



## 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

28 March 2013

Dear Councillor

### **PLANNING COMMITTEE – THURSDAY 4 APRIL 2013**

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 4 APRIL 2013**

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. 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 14 March 2013 (Report No 4)

5. Planning Applications

To consider a schedule of planning applications received from the Planning Authority (Report No 5)

6. Determination of Planning Applications

To note Applications determined by the Planning Authority since the last Meeting (Report No. 6)

7. Planning Appeal Notifications

To note the following Planning Appeal Notifications:

Planning Application No. W/12/0027

Applicant: A C Lloyd Ltd

Site: Land south of St Fremund Way, Whitnash

Description: Appeal against refusal of planning permission for residential development comprising 209 dwellings with associated garages, parking facilities, infrastructure, public open space, allotments, landscaping and access.

Planning Application No. W/12/0759

Applicant: Miss N Beejadhur

Site: Amara, 7 Court Street, Leamington Spa CV31 2BB

Description: Appeal against refusal of planning permission for change of use from A4 to Nightclub (revised application following withdrawn application No. W/12/0380 – revised opening hours).

8. Enforcement Appeal Notifications

To note the following Enforcement Appeal Notification:

Applicant: Miss N Beejadhur

Site: Amara, 7 Court Street, Leamington Spa, CV31 2BB

Planning Control Breach: Without planning permission the change of use of the land from use as a drinking establishment (Use Class A4) to use as a nightclub (sui generis use)

9. Planning Appeal Decisions

To note Planning Appeal Decisions (if any)

10. Tree Preservation Order Notifications

To note the following Tree Preservation Order Notification:

Tree Preservation Order No. 473 (replaces TPO 471)

Address: 19 Kenilworth Road, Leamington Spa CV32 5TN



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE**  
**HELD ON 14 MARCH 2013 AT THE TOWN HALL,**  
**ROYAL LEAMINGTON SPA**

Present: Councillors Balvinder Gill (Chair); Roger Copping (substituting for Cllr Simon Lytton); Bill Gifford, Ann Morrison and Amanda Stevens

Apologies: Councillors John Knight and Simon Lytton

In attendance: Jo Hogarth (WDC Planning Officer)

There were 3 members of the public present.

**111. 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/13/0086 for which they may have a disclosable non-pecuniary interest by virtue of being a Member of Warwick District Council.

In accordance with the Council's Code of Conduct, Cllr. Amanda Stevens declared a non-pecuniary interest in Planning Application W/13/0086.

In accordance with the Council's Code of Conduct, Cllr. Bill Gifford declared a disclosable pecuniary interest in Planning Applications W/13/0208, W/13/0239 and W/13/0238 CA.

**112. PUBLIC FORUM**

Mr. Graham Powell made representations to the Committee in respect of Planning Application W/13/0087 on behalf of himself, Mrs. Helen Powell, Mr John Evans and other residents living in Hyde Place. He stressed that residents were keen to see the property developed since it had been left empty for some considerable time but he wished to raise the following points against the current proposal:

- Substantial extension to the existing footprint of the property is intrusive resulting in loss of privacy and light for immediate neighbours living in these properties in Hyde Place - Mews, Courtney House, Laburnum Cottages and Lyndon Court.
- Change from previous design restricts vehicular access from the front of the property to the car park at the rear resulting in vehicles accessing the car park from Hyde Place. This access, which has been unused for many years, is narrow, difficult to manoeuvre and unsuitable for large delivery and emergency vehicles, creating noise and disturbance to adjacent residents.
- Loss of mature garden to be replaced by car park with minimal screening impacting on those residents living at the rear in properties at the Mews.
- Impact on Highway safety – Hyde Place is narrow and already congested – additional traffic movements will exacerbate this issue.

A copy of the written representations to be appended to the Minutes.

Cllr. Bill Gifford spoke on this application as Ward Councillor. He supported the views of the residents as put forward by Mr Powell. He expressed his concern that the current proposals were more intrusive and intensive than those previously approved in 2009 to the detriment of local residents living nearby. He expressed concern that the proposed pedestrian access from Hyde Place, through the grounds of this property and onto Warwick New Road, would allow an escape route for criminal activists so disregarding the 'no crime by design' principle.

He considered that the proposals provided poor quality accommodation, particularly in the rear extension and the impact of another HMO would make a substantial change to the residential character of the area. The impact of the rear vehicular access from Hyde Place would have an adverse impact on highway safety.

It was agreed by the Committee to consider this application first.

### 113. MINUTES

The Minutes of the Meeting of the Planning Committee held on 21 February 2013, having been circulated, were considered.

**RESOLVED** that the Minutes of the meeting of the Planning Committee held on 21 February 2013 are confirmed and signed as a correct record

### 114. PLANNING APPLICATIONS

W/13/0087 Greenbull Ltd Demolition of existing outbuildings and single storey side extension and conversion from existing use as a house, 3 apartments and chiropractic clinic into 6 flats in multiple occupation (use Class C4) and 1 flat (use Class C3); erection of 3 storey rear extension and single storey side extension; excavation of front, side and rear lightwells; external alterations including insertion of new and replacement windows and rooflights; construction of parking areas in front and rear gardens including alterations to landscaping; erection of new front wall; and construction of bin store. 4 Warwick New Road, CV32 5JF

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

- Over development of the site creating an extensive HMO with 22 bedrooms and adjacent to another large HMO so creating a change in the character of the surrounding residential area.
- Intrusive design with a detrimental impact on residential properties in Hyde Place
- Inadequate vehicle access from the rear of the property accessed from Hyde Place will give rise to noise and disturbance to adjoining residential properties.
- Opening up of a pedestrian route from and to Hyde Place/Warwick New Road impacting on personal safety of residents and their property.
- Loss of mature garden at rear with proposed provision for minimal screening with an adverse impact on the privacy of adjoining residents.

W/13/0174 Waterloo Housing Association Application for variation of condition 2 of approved planning permission W/12/1026 to allow community facility to become a self-contained flat. Kingsway Community Centre, Edinburgh Crescent CV31 3LL

**RESOLVED** that no objection is raised.

W/13/0208 Trilogly (Leamington Spa) Ltd Erection of petrol filling station with kiosk and ancillary facilities including car wash and jet wash, served by amended arrangement off Old Warwick Road (revised application following refusal of planning application W/12/1507). Former Ford Foundry site and associated landholdings, Old Warwick Road

**RESOLVED** that an objection is raised for the following reason:  
The vehicular ingress and egress to the site at its junction with Old Warwick Road will impact adversely on highway and pedestrian safety due to the proposed traffic movements.

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

W/13/0157 Cluee (Construction) Ltd Change of use from use Class B1 (office) to a use Class C3 (dwelling house) and construction of a porch. Leicester House, Leicester Street, CV32 4TG

**RESOLVED** that no objection is raised.

W/13/0158 CACluee (Construction) Ltd Change of use from the existing Class B1 office to a single residential C3 dwelling house. Removal of the existing external storage area. Construction of new lean-to porch. Leicester House, Leicester Street, CV32 4TG

**RESOLVED** that no objection is raised.

W/13/0159 Nando's Chickenland Ltd Alterations to shopfront. Units SU9B, SU10, Livery Street, Regents Court

**RESOLVED** that no objection is raised.

W/13/0160 Nando's Chickenland Ltd Display of 2 no. internally illuminated fascia signs; 2 no. non-illuminated projecting signs and 1 no. illuminated menu box. Units SU9B, SU10 Livery Street, Regents Court

**RESOLVED** that no objection is raised.

W/13/0165 Baskerville Wharf LLP Proposals are to convert the upper floors of 104 Parade to form two apartments. The proposals include the addition of a rear access stair and gantry on top of existing rear single storey extension and the extension of existing rear first floor extensions to form new entrances into the apartments. 104 Parade, CV32 4AQ

**RESOLVED** that no objection is raised and the following comment is made:  
Members are pleased see further occupancy above shops.

W/13/0166 LB Baskerville Wharf LLP Internal and external alterations to convert the upper floors into two flats. 104 Parade, CV32 4AQ

**RESOLVED** that no objection is raised and the following comment is made:  
Members are pleased see further occupancy above shops

W/13/0202 L'Occitane n Provence Repainting of shopfront colour to Orange RAL 1007 Optical Express, 70 Regent Street, CV32 4NS

**RESOLVED** that no objection is raised subject to agreement of the exact colour shade by the Conservation Officer.

W/13/0203 L'Occitane n Provence Installation of LED individually illuminated fascia lettering and 1 illuminated projecting sign. Optical Express, 70 Regent Street, CV32 4NS

**RESOLVED** that no objection is raised

W/13/0210 Adecco Group UK & Ireland 2 no. fascia signs and 1 no double sided projecting sign. 103 Warwick Street, CV32 4RJ

**RESOLVED** that no objection is raised.

W/13/0220 Campion Court Management Company Ltd Proposed replacement of existing flat roofs with new pitched roofs to entrance lobbies - new rear access door to block 4. Campion Court, Campion Road, CV32 5XE

**RESOLVED** that no objection is raised.

W/13/0071 Restaurant 23 Display of externally illuminated and non-illuminated individual fascia letters. 34 Hamilton Terrace, CV32 4LY

**RESOLVED** that no objection is raised.

W/13/0072 LB Restaurant 23 Installation of externally illuminated and non-illuminated individual fascia letters. 34 Hamilton Terrace, CV32 4LY

**RESOLVED** that no objection is raised.

W/13/0244 Acorns Children's Hospice Trust Installation of a non illuminated fascia signage. 146 Parade CV32 4AG

**RESOLVED** that no objection is raised.

W/13/0245 LB Acorns Children's Hospice Trust Installation of a new fascia sign and re-painting of existing shopfront. 146 Parade CV32 4AG

**RESOLVED** that no objection is raised.

W/13/0239 Mr J O'Sullivan Change of use from A4 public house to Sui Generis 18 bedroom House in Multiple Occupation, including demolished part of building, second floor side extension, rear first floor extension, internal & external alterations, new bin and cycle stores. Willoughby, 12 Augusta Place CV32 5EL

**RESOLVED** that no objection is raised but the following comment is made: Concern was expressed over the impact of these proposals on on-street parking due to the lack of any off-street parking facilities and a request is made that the applicant/ developer should enter into a Section 106 agreement that prohibits residents of the proposed dwellings to obtain resident parking permits.

**Note: In accordance with the National Code of Conduct, Cllr Gifford declared a disclosable pecuniary interest in the above item, by reason of being a resident in Augusta Place, left the meeting and took no part in the discussion and voting thereon.**

W/13/0238 CA Mr J O'Sullivan Demolition/removal of part of building including single storey rear extension, external staircases and front balcony in association with application for planning permission (ref. W/13/0239) for change of use from A4 public house to Sui Generis 18 bedroom house in multiple occupation, including demolished part of building, second floor side extension, rear first floor extension, internal and external alterations, new bin and cycle stores. Willoughby, 12 Augusta Place

**RESOLVED** that no objection is raised but the following comment is made: Concern was expressed over the impact of these proposals on on-street parking due to the lack of any off-street parking facilities and a request is made that the applicant/ developer should enter into a Section 106 agreement that prohibits residents of the proposed dwellings to obtain resident parking permits.

**Note: In accordance with the National Code of Conduct, Cllr Gifford declared a disclosable pecuniary interest in the above item, by reason of being a resident in Augusta Place, left the meeting and took no part in the discussion and voting thereon.**

W/13/0234 Costa Coffee Ltd Display of non-illuminated individual fascia sign letters. 43 Parade, CV32 4BL

**RESOLVED** that no objection is raised .

W/13/0129 Mr Anthony Smith Display of community notice board Lillington Community & Children's Centre, Mason Avenue, Lillington CV32 7QE

**RESOLVED** that no objection is raised.

W/13/0180 LB Network Rail Infrastructure Ltd Listed Building consent for renewal of overhead lighting systems on Platforms 1, 2, 3 and 4 at Leamington Spa Station. Leamington Spa Railway Station, Old Warwick Road, CV31 3NS

**RESOLVED** that no objection is raised.

W/12/1593 Mr Parvinder Khangura Erection of a first floor side extension. 14 Stephenson Close, Milverton CV32 6BS

**RESOLVED** that no objection is raised.

W/13/0197 Mr T Foulerton The replacement of UPVC windows with timber box sash style windows, replacement of UPVC front door and porch with timber front door in original style and installation of two conservation roof lights on front elevation. 44 Greatheed Road, CV32 6ET

**RESOLVED** that no objection is raised but the following comment is made: Members welcome the return to the original style windows and materials.

W/13/0187 Mr & Mrs Hyde Erection of a two storey side and rear extension and extension to the existing garage at the side. (Revised application from previously approved W/11/0522 on 17 February 2012, for the erection of a two storey side and rear extension and extension to the existing garage at the side to include a larger two storey rear extension. 207 Rugby Road, CV32 6DY

**RESOLVED** that no objection is raised.

W/13/0086 Mr Grainger Erection of single storey rear extension to form granny annex 27 St Marks Road CV32 6DL

**RESOLVED** that no objection is raised.

**Note: In accordance with the Council's Code of Conduct, Cllr. Amanda Stevens declared a non-pecuniary interest in Planning Application W/13/0086 by reason of knowing the applicant personally.**

W/13/0145 Trelawny SPT Ltd Full side extension to portal frame building comprising two floors and single storey front office extension. Trelawny House, 13 Highdown Road, Sydenham Industrial Estate, CV31 1XT

**RESOLVED** that no objection is raised.

W/13/0219 LB Greenbull Ltd Proposed reinstatement of metal railings to frontage and the replacement of existing 2 brick piers with 2 x 2.6 metre high brickwork/render piers to be positioned either side of vehicular access to dwelling. 17-17A St Mary's Road

**RESOLVED** that no objection is raised.

WDC/13CC005 Warwickshire County Council Proposed single storey extensions to form 3 No. additional classrooms with relocated entrance/administration block with new external entrance feature wall and new link canopy and pedestrian footpath. Lillington Nursery & Primary School, Cubbington Road, CV32 7AG

**RESOLVED** that no objection is raised.

## **115. PLANNING DETERMINATIONS**

A schedule of applications determined by the Planning Authority since the last meeting had been circulated and was considered.

**RESOLVED** that the Planning Determinations are noted.

## **116. PLANNING APPEAL NOTIFICATIONS**

To note the Planning Appeal Notification below:

Planning Application No.	W12/0981
Applicant:	Mr J Ransom
Site:	58 Quarry Street, Milverton Leamington Spa CV32 6AU
Description:	Change of use from dwelling house (Class C3) to a 4 bedroom house in multiple occupation (Class C4).
Appeal:	Following refusal of planning permission.



**RESOLVED** that the Planning Appeal Notification is noted.

**117. ENFORCEMENT APPEAL NOTIFICATIONS**

There were none.

**118. PLANNING APPEAL DECISIONS**

To note the Appeal Decisions below:

Planning Application No.	W/11/1451
Applicant:	Mr Kohli
Site:	52 Kenilworth Road, Leamington Spa CV32 6JW
Description:	Appeal against refusal to grant planning permission for 1½ storey garage and workshop within cartilage of residential accommodation.
Appeal:	Allowed and planning permission granted.

Planning Application No.	W/12/0362
Applicant:	Mr Kohli
Site:	52 Kenilworth Road, Leamington Spa CV32 6JW
Description:	Appeal against refusal to grant planning permission for reconfiguration of principal boundary wall and entrances.
Appeal:	Dismissed

**RESOLVED** that the Appeal Decisions are noted.

**119. TREE PRESERVATION ORDER NOTIFICATIONS**

There were none.

The meeting commenced at 6.30 pm and finished at 7.45pm

Signed .....

Dated .....



No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
1	W/13/0271	Waterloo Housing Association	Removal of conditions 2 and 9 of planning APPLICATION w12/1026 (demolition of former Kingsway Community Centre and erection of affordable housing comprising 2 no. three bedroomed houses; 2 no two bedroomed houses; 5 no. two bedroomed apartments and associated car parking. Condition 2 - plan number relating to the boundary; and Condition 9 - porous hard surfaces.	Kingsway Community Centre, Edinburgh Crescent, CV31 3LL	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67465">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67465</a>
2	W/13/0283	Bravissimo Ltd	Siting of 4 no. external air conditioning condenser units at low level to west elevation facing Juno Drive.	Units 7 & 8 Juno Drive, CV31 3TA	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67477">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67477</a>
3	W/13/0300	Mr & Mrs Dhami	Change of use to house in multiple occupation and erection of a single storey rear extension.	1 Staunton Road, CV31 2PN	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67506">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67506</a>
4	W/13/0167	Mr Nijjar	Conversion of garages to form 2 additional bedrooms to existing 6 bed house in Multiple Occupation (total beds 8).	2 Wych Elm Drive, CV31 3QR	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67292">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67292</a>
5	W/13/0228	Mr Andrew Bain	Change of use from office (B1) to a non-residential educational / training centre.	14 Hamilton Terrace, CV32 4LY	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67388">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67388</a>

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
6	W/13/0229 LB	Mr Andrew Bain	Internal and external alterations including replacement of existing flue with smaller flue; new window in rear elevation; internal partitioning and doors associated with change of use from office (B1) to a non-residential educational / training centre.	14 Hamilton Terrace, CV32 4LY	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67389">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67389</a>
7	W/13/0231	Mr Nijjar	Conversion of existing 14 bed nursing home to a 14 bed student (HIMO) accommodation with 5 off-street parking spaces to the rear accessed off Clarendon Street (resubmission of W/13/0033).	60 Clarendon Avenue, CV32 4SA	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67391">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67391</a>
8	W/13/0257	Techaid Facilities Ltd	Change of use of Nos 1, 3 and 5 Russell Street from office use to residential. No. 1 Russell Terrace to be converted into a 7 bedroomed HMO; No. 3 converted to 2 no. flats; and No. 5 converted to 2 no flats.	1-4 Russell Street, CV32 5Q	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67424">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67424</a>
9	W/13/0267	Lloyds Banking Group	Display of 2 non-illuminated bronze fascia signs (resubmission of W/12/1502)	19-21 Parade, Unit 4, CV32 4DE	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67461">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67461</a>
10	W/13/0270	Mr Jason O'Connell	Display of a projecting non-illuminated hanging sign (resubmission of W/12/1225).	21-23 Dormer Place, CV32 5AA	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67464">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67464</a>
11	W/13/0279	Hatchback Ltd	Proposed part change of use from office to residential to create a Caretakers flat on the 3rd floor.	Victoria House, 8 Dormer Place, CV32 5AE	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67473">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67473</a>

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
12	W/13/0288 LB	Mr Colin Cohen & Ms Avril Leigh	Proposed refurbishment and replacement of windows and doors.	12 Lansdowne Circus, CV32 4SW	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67482">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67482</a>
13	W/13/0290	Mid Counties Co-operative	Display of two sets of non-illuminated fascia letters.	Regency Arcade, 154-156 Parade, CV32 4BQ	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67485">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67485</a>
14	W/13/0310	Mr & Mrs Monkhouse	Proposed single storey utility room extension and 2 storey dining room and bedroom extension. New bay window to highway/south facing elevation.	3 Eastfield Road, CV32 4EX	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67523">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67523</a>
15	W/13/0326	Kong	One backlit fascia sign and one projecting hanging sign.	7 Bedford Street, CV32 5DY	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67554">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67554</a>
16	W/13/0335	Mrs Tracey Pritchett Randall	Variation of planning permission W/11/1117 to alter ground floor plan to replace car port with entrance lobby and bedroom.	Garages, Holly Street	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67563">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67563</a>
17	W/13/0340 LB	Lloyds Banking Group	Display of 2 non-illuminated bronze fascia signs	Cheltenham & Gloucester, 19 Parade, CV32 4DE	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67572">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67572</a>
18	W/13/0380 LB	Mid-Counties Co-operative	Installation of two sets of non-illuminated fascia letters.	Regency Arcade, 154-156 Parade, CV32 4BQ	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67613">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67613</a>
19	W/13/0350	Nando's Chickenland Ltd.	Creation of an external seating area outside the shopfront.	Units SU9B, SU10, livery street, regents court, Leamington Spa	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67582">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67582</a>

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
20	W/13/0349	Nando's Chickenland Ltd	Installation of replacement external plant to existing rear plant areas.	Unitis SU9B, SUI0, Livery Street, Regents Court, Leamington Spa	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67582">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67582</a>
21	W/13/0358	Mr Milk Cons	Construction of low level wall forming a plinth for inset wrought iron railings to west side boundary front gardens	58 Binswood Avenue CV32 5RX	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67590">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67590</a>
22	W/13/0359 LB	Mr Milk Cons	Construction of low level wall forming a plinth for inset wrought iron railings to west side boundary front garden.	58 Binswood Avenue CV32 5RX	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67591">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67591</a>
23	W/13/0360	Mr Milk Cons	Retention of raised rear patio area, as built, and proposed wall on rear west side boundary of raised patio (alternative boundary treatment to the raised planting bed and fence approved under planning application no. W11/1169/LB)	58 Binswood Avenue CV32 5RX	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67592">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67592</a>
24	W/13/0361 LB	Mr Milk Cons	Retention of raised rear patio area, as built, and proposed wall on rear west side boundary of raised patio (alternative boundary treatment to the raised planting bed and fence approved under planning application no. W11/1169/LB)	58 Binswood Avenue CV32 5RX	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67593">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67593</a>
25	W/13/0345	Treharrock Care Home	Demolition of doctors' surgery and erection of a three storey, 25 bedroom care home (dementia).	Treharrock, Valley Road, Lillington, CV32 7SJ	Crown	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67577">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67577</a>

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
26	W/13/0170	Mr & Mrs Davies	Demolition of garage, WC and sheds. Proposed two storey side extension and proposed single storey extension to rear of dwelling house.	258 Cubbington Road, Lillington, CV32 7AX	Crown	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67300">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67300</a>
27	W/13/0274	Medwell Hyde Ltd	Proposed pitched roof dormer window to front elevation.	100 Telford Avenue, Lillington, CV32 7HG	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67468">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67468</a>
28	W/13/0296 LB	Dr James Harding	Proposed internal alteration to existing first floor bathroom to form new bedroom and smaller bathroom plus installation of 1 no. roof light to replace existing roof hatch.	11 Binswood Avenue, CV32 5SE	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67494">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67494</a>
29	W/13/0282	Churchill Retirement Living	Demolition of existing building and redevelopment to form 51 o. sheltered apartments for the elderly including 1 no. Lodge Manager's apartment, communal facilities (Category II type accommodation) access, car parking and landscaping.	Parmiter House, Arlington Avenue, CV32 5XS	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67476">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67476</a>
30	W/13/0181	Mr Philip Barrett	Retrospective application for planning permission for 2 ground floor replacement windows on the north elevation of a Grade II listed building.	Flat c, Tulip Court, 30 Kenilworth Road, CV32 6JE	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67313">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67313</a>
31	W/13/0182 LB	Mr Philip Barrett	Retrospective application for listed building consent for 2 ground floor replacement windows on north elevation of Grade II listed building.	Flat C, Tulip Court, 30 Kenilworth Road, CV32 6JE	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67314">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67314</a>

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
32	W/13/0241	Mr & Mrs Fairley-Dyer	Erection of two storey extension to the rear and side elevations, with a single storey porch and garage extension to the front elevation.	21 Montrose Avenue, Lillington, CV32 7DS	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67401">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67401</a>
33	W/13/0211	Stevco Ltd	Change of use of ground floor an basement to 4 no. flats (Use Class C3).	26 Adelaide Road, CV31 3PL	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67362">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67362</a>
34	W/13/0237	Ms T Mckinnon	Proposed single storey rear extension.	26 Ullswater Avenue, CV32 6NH	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67397">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67397</a>
35	W/13/0276	Mr & Mrs Duncan	Proposed single storey, pitched roof extension to the rear and side of the property to provide an enlarged kitchen/dining room and utility room.	12 Acacia Road, CV32 6EF	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67470">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67470</a>
36	W/13/0213	Mr Herring	Construction of light-well to the basement (front of house).	42 Grove Street, CV32 5AJ	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67364">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67364</a>
37	W/13/0214 LB	Mr Herring	Construction of light-well to the basement (front of house). Reconfiguration of internal door opening to basement and part removal of chimney.	42 Grove Street, CV32 5AJ	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67365">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67365</a>
38	W/13/0320	Mr & Mrs Turrall	Erection of single storey front extension.	38 Beverley Road, CV32 6PJ	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67548">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67548</a>



No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
39	W/13/0318	Mr Jim Mills	Erection of single storey rear/side and two storey rear extensions (partly retrospective) involving revised designs to those approved under references W/12/0456 (single storey extension) and W/12/1342 (two storey rear extension). The revisions include a steeper roof pitch to the single storey lean-to and the substitution of the window in side elevation for one in the rear elevation at first floor of the two storey extension.	5 Woodbine Street, CV32 5BG	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67546">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67546</a>
40	W/13/0207	Mr Satsavia	Change of use of second and third floors from offices to two self-contained flats (retrospective).	19B High Street, CV31 1 LN	Willes	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67358">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67358</a>
41	W/13/0259	Cathedral Motor Company	Display of various illuminated "Skoda" signs and logos mounted on fascias of north and east elevations of building including "Communications Wall"; free standing internally illuminated "entrance feature sign"; illuminated dealer name - "Arbury"; 6 metre high Totem Pylon sign; freestanding vehicular entrance sign (Longfield Road access) and "no entry" sign - Berrington Road access.	26-27 Berrington Road, Sydenham Industrial Estate	Willes	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67427">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67427</a>

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
42	W/13/0294	Mr Raymond Bradley	Change of use to residential curtilage and proposed detached garage.	10 Waverton Mews, Sydenham, CV31 1XA	Willies	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67491">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67491</a>
43	W/13/0254	Mr Deshi	Change of use of existing lawful first floor 3 bedroom flat (known as Flat 3) into a three bedroom flat in Multiple Occupancy (without internal or external alterations).	Flat 3, No. 3 Church Street, CV31 1EG	Willies	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67421">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67421</a>
44	W/13/0255 LB	Mr Deshi	Change of use of lawful existing first floor 3 bedroom flat (Flat 3) to a 3 bedroom flat in Multiple Occupancy (without internal or external alterations).	3 Church Street, CV31 1EG	Willies	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67422">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67422</a>
45	W/13/0337	Mr Ballinger	Proposed change of use from former public house (ground floor) to residential unit.	Red House, 113 Radford Road, CV31 1JZ	Willies	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67565">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67565</a>
46	W/13/0368	E Sidwell Ltd	Change of use from B1 to B8	Unit A, 8 Berrington Road, Sydenham Industrial Estate, CV31 1NB	Willies	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67600">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_67600</a>



## The Town Council of Royal Leamington Spa

### PLANNING DETERMINATIONS 4 APRIL 2013

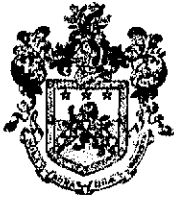
Planning Permission has been **GRANTED** by the Planning Authority in respect of the following application:

W/13/0073 Mrs A Branscombe Change of use from Use Class C3 (dwelling houses) to Use Class C4 (Houses in multiple occupation (HMO)). 6 Purton Mews, Sydenham CV31 1ST

**RESOLVED** that an objection is raised for the following reason:  
The Town Council was concerned at the proliferation of HMO's in a residential area which deprives local residents of the opportunity to purchase property in their local area.

**WDC Reason for Decision**

*The development achieves acceptable standards of layout and design and does not give rise to any harmful effects in terms of over-concentration of HMO's which would justify a refusal of permission.*



## The Town Council of Royal Leamington Spa

### PLANNING DETERMINATIONS 4 APRIL 2013

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

W/13/0102 Mr Lotta Retention of rear dormer window in modified form  
23 Southlea Avenue CV31 3JN

**RESOLVED** that no objection is raised.

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

*By reason of its form, design, bulk and massing, the dormer window, even in its amended form, would result in the introduction of an alien, incongruous, unsympathetic and visually intrusive feature of overall poor design which unbalances this pair of semi detached properties and causes harm to the character and appearance of the street scene in this visually prominent location to the detriment of the visual amenities of the locality.*