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors John Knight (Chair), Ann Morrison, Janet Alty, Daniel Howe, Caroline Evetts, Jill Barker and Tom Kenyon Brown.

Apologies: Councillor Heather Calver

23. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

24. PUBLIC FORUM

No representations

25. MINUTES

The Minutes of the Planning Committee held on 21 June 2018, having been circulated, were considered and agreed.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 21 June 2018 are confirmed and signed as a correct record.

26. MATTERS ARISING

There were none.

27. 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/18/1049 Pure Gym Ltd Change of use from Class B8 (storage and distribution) with ancillary offices to Class D2 (24 hour gym) with ancillary offices, minor external alterations and alterations to existing parking provision 1 Tancred Close CV31 3RZ

RESOLVED that no objection is raised

W/18/1261 Mr Saikhon Proposed single storey rear extension 2 Alexandra Road CV31 2DG

RESOLVED that no objection is raised

W/18/0908 Packwood Properties Conversion of part of the existing A3 unit into 5 no. new residential units. The residential element will comprise of 1 no studio apartment, 2 no 1 bedroom aprtments and 2 no 2 bedroom apartments. 3 no new

parking bays will be created within the existing undercroft parking along with a new bin store and cycle storage facilities.

RESOLVED that no objection is raised - the town council questions the adequacy of proposed parking provision for these new residential units and awaits Highways comments on this issue.

W/18/1112 Hotel Chocolat Proposed display of halo illuminated and non illuminated fascia level signage and non illuminated projecting hanging sign
33 Parade CV32 4BL

RESOLVED that no objection is raised

W/18/1108 Hotel Chocolat Proposed re-painting of existing shop front timber in matt white (00E55)
33 Parade CV32 4BL

RESOLVED that no objection is raised

W/18/1109LB Hotel Chocolat Listed building consent for proposed fascia level signage, projecting hanging sign, internal alterations, repainting of existing shop front timber in matt white (00E55)
33 Parade CV32 4BL

RESOLVED that no objection is raised

W/18/1216 Escape Room Adventures Ltd Change of use from Class A1 (retail) to Class D2 (leisure and assembly – use as “escape room” attraction)
56 Bedford Street CV32 5DT

RESOLVED that no objection is raised

W/18/0912LB Mr TH Nguyen Listed building consent for alterations to fascia signage
Shop 27 Regent Street CV32 5EJ

RESOLVED that no objection is raised - subject to the alteration of the "Nails" part of the signage (as recommended by the conservation officer) which contravenes shopfront design guidance by being too large and out of keeping with the listed building and the rest of the signage on the shopfront

W/18/1052 B & R Khera Change of use from existing 17 bedroom hotel to 18 bedroom HMO for students
Thomas James Hotel 45-47 Bath Street CV31 3AG

RESOLVED that an objection is raised on the following grounds:

- 1) the application contravenes Policy H6 a) of the Local Plan whereby the proportion of HMO's within a 100 metre radius of the application site should not exceed 10% of total dwelling units.
- 2) No off street parking provision is proposed. This will further increase demand on the limited onstreet parking in the area.
- 3) The concerns of the Environmental Health Officer concerning waste management and collection, adequacy of ventilation and air quality within the premises are supported. Concern is also expressed with regard to the noise attenuation and management measures in relation to noise from the ground floor bar area and Bath Street.
- 4) There is no proposed on-site HMO management for such a large unit of student accommodation

5) The proposed dimensions of the bedrooms is a matter of concern being, in the view of the Council, the very minimum of that acceptable under the HMO Space and Amenity Standards.

W/18/1035 Mr Jhutti Proposed change of use from A1 (retail) on the ground floor to C3 (residential) conversion and extension of basement, three storey rear extensions, front railings and alterations to existing canopy porch, alterations to rear dormer window and front bay windows to provide an additional 2 no two bedroom flats 5 Russell Terrace CV31 1EZ

RESOLVED that an objection is raised on the following ground:

Lack of parking provision on site - two 2 bed flats should provide 4 parking spaces. Without these, additional pressure will be put upon the on-street parking which is already challenging for drivers and pedestrians. The town council welcomes a proposal to sensitively redevelop this site for full residential usage and would want to see the early Victorian facade retained.

W/18/1257LB Mrs Knights Repair and replacement of plaster cornices at ground and first floor levels. Details of wall and ceiling linings to bathrooms. Repair and replacement of timber skirtings and proposed works to existing fireplaces Willes House 63 Willes Road CV31 1BN

RESOLVED that no objection is raised

W/18/2143 Mrs Vicky Bell Erection of single storey rear extension and extension of garage 18 Lillington Road CV32 5YY

RESOLVED that an objection is raised on the following ground:

The Council supports the observations of the County Highways Department in relation to the size of the proposed garage which fails to meet the minimum size dimensions of 6m x 6m.

28. PLANNING DETERMINATIONS

A schedule of applications (Report No. 7) determined by the Planning Authority since the last meeting had been circulated and was considered.

29. PLANNING APPEAL NOTIFICATIONS

There were none.

30. PLANNING APPEAL DECISIONS

Application No: W/17/2323
Applicant: Mr & Mrs Ellison
Site: Land at 62 The Fairways CV32 6PS
Description: Self build two bedroom bungalow with new access from Windermere Drive and 2 off-street parking spaces
Decision: Dismissed

31. TREE PRESERVATION ORDERS

There were none

32. ANY OTHER BUSINESS

Cllr Barker requested information on what grounds an objection could be lodged against the removal of a tree. Answer to be sought from WDC.

The meeting commenced at 6:00pm and concluded at 6:45pm.

Signed

Dated



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 2 AUGUST 2018

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

W/18/0163 Mr & Mrs Saikhon Change of use of first and
second floors to residential (use class C3) to provide 2 no. 2 bedroom flats, including
internal and external alterations 60-62 Regent Street CV32 5EG

RESOLVED that no objection is raised

WDC Reason for Decision

Policy HE1 of the Warwick District Local Plan 2011-2029 states that consent will not be granted to alter or extend a listed building where those works will adversely affect its special character or historic interest, integrity or setting.

The two internal walls that currently separate the smaller bedroom and kitchen on floors 1 and 2 appear to be original, as the same dimensions are repeated from ground to second floor. The demolition would alter the building's historic plan form, thereby impacting its historic significance.

In the opinion of the LPA it is considered the proposal would cause less than substantial harm to the character of the listed building contrary to Policy HE1 of the Local Plan and the NPPF. However, there are considered to be no public benefits which outweigh this harm. The proposal is thereby considered to be contrary to the aforementioned policy.

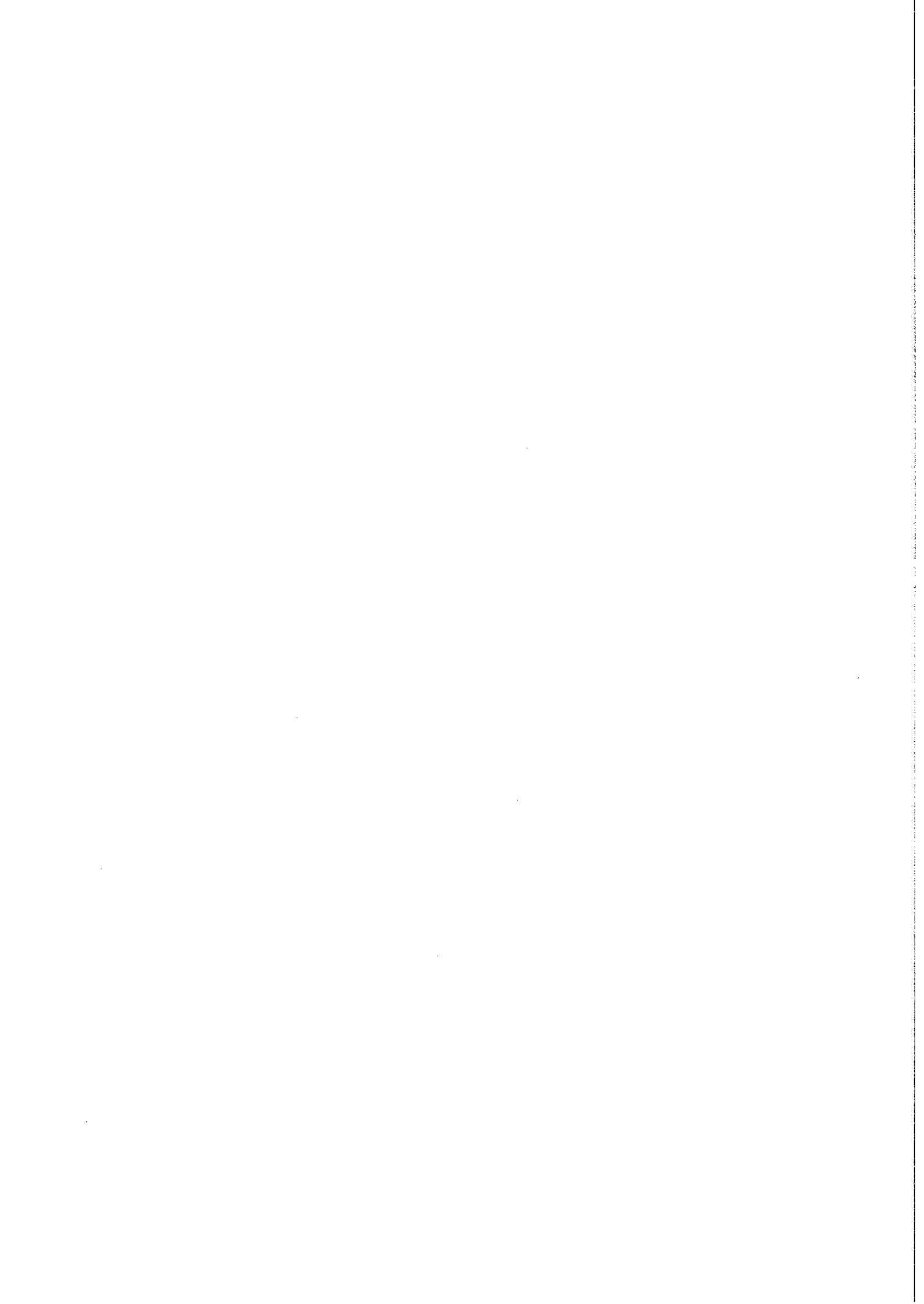
W/18/0649 Mr P Twist Demolition of existing garage and erection of two storey
detached building to be used as offices (use class B1a) 56 Leam Terrace CV31 1BQ

RESOLVED that no objection is raised

WDC Reason for Decision

Policy EC1 seeks to direct new office development to the town centres. It states that proposals for office development in locations at the edge of the town centres will be considered if no suitable sites are available in the preferred locations listed.

The proposal seeks to locate a new office in an out of centre location. In the opinion of the LPA it has not been adequately demonstrated that no suitable sites are available in a town centre location and therefore the proposal is contrary to the aforementioned policy.



No.	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
1	W/18/1037	Mr Ali	Proposed erection of end of terrace two bedroom dwelling Removal and replacement of plaster render to front elevation and porch to restore to original condition, repair 1 no front step. Replace concrete roof tiles from rear Victorian extension with slate tiles.	10 Central Avenue CV31 3EZ	Brunswick	https://planningdocuments.warwickdc.gov
2	W/18/0825LB	Mr Ridgwell	Application for variation of condition 2 (approved plans) of planning permission W/17/1722 to allow for alterations to the rear elevation and courtyard to allow for revised escape stair case and fenestration changes	16 Grove Street CV32 5AJ	Clarendon	https://planningdocuments.warwickdc.gov
3	W/18/1172	Premier Inn Hotels Ltd	Amendment to consent W/17/1723LB (Change of use of former bank (basement and ground floor) and offices (upper floors) to hotel and restaurant (basement and ground floor) and hotel guest bedrooms (upper floors), with associated works and alterations including a minor extension to rear and installation of solar panels on roof of existing hotel) to rearrange internal layout to make better use of the internal space and for alterations to the rear elevation and courtyard to allow for revised escape stair case and fenestration changes	Refuge House 148- 150 Parade CV32 4AG	Clarendon	https://planningdocuments.warwickdc.gov/online-applications/applicationDetails.do?keyVal=W/18/1172&activeTab=summary
4	W/18/1260LB	Premier Inn Hotels Ltd	Amendment to consent W/17/1723LB (Change of use of former bank (basement and ground floor) and offices (upper floors) to hotel and restaurant (basement and ground floor) and hotel guest bedrooms (upper floors), with associated works and alterations including a minor extension to rear and installation of solar panels on roof of existing hotel) to rearrange internal layout to make better use of the internal space and for alterations to the rear elevation and courtyard to allow for revised escape stair case and fenestration changes	Refuge House 148- 150 Parade CV32 4AG	Clarendon	https://planningdocuments.warwickdc.gov/online-applications/applicationDetails.do?keyVal=W/18/1260LB&activeTab=summary

5	W/18/1294LB	Premier Inn Hotels Ltd	Installation of underdrawn ceilings and encapsulation of existing ceiling in rooms where existing ceiling is considered fragile or has already fallen/been damaged	Refuge House 148-150 Parade CV32 4AG	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/ARW1/DCAPR/81653&activeTab=s ummary
6	W/18/1310LB	Mr & Mrs Bari	Raised door head to existing modern door on second floor	12 Milverton Terrace CV32 5BA	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/ARW1/DCAPR/81671&activeTab=s ummary
7	W/18/1342LB	Corporate Real Estate	Replacement of existing rear fire door. New door to open out. Area to be made flat and area beyond to graded railing installed. Internal door to be removed and area made good. External marketing to be removed and walls made good.	HSBC Bank 126 Parade CV32 4AJ	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/ARW1/DCAPR/81704&activeTab=s ummary
8	W/18/2413	Mr Narinderpal Birdi	Retrospective change of use from two dwellings (C3 use) to 11 bed HMO split into two cluster flats (sui generis use)	68 and 68a Clarendon Street CV32 4PE	Clarendon	Incorrect website address - need to look up via the portal https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/ARW1/DCAPR/81528&activeTab=s ummary
9	W/18/1185	Mr D Larner	Erection of one and a half storey front extension. Part demolition of existing rear ground floor extension. Rebuild rear wall.	28 Leam Street CV31 1DY	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/ARW1/DCAPR/81711&activeTab=s ummary
10	W/18/1349	Mr Webb	Erection of a single storey rear and side extension following demolition of existing rear extension, rear pitched roof dormer and replace main roof tiles with slate	199 Leam Terrace CV31 1DW	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/ARW1/DCAPR/81728&activeTab=s ummary
11	W/18/0924	Mr Wright	Erection of first floor front/side extension, with new roof over existing first floor element connecting to this and raise ridge height by 0.3m, external alterations, new cladding	83 Lillington Road CV32 6LJ	Manor	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/ARW1/DCAPR/81228&activeTab=s ummary

12	W/18/1016	Mr & Mrs Williamson	Demolition of part of single storey extension and erection of new flat roof single storey rear extension	26 Telford Avenue Lillington CV32 7HL	Manor	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81335&activeTab=s ummary
13	W/18/1062	Mr Ian Skinner	Erection of a two storey rear and side extension, single storey side extension and new porch to front	2 Kendal Avenue CV32 6NG	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81384&activeTab=s ummary
14	W/18/1283	Mr C Sidhu	Erection of a single storey rear extension and two storey side extension	19 Troutbeck Avenue CV32 6NE	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81641&activeTab=s ummary
15	W/18/1104	Mr & Mrs Hodgkiss	Erection of part two storey and part single storey rear extension and refurbishment of front elevation to dwelling (resubmission of W/17/0996) to amend the cladding and brickwork to render, and to amend rear roof design	80 Northumberland Road CV32 6HG	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81436&activeTab=s ummary
16	W/18/1115	Mr Pritchard	Erection of a 2.25m retaining wall to rear boundary and raising of the garden level to the rear (retrospective)	18 Bamburgh Grove CV32 6RL	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81447&activeTab=s ummary
17	W/18/1163	Mr Waters	Erection of a single storey side extension and loft conversion with rear dormer window	45 Princes Street CV32 4TZ	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81495&activeTab=s ummary
18	W/18/1168	Mr Robin Evans	Single storey rear extension	33 Sherbourne Place Clarendon Street CV32 5SW	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81501&activeTab=s ummary

