



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

6 March 2014

Dear Councillor

PLANNING COMMITTEE –THURSDAY 13 MARCH 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 13 MARCH 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. Presentation

Presentation by John Beaumont on the proposal to provide hockey/cricket pitch for Khalsa Hockey Club at former Arnold Lodge playing fields.

5. Minutes

To approve and sign the Minutes of the Meeting of the Planning Committee held on 20 February 2014 (Report No 5)

6. Planning Applications

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

7. Determination of Planning Applications

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

8. 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

9. Enforcement Appeal Notifications

To note the Enforcement Appeal Notifications (if any)

10. Enforcement Appeal Decisions

To note the Enforcement Appeal Decisions (if any)

11. Planning Appeal Decisions

To note the following Planning Appeal Decisions (if any)

12. Licensing Applications

To consider a schedule of Licensing Applications (Report No. 12)

13. 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 20 FEBRUARY 2014 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors: John Knight (Chair), Bill Gifford, Simon Lytton and Ann Morrison

Apologies were received from Councillors Balvinder Gill and Amanda Stevens

In attendance: Emma Spandley (WDC Planning Officer)

133. DECLARATIONS OF INTERESTS AND REQUIREMENTS FOR DISPENSATIONS

In accordance with the Council's Code of Conduct, it was agreed that those Members of the Planning Committee be granted a dispensation under the provisions of the Localism Act 2011 to debate and resolve Planning Application No. W/14/0162 (Waterloo Housing Group working on conjunction with Warwick District Council) for which they may have a disclosable non-pecuniary interest by virtue of being a Member of Warwick District Council.

Cllr Gifford declared a pecuniary interest in Planning Application No. W/13/1787 and a non-pecuniary interest in Planning Application No. W/14/0148.

134. PUBLIC FORUM

There were no members of the public present.

Cllr Gifford made representations, as a member of the public, objecting to Planning Application No. W/13/1787 for the following reasons:

1. The building line has not been retained by the existing modern extension, subservient to the main traditional part of the building.
2. There have been significant alterations of the old floor levels in order to match the main building.
3. The gable at the rear of the building has been increased in height.
4. The new windows are not in keeping with other buildings in the Conservation Area.
5. Overall the "minor material amendments" applied for in fact are major deviations from the agreed consent and have a detrimental effect on the appearance of the building.

A copy of Cllr Gifford's objections is attached to the signed Minutes.

A written representation had been received from Mr Andrew Cave also objecting to Planning Application No. W/13/1787 for the following reasons:

1. The roof height has not been reduced to match that of the neighbouring building as shown in the approved design and therefore is a major and not minor amendment.
2. The roof height of the adjacent building in drawing 835-107 has been increased by two metres compared with the roof height shown in the approved drawing 835-08(d).

A copy of Mr Cave's objections is attached to the signed Minutes.

135. MINUTES

The Minutes of the Meeting of the Planning Committee held on 30 January 2014, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 30 January 2014 are confirmed and signed as a correct record.

136. PLANNING APPLICATIONS

W/14/0085 GMG Ltd Removal of existing first floor window and wall below to west elevation to form opening for roller shutter door. Eaton Works, Althorpe Street, CV31 2AU

RESOLVED that no objection is raised.

W/14/0162 Waterloo Housing Group Demolition of garages and construction of 7 no new dwellings (5 no two storey houses and 2 no maisonnettes) with associated access, parking and landscaping. Site off Henley Road

RESOLVED that no objection is made but the following comment is made: The Town Council agreed that the conclusions of the tree survey should be taken into account to ensure the trees are retained.

Note: In accordance with the Council's Code of Conduct, Cllr Gifford declared a non-pecuniary interest in the above item by reason of being a member of Warwick District Council which owned the land.

W/14/0020 Mr D McKenzie Single storey rear dining room extension and second storey side dormer enlargement. 55 Offa Road, CV31 2BU

RESOLVED that no objection is raised.

W/14/0164 The Sikh Community & Sports Centre Outline planning application for the replacement of existing industrial buildings with a community and sports centre with associated car parking. Sikh Community Centre, Queensway Trading Estate, Queensway

RESOLVED that no objection is raised, but the following comment is made: The Town Council has not had the benefit of seeing the Highways proposal and in addition would wish to see adequate provision for parking.

W/14/0071 Turtle Bay Restaurants Ltd Display of an internally illuminated fascia sign and a non-illuminated projecting sign. 11 Livery Street, CV32 4NP

RESOLVED that no objection is raised, but the following comment is made: The Town Council concurred with Cllr Weber's comments concerning sound proofing the awnings and the inappropriate use of an alcoholic image on the signage.

W/14/0069 Turtle Bay Restaurants Ltd Installation of a new shopfront to one side of frontage and alteration to shopfront to other side of frontage; construction of

projecting canopy over door; and installation of retractable awnings and wall lights. 11 Livery Street, CV32 4NP

RESOLVED that no objection is raised, but the following comment is made:
The Town Council concurred with Cllr Weber's comments concerning sound proofing the awnings and the inappropriate use of an alcoholic image on the signage.

W/14/0088 Mr Peter J Frampton Erection of a detached building to house a bicycle and bin store and a car port. 70-72 Aylesford House, Clarendon Street, Leamington Spa

RESOLVED that no objection is raised.

W/14/0045 Mrs Amrit Kaur Installation of new shop front 17 Willes Road, CV32 4PP

RESOLVED that no objection is raised.

W/14/0098 LB VALHALLA Ltd Alteration to shop front comprising removal of pilaster and increase in size of window. Wallis, 41 Parade, CV32 4BL

RESOLVED that no objection is raised.

W/14/0120 Yarnold Properties Ltd Proposed change of use of basement, ground floor and first floor private club premises to eight self-contained flats and one mews dwelling; external alterations; and alterations to existing second floor flat. 36 Warwick Street, CV32 5JZ

RESOLVED that no objection is raised, but the following comment is made:
The Town Council concurs with the comments of the Conservation Officer that further discussions are necessary and, in addition, the applicant should be requested to enter into a Section 106 agreement that prohibits residents of the proposed dwelling to obtain resident parking permits.

W/14/0121 LB Yarnold Properties Ltd Internal and external alterations to listed building in association with a proposed change of use of basement, ground floor and first floor private club premises to eight self-contained flats and one mews dwelling and alterations to existing second floor flat. 36 Warwick Street, CV32 5JZ

RESOLVED that no objection is raised, but the following comment is made:
The Town Council concurs with the comments of the Conservation Officer that further discussions are necessary and, in addition, the applicant should be requested to enter into a Section 106 agreement that prohibits residents of the proposed dwelling to obtain resident parking permits.

W/13/1787 Mr O'Sullivan Application under Section 73 for a minor material amendment in variation of Condition 2 of planning permission W/13/0239 to replace approved drawings 835-07d & 8d with drawings 835-16 & 17. The minor material changes include the raising of side extension roof (eaves and ridge), increase of depth of side and rear extension and omission of vertical glazing bars in sash windows, brick work external finish to rear, and front facing french doors to match adjacent building. 12 Augusta Place, CV32 5EL

RESOLVED that an objection is raised for the following reason:

The Town Council considers that there are a number of significant major changes to the planning permission granted earlier which are unacceptable in the Conservation Area.

Note: In accordance with the Council's Code of Conduct, Cllr Gifford declared a pecuniary interest in the above application, by reason of being a resident of the street, left the meeting and took no part in the discussion and voting thereon.

W/14/0096 Mr Peter Frampton Variation of conditions 3 and 4 of planning permission No. W/09/1536 to allow for bin and cycle storage (planning permission W/09/1536 was for the conversion of the existing buildings into 3 dwellings.)
70-72 Aylesford House, Clarendon Street.

RESOLVED that no objection is raised.

W/14/0104 LB Hamesha Installation of a non-illuminated fascia sign and painting of shopfront. 164 Parade, CV32 4AE

RESOLVED that no objection is raised and made the following comment:
The Town Council welcomes a positive enhancement to the street scene.

W/14/0147 Mr Kristian Goode removal of existing white PVCU conservatory to rear infill of property and replacement with new flat roof extension. 53 Clarendon Street, CV32 4PN

RESOLVED that no objection is raised.

W/14/0155 Mr Silver Replace existing shop front and doorway with a garage door, insertion of new windows within the side elevation; removal of existing first floor rear extension and replace with a terrace, including glazed balustrades. The Stables, Trinity Street, CV32 5YN

RESOLVED that no objection is raised.

W/14/0150 St Peter's Catholic Primary School Erection of timber shelter with lower playground area of St Peter's Catholic Primary School. St Peter's Catholic Primary School, Augusta Place, CV32 5EL

RESOLVED that no objection is raised.

W/13/1684 Mr Phipps Erection of a two storey side extension; single storey front and single storey side extension. 228 Valley Road, Lillington, CV32 7SZ

RESOLVED that an objection is raised for the following reason:
The Town Council considers that the proposal presents an overbearing design which appears to be contrived and results in an adverse impact on the neighbours at the rear of the property. There is also concern whether the design complies with the Residential Design Guide.

W/14/0112 Mr Houghton Erection of single storey side / rear extension; hip to gable roof alteration and a dormer. 24 Kelvin Road, Lillington, CV32 7TE

RESOLVED that no objection is raised.

W/14/0148 Mr & Mrs Rushton Variation of condition of planning application
W/13/1565 re-roofing of existing garages changing from corrugated flat roof to tiled
pitched roof to match existing. 15 Vicarage Road, Lillington, CV32 7RH

RESOLVED that no objection is raised.

Note: In accordance with the Council's Code of Conduct, Cllr Gifford declared a non-pecuniary interest in the above application, by reason of knowing the applicant, remained in the meeting and took part in the discussion and voting thereon.

W/14/0152 Mr Pearce Single storey rear extension. 8 Farm Road, Lillington,
CV32 7RP

RESOLVED that no objection is raised.

W/14/0079 Mr Canning Single storey rear extension 27 Conway Road, CV32
5PA

RESOLVED that no objection is raised.

W/14/0187 Mr Willaimson Erection of single storey front extension following
demolition of existing conservatory. 38 Conway Road, CV32 5PA

RESOLVED that no objection is raised.

W/14/0095 St Mary's Allotment Association Erection of pedestrian gates and
railings to Glebe Place. Land at foot of Glebe Place, CV31 1DP

RESOLVED that no objection is raised and the following comment is made:
The Town Council considers that the proposal is a positive enhancement to
the site.

W/14/0068 Pavrai Ltd Formation of windows and sky lights to 7 approved flats.
Satchwell Granary, 2 New Street, CV31 1HP

RESOLVED that no objection is raised.

W/14/0157 Mr Wall Erection of single storey side extension.
17 Charlecote Gardens, Sydenham CV31 1GE

RESOLVED that no objection is raised.

W/14/0101 Mr Bains Rebuilding of single storey rear extension
(retrospective) with the proposed alteration of a mono-pitched roof.
6 Clapham Terrace, CV31 1HY

RESOLVED that no objection is raised.

137. **PLANNING DETERMINATIONS**

There were none.

138. PLANNING APPEAL NOTIFICATIONS

The following Planning Appeal Notifications were reported:

Ref: W/13/0036
Name: A C Lloyd Ltd
Site: Harbury Gardens, Harbury Lane, Bishops Tachbrook, Leamington Spa CV33 9QF
Description: Appeal against refusal of planning permission. Residential development (approx 200 dwellings) with new access onto Harbury Lane, land safeguarded for new primary school, allotments, open space, local shop (A1 use up to 100 sqm gross), car parking and associated infrastructure.
Appeal start date: 24/01/2014

Ref: W/13/1432
Name: Tara & Company
Site: 1 Charlotte Street, Leamington Spa CV31 3EB
Description: Appeal against refusal of planning permission. Change of use from dwelling house (Use Class C3) to a 7-bedroom house in multiple occupancy (HMO) (Sui Generis) with the retention of two existing 2-bedroom apartments.
Appeal start date: 28/01/2014

RESOLVED that the Planning Appeal Notifications are noted.

139. ENFORCEMENT APPEAL NOTIFICATIONS

There were none.

140. ENFORCEMENT APPEAL DECISIONS

There were none.

141. PLANNING APPEAL DECISIONS

The following Planning Appeal Decisions were reported:

Ref: APP/T3725/A/13/2208639
Name: Mr Chris Emmett
Application No. W/13/1018
Site: 1 St Marks Road, Leamington Spa CV32 6DL
Appeal: Against refusal to grant planning permission for proposed development as follows: "The site is currently shared parking for two dwellings. We propose creating a new entrance to one of the dwellings by removing part of the existing wall and adding a dropped kerb to create access for vehicles and pedestrians. A lower wall to match the neighbours would also be constructed within the driveway to partition the properties.
Decision: Appeal dismissed.

Ref: APP/T/3725/A/13/2203589
Name: Lewis & Lewis
Application No. W/13/0681

Site: 5-6 Milverton Crescent West, Leamington Spa CV32 5NE
Appeal: Against refusal to grant planning permission for proposed development of demolition of two buildings with retention of one; change of use to residential use and erection of seven dwellings and car parking.
Decision: Appeal dismissed.

Ref: APP/T3725/A/13/2199220
Name: Mr B Dhesi
Application No. W/13/0254
Site: 3 Church Street, Leamington Spa CV31 1EG
Appeal: Against refusal to grant planning permission for proposed development of change of use (under Article 4) of first floor 3-bedroom flat to a HMO.
Decision: Appeal allowed and planning permission granted.

Ref: APP/T3725/A/13/2199909
Name: Techaid Facilities Ltd
Application No. W/13/0257
Site: 1, 3 and 5 Russell Street, Leamington Spa CV32 5QA
Appeal: Against refusal to grant planning permission for proposed development of change of use from office to residential.
Decision: Appeal dismissed.
Costs: Appeal dismissed

RESOLVED that the Planning Appeal Decisions are noted.

142. LICENSING APPLICATIONS

The following Premise Licensing Applications were considered:

Application No. WDCPREM00765
Applicant: The Green Man
Address: 114 Tachbrook Street, Leamington Spa CV31 2BQ

Application No. WDCPREM00788
Applicant: The Assembly and Zephyr Lounge
Address: Spencer Street, Leamington Spa CV31 2NF

Application No. WDCPREM00789
Applicant: Audley, Binswood Hall
Address: Binswood Avenue, Leamington Spa CV32 5SE

RESOLVED that the Licensing Applications are noted.

143. TREE PRESERVATION ORDER NOTIFICATIONS

There were none.

The meeting commenced at 6.30 pm and finished at 7.20pm

Signed

Dated

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
1	W/14/0130	Mr C Danes	Erection of a 3 storey semi-detached dwelling.	Land adjoining 24 St Johns Road, CV31 3AX	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69814
2	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	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_70018
3	W/14/0263	Mr Amrik Singh	Dropped kerb.	112 Brunswick Street, CV31 2EQ	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_70022
4	W/14/0192 LB	Chiltern Railways Ltd	Proposed new cycle racks to Platform 2.	Leamington Spa Railway Station, Old Warwick Road, CV31 3NS	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69950
5	W/14/0132	Mr & Mrs Byron	Change of use from A1 Retail use to C3 dwelling house.	19 Regent Street, CV32 5HG	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69816
6	W/14/0209	Medwell Hyde Ltd	Single storey rear extension and dormers to the front and rear elevations.	25 Rosefield Street, CV32 4HE	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69968
7	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	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69888
8	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	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69456
9	W/14/0133	Mr E Bowen	Construction of single storey side and rear 'garden room'.	11 Campion Road, CV32 5XQ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69817

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
10	W/14/0180	Valhalla	Installation of new shopfront after removal of pier.	Wallis, 41 Parade, CV32 4BL	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARRWI DCAPR 69925
11	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	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARRWI DCAPR 70041
12	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	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARRWI DCAPR 69791
13	W/14/0286	Mr Brian Jeavons	Conversion of unoccupied office space on two upper floors into two 2 bed flats.	124 Warwick Street, CV32 4QY	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARRWI DCAPR 70045
14	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 only.	124 Warwick Street, CV32 4QY	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARRWI DCAPR 70044
15	W/14/0208	Mr Symonds	Proposed new dwelling as new end terrace.	20 Burbury Close, Lillington, CV32 7PT	Crown	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARRWI DCAPR 69967
16	W/14/0290	Mr Virk	Two storey side extension.	6 Charnwood Way, Lillington, CV32 7BU	Crown	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARRWI DCAPR 70050
17	W/14/0167	Headteacher, North Leamington School	Erection of timber framed 178 sqm flat roofed canopy structure to provide outdoor learning environment and shelter on school site.	North Leamington School, Sandy Lane, Blackdown, CV32 6RD	Cubbington (on L/Spa boundary)	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARRWI DCAPR 69889
18	W/14/0211	Mr Gujadhur	Single and two storey rear extension.	13 Highland Road, Lillington CV32 7EQ	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARRWI DCAPR 69970

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
19	W/14/0203	Mr Cardail	Single storey rear and side extension, conversion of and front extension to car port, front porch and patio decking area to rear.	12 Kelvin Road, Lillington CV32 7TE	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69962
20	W/14/0224	Dr K Pandyr	First floor rear extension.	116 Lillington Road, CV32 6LW	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69983
21	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 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	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_70017
22	W/14/0204	Miss Millington	Proposed single storey side, rear and porch extensions, together with internal alterations.	38 Highland Road, Lillington, CV32 7EG	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69963
23	W/14/0198	Mr Peter Evans	Erection of first floor extension.	2 Spilsbury Close, CV32 6SW	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69957

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
24	W/14/0197	Mr Nigel Marcham	Proposed loft conversion with dormer window to front and rear.	23 Crawford Close, Lillington, CV32 7HA	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI DCAPR 69956
25	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	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI DCAPR 69935
26	W/14/0210	Mr & Mrs Putt	Erection of single storey and first floor side extension.	60 Keir Close, CV32 5WE	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI DCAPR 69969
27	W/14/0242	Mr P Hurst	Construction of two floor side extensions.	7 Hill Close, Lillington CV32 ZRQ	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI DCAPR 70001
28	W/14/0241	Mr P Hurst	Construction of a dormer window and entrance canopy to front.	7 Hill Close, Lillington, CVd2 ZRQ	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI DCAPR 70000
29	W/14/0294	Mrs L Beresford	Construction of new front porch	3 Onslow Court, CV32 6SN	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI DCAPR 70055
30	W/14/0214	Mr & Mrs B Arian	Alterations and extensions to existing house.	26 Warwick Place, CV32 5BP	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI DCAPR 69973

No	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
31	W/14/0266	Warwickshire Drinks Plus Ltd	Proposed change of use to existing restaurant to be A5 classification.	32a Bath Street, CV31 3AE	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_70025
32	W/14/0229	Mr J Kang	Display of fascia sigs and overhead trough lights to all three fascias and internal illuminated projecting sign.	16-18 Warwick Street	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_69988
33	W/14/0234	Miss George	Proposed demolition of garage and erection of a single storey side extension.	26 Marlborough Drive, Sydenham CV31 1GD	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_69993
34	W/14/0236	Sainsburys Supermarkets Ltd	Variation of condition 15 of planning permission No. W/13/1541 to permit the 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	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_69995
35	W/14/0260 LB	Mr Murray	Demolition of single storey rear wing and conservatory.	217 Leam Terrace, CV31 1DW	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_70019
36	W/14/0199	Mr T O'Brien	Proposed rear kitchen extension.	8 Plymouth Place, CV31 1HN	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_69958

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
37	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).	r/o 13/15 Church Street, CV31 1ER	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_69959
38	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	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_69934
39	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	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_69541
40	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	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_70046



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 13 MARCH 2014

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

W/14/0014 Mr Chris Bates Rear and single storey side extension to existing property. 53 Newbold Terrace East, CV32 4EZ

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

The Town Council queries whether the Planning Application Site Notices have been displayed and also whether there is any invasion of privacy caused by the placement of the dormer windows.

Reason for WDC Decision

The scale and bulk of the proposed extensions would be disproportionate with the scale and gable ended design of the existing bungalow which is set in a regular row of similarly designed bungalows resulting in a top heavy appearance. Also, the scale and close juxtaposition of the proposed extensions with the adjoining properties, no's 52 and 54 Newbold Terrace East would be such that it would lead to an unacceptable loss of outlook, light and actual/perceived privacy which cannot be mitigated by conditions.

No.	Application No	Applicant	Location	Ward	Link to Warwick DC Licensing
1	WDCPREM00791	Royal News	42 Bedford Street, CV32 5DY	Clarendon	http://estates2.warwickdc.gov.uk/LicensingPortal/Forms/Licence.aspx?id=027944&type=LPA&typeDesc=Premise%20Licence%20Application
2	WDCPREM00793	W M Morrison Supermarkets PLC	Old Warwick Road, CV31 3NT	Brunswick	http://estates2.warwickdc.gov.uk/LicensingPortal/Forms/Licence.aspx?id=028008&type=LPA&typeDesc=Premise%20Licence%20Application

