



THE TOWN COUNCIL
OF
ROYAL LEAMINGTON SPA
TOWN HALL, PARADE,
ROYAL LEAMINGTON SPA
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ROBERT NASH ACIS DMS
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28 August 2012

Dear Councillor

PLANNING COMMITTEE – WEDNESDAY, 5 SEPTEMBER 2012

You are invited to attend a Meeting of the Planning Committee in ROOM 11,
at the **TOWN HALL, ROYAL LEAMINGTON SPA**, commencing at **6.30 p.m.**
on **WEDNESDAY, 5 SEPTEMBER 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)

**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 16 August 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 (Report No. 6)

Planning Application No. W/11/0259
Applicant: Mr B Dhinjin
Proposed Development: Change of use to a 16 bedroom house in Multiple Occupation (retrospective application)
Decision: Refused

Planning Application No: W/10/1621 LB
Applicant: Paperchase Products Ltd
Proposed Development: Retention of non-illuminated 3mm thick fret cut satin stainless steel fascia letters (retrospective application).
Decision: Refused

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 16 AUGUST 2012 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

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

Apologies: Councillors Balvinder Gill, Simon Lytton

In attendance: Mr Sandip Sahota (WDC Planning Department)

25. PUBLIC FORUM

There were no members of the public present.

26. MINUTES

The Minutes of the Planning Meeting held on 26 July 2012, having been circulated, were considered.

RESOLVED that the Minutes of the Planning meeting held on 26 July 2012 are confirmed and signed as a correct record.

27. PLANNING APPLICATIONS

W/12/0872 Mr J Satsavia Conversion of ground floor into 6 bedroomed House in Multiple Occupation (re-submission of W/12/0523) Debonair, 2 Ranelagh Street, CV31 2AA

RESOLVED that no objection is raised.

Note: In accordance with the Council's Code of Conduct, Cllr John Knight declared a non pecuniary interest in the above item by reason of his wife being a WDC Councillor, remained in the meeting and took part in the discussion and voting thereon.

W/12/0915 Trilogy (Leamington Spa) Limited Display of 5 no internally-illuminated fascia signs and 2 no. internally illuminated free-standing totem signs. Former Ford Foundry Site, Old Warwick Road

RESOLVED that no objection is raised but the following comment is made:
The Town Council requests that the free standing light on Totem 2 is situated well within the curtilage of the applicant's property

Note: In accordance with the Council's Code of Conduct, Cllr Bill Gifford declared a pecuniary interest by reason of indirect financial benefit from both Wm Morrison plc and Network Rail, left the meeting and took no part in the discussion and voting thereon.

W/12/0932 Mrs D White Erection first floor rear extension (retrospective application). 85 Shrubland Street, CV31 2AR

RESOLVED that no objection is raised.

W/12/0878 LB Lloyds Banking Group Internal alteration involving construction of internal walls, new counter layouts and installation of new pass and ATM door, Lloyds TSB Bank, 73 Parade, CV32 4BB

RESOLVED that no objection is raised.

W/12/0880 Scope Display of a non-illuminated fascia sign and a non-illuminated projecting sign. Scope, 90 Warwick Street, CV32 4QG

RESOLVED that no objection is raised.

W/12/0899 LB Mr & Mrs Triggs Demolishing an existing rear structure and erecting a rear extension. 13 Newbold Street, CV32 4HN

RESOLVED that no objection is raised.

W/12/0898 Mr & Mrs Triggs Erection of a single storey rear extension. 13 Newbold Street, CV32 4HN

RESOLVED that no objection is raised.

W/12/0969 & W/12/0968 LB Acorn Shopfit Ltd. Display of 1 non-illuminated traditional timber fascia panel with decorative timber moulding 1 x non illuminated traditional timber panel painted cream with applied vinyl. Formerly Past Times, 100 Parade CV32 4AQ.

RESOLVED that an objection is raised for the following reason:
The Town Council considers that the signage is too large and of an inappropriate design for a Listed Building on the Parade. However, should the applicant meet the requirements of the Conservation Officer then the objection will be withdrawn.

W/12/0824 Mr T Keogh Erection of 2 detached bungalows 25 & 27 Haddon Road, Lillington, CV32 7QX

RESOLVED that no objection is raised.

W/12/0971 Mr & Mrs Barrett Erection of first floor rear extension 4 Sudbury Close, Lillington, CV32 7PR

RESOLVED that no objection is raised.

W/12/0842 Mr Hearsey Erection of a two-storey side and single storey rear extension. 14 St Andrews Road, Lillington, CV32 7EU

RESOLVED that no objection is raised.

W/12/0852 Mr & Mrs Trowton Proposed rear extension (to replace existing timber Workshop and covered yard area) to provide WC/Utility room and workshop. 8 St Andrews Road, Lillington, CV32 7EU

RESOLVED that no objection is raised.

W/12/0908 Mr Hartlebury Installation of a dormer window. 39 Wathen Road, CV32 5UY

RESOLVED that no objection is raised.

W/12/0882 Mr K Hanna Construction of a flat roofed dormer window to facilitate a loft conversion. 19 Waller Street, CV32 5UP

RESOLVED that an objection is raised for the following reason:

The design of the dormer window is inappropriate and out of character with the property. However, should the applicant change to a smaller gabled dormer and also meet the requirements of the Conservation Officer, then the Town Council will withdraw its objection.

W/12/0931 Mr P Gooderham Erection of a single storey rear extension, new front porch and bay windows. 152 Lillington Road, CV32 6LN

RESOLVED that no objection is raised.

W/12/0939 Mr & Mrs C Moffatt Erection of a single storey side / rear extension. 8 Spilsbury Close, CV32 6SW

RESOLVED that no objection is raised.

W/12/0912 Mrs Greig Erection of a two-storey side extension to provide a garage and utility room and a third bedroom on the first floor. 2 Mulberry Close, Lillington, CV32 7UU

RESOLVED that no objection is raised.

W/12/0976 Mr Mick Gill Variation to Condition 2 imposed on planning permission reference W/12/0352 granted on 24th April 2012 to amend the roof design of the front extension as shown on drawing No. 002 Rev B & 003 Rev B 12 Cloister Way CV32 6QE

RESOLVED that no objection is raised.

W/12/0926 Mr Watson Extension to existing garage; replace flat roof with a pitched roof over existing garage; increase height of boundary walls and replace an existing polycarbonate canopy. 11 Vicarage Road, Lillington, CV32 7RH

RESOLVED that no objection is raised.

W/12/0832 Royal Leamington Spa Canoe Club Display of non illuminated sign. Royal Leamington Spa Canoe Club, Riverside, CV32 5AH

RESOLVED that no objection is raised.

W/12/0889 Mr J Connell Removal of first floor bay window and insert three sash windows. 76 Greatheed Road, CV32 6ET

RESOLVED that no objection is raised.

W/12/0888 Mr Tony Bond Removal of rear chimney and construction of side facing dormer window. York Corner, 21 Adelaide Road, CV31 3PN

RESOLVED that an objection is raised for the following reason:
The Town Council considers that the design of the proposed dormer window is unsuitable and out of keeping with the appearance of the building.

W/12/0884 & W/12/0885 LB Mr Kettle Chimney stack to be taken down and rebuilt. 23 Milverton Crescent, CV32 5NQ

RESOLVED that no objection is raised.

W/12/0540 Mr M Smith Erection of a two storey extension and partial demolition of the garage and loft conversion with two new leaf dormers in the front and a large dormer at the rear. 21 Northumberland Road, CV32 6HE

RESOLVED that no objection is raised.

W/12/0833 & W/12/0834 LB Papa Johns (GB) Ltd Display of 3 externally illuminated fascia signs, 2 externally illuminated projecting signs, frosting to windows and a promotional poster sign and an internally illuminated hanging sign behind shop window. 49 Bath Street, CV31 3AG

RESOLVED that an objection is raised for the following reason:
The signage is out of keeping with the appearance of a Listed Building. However, if the applicant amends the signage to meet the requirements of the Conservation Officer, then the Town Council will withdraw its objection.

W/12/0876 Mrs Noble Erection of single storey extension to rear and side of house. Erection of additional fencing along the St Mary's Road boundary such that it would align with the front elevation of the house. Erection of existing garden shed in side garden set back 1m 33 St Mary's Crescent, CV31 1JL

RESOLVED that no objection is raised.

W/12/0763 Mr J C Bomme & Ms B Dowling Erection of a single storey rear extension. 11 Regent Place, CV31 1EH

RESOLVED that no objection is raised.

W/12/0913 Sainsbury Supermarkets Ltd Part demolition, internal alterations, conversion and extension to create a convenience retail food store (Use Class A1) including plant equipment, solar photovoltaics and associated highway, parking, engineering and landscaping works. The Oak Inn, 89 Radford Road, CV31 1JY

RESOLVED that an objection is raised for the following reasons:

1. The proposal breaches Local Plan UAP3 policies.
2. There is concern over the safety of pedestrians.
3. The detrimental impact on local shops.
4. There is concern over increased traffic problems combined with inadequate parking facilities.

W/12/0947 Squirhill Place Management Company Removal of existing softwood timber windows to first, second and third floor windows and replacement with "like for like" upvc windows. Replacement timber windows and doors on ground floor to be colour-matched to new upvc windows. 1-8 Squirhill Place, Russell Terrace,

RESOLVED that no objection is raised but the following comment is made:
The Town Council considers there should be consistency in appearance so that the windows and doors on all floors are of the same design.

28. 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.

29. PLANNING APPEAL NOTIFICATIONS

There were none.

30. ENFORCEMENT APPEAL NOTIFICATIONS

Appeal by: Nero Holdings Ltd
Site: Caffè Nero, 42 Parade, Royal Leamington Spa CV32 4DN
Breach: Without listed building consent, the installation and continued display of an unauthorized full height window graphic fronting Warwick Street.

An Enforcement Notice Appeal has been made in respect of the above site following the serving of an Enforcement Notice by the Council.

RESOLVED that the Enforcement Notice Appeal is noted.

31. TREE PRESERVATION ORDER NOTIFICATIONS

There were none

The meeting commenced at 6.30 pm and finished at 7.50pm

Signed

Dated

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
1	W/12/0997	Legal & General UK Property Trust	Installation of 2 new 5400mm x 5100 roller shutter doors on the rear elevation to match the existing, together with 2 new pedestrian fire exit doors.	Units 7 & 8 Juno Drive, CV31 3TA	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66052
2	W/12/1034 LB	Mr Satsavia	Retention of internal changes.	19B High Street, CV31 3AW	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66107
3	W/12/0991 LB	Mrs Pitman	Front extension and addition of window in no. 47A an door in 47C at basement level.	47A and 47C Lansdowne Crescent, CV32 4PR	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66044
4	W/12/0990	Mrs H Pitman	Front extension and addition of window in no. 47A and door in 47C at basement level.	47A and 47C Lansdowne Crescent, CV32 4PR	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66043
5	W/12/1037	Mr Kimpton	Display of a non-illuminated fascia sign and two non-illuminated projecting signs.	138 Parade, CV32 4AG	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66113
6	W/12/0992	Mr Dyer	Erection of a single storey rear extension to form kitchen, dining & utility.	1 Denville Road, CV32 5UW	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66045
7	W/12/0941	Mr & Mrs Moore	Erection of a two storey front, single storey side; single storey rear & a first floor rear extension and the erection of a front boundary wall incorporating railings and gate.	103 Lillington Road, CV32 6LJ	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65969
8	W/12/1008	Mr Dey	Retention of rear balcony and construction of a 1.7metre high screen on either side of rail at end (amendment to W/12/0025)	94 Northumberland Road, CV32 6HG	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66068

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
9	W/12/0800	McCarthy and Sone Retirement Lifestyles Ltd	Demolition of existing buildings and erection of a three/four storey building to provide housing for the elderly (30 flats) together with communal facilities landscaping and car parking.	Homewood, 19 Kenilworth Road, CV32 5TN	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARRWI_DCAPR_65770
10	W/12/0827 CA	McCarthy & Stone Retirement Lifestyles Ltd	Demolition of existing buildings.	19 Kenilworth Road, CV32 5TN	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARRWI_DCAPR_65799
11	W/12/0804	Mrs R Anderson	Replace existing roof tiles with Spanish slate tiles, remedial works to front chimney and removal of rear chimney, replacement roof light to rear roof plane and replacement of front windows with double-glazed PVCu wood-grain effect white sash windows.	62 Rugby Road, CV32 6DG	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARRWI_DCAPR_65774
12	W/12/1003 LB	Mr Daniel Gambles	Erection of iron rails to the front of the property.	24 Grove Street, CV32 5AJ	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARRWI_DCAPR_66058
13	W/12/1004	The Exclusive Properties Ltd	Conversion of former library into 28 residential apartments, including extensions/alterations to building and associated parking and landscaping.	York Road Centre, Formerly the Old Library, Avenue Road, CV31 3PR	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARRWI_DCAPR_66062
14	W/12/1030 LB	Ms M Pathak	Installation of a satellite dish	40 Grove Street, CV32 5AJ	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARRWI_DCAPR_66099

No	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
15	W/12/1053	Building & Plumbing Supplies Ltd	Retention of internally illuminated free-standing sign on Tachbrook Park Drive frontage (retrospective application).	Building & Plumbing Supplies Ltd., Tachbrook Park Drive, Warwick CV34 6RH	Warwick/Leamington boundary	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66137
16	W/12/0986 LB	Mr Jay Nagra	Erection of a first floor rear extension and alterations to shopfront.	39 Bath Street, CV31 3AG	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66038
17	W/12/0945 LB	Mr Hindley	Conversion of existing basement space to form additional living accommodation ancillary to the existing property.	15 Russell Terrace, CV31 1EZ	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=WARWI_DCAPR_65977
18	W/12/0944	Mr Hindley	Construction of front lightwell together with 1.1 metre high railings.	15 Russell Terrace, CV31 1EZ	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65976
19	W/12/0797	Mr J Magin	Excavation to create area outside basement at front of house, provision of windows and doors in bay to create access. New railings and staircase from garden.	90 Leam Terrace, CV31 1DE	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65763
20	W/12/1043 LB	Leamington Spa Blue Plaques Group	Affix a blue plaque to commemorate Thomas Baker on the wall of 13 Church Street, Leamington Spa. Size of plaque 14" diameter, wording "Thomas Baker 1808-1864 Artist Lived Here"	13 Church Street, CV31 1ER	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66123

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
21	W/12/1052	Mr & Mrs Bramley	Erection of front and rear first floor extensions.	131 Leam Terrace, CV31 1DF	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66136
22	W/12/0813	Mr & Mrs Sargent	Demolition of conservatory and detached garage, construction of two storey and single storey extensions, replacement of windows to existing house, alteration to vehicular access and construction of raised rear patio on footprint of level patio.	91 Leam Terrace, CV31 1DE	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65784



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 5 SEPTEMBER 2012

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

W/12/0708 Mr & Mrs Castro Flat roof rear facing box dormer roof extension associated with a loft conversion. 25 Waller Street, CV32 5UP

RESOLVED that an objection is raised for the following reason:
The proposed extension does not conform to the Residential Design Guide.

WDC Reason for Decision

The development would not cause unacceptable harm to the architectural and historic character of the Conservation Area within which the site is located. Furthermore, the proposal would not adversely affect the amenity of nearby residents.

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.

WDC Reason for Decision

The development would not cause unacceptable harm to the architectural and historic character of the Conservation Area within which the site is located. Furthermore, the proposal would not adversely affect the amenity of nearby residents.

