



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 August 2013

Dear Councillor

PLANNING COMMITTEE – WEDNESDAY 4 SEPTEMBER 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 **WEDNESDAY 4 SEPTEMBER 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)

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 15 August 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 Notification:

Application No. W/13/0681

Applicant: Lewis & Lewis

Site: 5-6 Milverton Crescent West, Leamington Spa, CV32 5NE

Development: Demolition of two buildings; retention of existing coachhouse and conversion into a single dwelling; erection of six new dwellings and provision of car parking.

Appeal: Refusal of Planning Permission.

8. Enforcement Appeal Notifications

To note the Enforcement Appeal Notifications (if any)

9. Planning Appeal Decisions

To note Planning Appeal Decisions (if any)

10. Tree Preservation Order Notifications

To note the Tree Preservation Order Notification (if any)

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
1	W/13/1059	ADP Properties Ltd	Erection of a two storey rear extension; a rear boundary wall and the conversion of the existing offices to 2no. One bedroom flats (Resubmission of W/13/0590)	25 Clemens Street CV31 2DP	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_68615
2	W/13/1060 CA	ADP Properties Ltd.	Proposed Ground floor rear extension to retail shop to form store and toilet facilities. Demolition of part of the rear store building, building up a side first floor wall to close off a flying freehold area, and building of a rear 2.4m high boundary	25 Clemens Street CV32 2DP	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_68616
3	W/13/1029	Mr Costelloe	Demolition of existing detached garage before erection of new garage with the same footprint Variation of condition No.3 imposed on planning permission reference W/05/0841 granted on 5th October 2005 to use the annex as a separate dwelling.	59 Hitchman Road CV31 3QH	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_68573
4	W/13/1081	Mr Ralph Gleeson		72 Waverley Road CV31 2DE	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_68667
5	W/13/1105	GSP Construction	Erection of first floor extension within courtyard to create new study space within existing raised structure.	Station House, Old Warwick Road, CV31 3NS	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_68695
6	W/13/1146	Mr West	Proposed single storey rear and side extension and proposed rear dormer window.	17 Rosefield Street, CV32 4HE	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_68754
7	W/13/1107	Kigass	Conversion of garages and workshops to three flats including parking, cycle storage and bin storage.	18 Hill Street CV32 5XT	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_68697

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
8	W/13/1094	Mr Feaczek	Change of use from B1 Offices to mixed use of Photographic Studio and Print Studio. (Sui Generis)	2 Park Street CV32 4QN	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_68684
9	W/13/1088	Mr Chinn	Erection of a new dwelling house (Use Class C3) (Resubmission of W/13/0599)	42 Princes Street, CV32 4TZ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_68678
10	W/13/0571 LB	Travel Management Group PLC	Erection of a flood wall system to 2 lower basement doors and 4 air bricks to prevent flooding.	9-11 Dormer Place CV32 5AA	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_67921
11	W/13/0586	Travel Management Group PLC	Flood defence system for office. Floodwall door x 2 doors & air brick flood-defence covers x 2	9-11 Dormer Place CV32 5AA	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_67945
12	W/13/0616	Mr & Mrs D Clayton-Wright	Internal and external alterations	118 Parade CV32 4AQ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_67983
13	W/13/0617 LB	Mr & Mrs D Clayton-Wright	Alterations associated with change of use of upper floor stock rooms to one dwelling.	118 Parade, CV32 4AQ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_67984
14	W/13/1064 LB	Mr Hesketh	Installation of railings, removal of existing brick steps and installation of new brick steps to basement access to front with a white metal handrail; insertion of an external door to the lower ground floor at rear; replace two windows within the rear	35 Binswood Avenue CV32 5SE	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_68620
15	W/13/1001	Mr Purba	Construction of two storey rear extension	48 Northumberland Road, CV32 6HB	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_68534
16	W/13/1093	Ms G Hurst	Proposed extensions and alterations to create a two storey dwelling with single storey extension to rear	84 Leicester Lane, Lillington, CV32 7HH	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_68683

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
17	W/13/1078	Mr G Howard	Proposed conversion of basement to study and creation of new light well and window	29 Highfield Terrace CV32 6EE	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_68663
18	W/13/1063	People in Action	Proposed new entrance porch	49 Northumberland Road, CV32 6HF	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_68619
19	W/13/1086	Warwick District Council	Alterations and extensions to Bowls Pavilion	Bowling Pavilion, Victoria Park, Archery Road, CV31 3PT	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_68676
20	W/13/1135 LB	Mr Crowther	Repainting of the exterior (part retrospective)	Coventry Arms, 23 Guys Cliffe Road, CV32 5BZ	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_68742
21	W/13/1123	Mr Bahi	Demolish industrial unit and erect 7 no. residential studios with bin store, cycle store and boundary walls.	Cross Road Commercial Centre, Cross Road, CV32 5PD	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_68713
22	W/13/1108 LB	EHB Residential Limited	Proposed widening of an internal doorway	Somerset House, Clarendon Place, CV32 5QN	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_68698
23	W/13/1101	Mr Wright	Proposed erection of boundary wall and fence with access gate to side of dwelling house.	2 Bakehouse Cottages, Gordon Street, CV31 1HR	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_68691
24	W/13/1141	Mr & Mrs Michael Leahy	Proposed first floor extension above garage	231 Chesterton Drive CV31 1YJ	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_68749





The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 4 SEPTEMBER 2013

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

W/13/0681 Lewis & Lewis Demolition of two buildings (with retention of one) and erection of seven dwellings and car parking. 5-6 Milverton Crescent West, CV32 5NE

RESOLVED that no objection is raised.

WDC Reason for Decision

As a result of substandard separation distances, the proposals would cause unacceptable loss of light, loss of outlook and loss of privacy for the rear rooms and rear gardens of neighbouring dwellings and would provide an unacceptable standard of light and outlook for the rear rooms and rear garden of unit 1 within the development.

The design and form of the proposed development would not be in keeping with the established side of the western side of Milverton Crescent West. The height, bulk and proximity to the road frontage of the proposed buildings would give an unduly overbearing presence within the street scene that would be at odds with the established character of the street.

The lack of sufficient off-street parking will result in additional pressure for on-street parking which would be detrimental to highway safety and would cause inconvenience and harm to the amenity of existing residents, who would find it harder to park close to their homes.

The proposals do not make adequate provision for refuse and recycling storage and collection. There is no updated bat survey and the applicant has failed to demonstrate that the proposals would not cause harm to bats.

W/13/0852 LB Costa Coffee Ltd Installation of vinyl advertisement on shop window. 43 Parade, CV32 4BL

RESOLVED that no objection is raised.

WDC Reason for Decision

The proposals to add a large advertisement covering a whole pane of the shop window would create a significant degree of advertising clutter within the shopfront. This would be at odds with the classical Regency character of the application property and other buildings along the Parade.

The proposed advertisement would occupy one outer pane of a three light display window and would create a visual imbalance, exacerbated by the fact that the fascia lettering is centred upon the window as a whole. This would be harmful and out of character.

W/13/0816 Lewis & Lewis Demolition of existing building and erection of 7 no. three storey town houses and 2 no. flats over carports. Clarendon Hall, Clarendon Street, CV32 4PG

RESOLVED that no objection is raised.

WDC Reason for Decision

In view of the very restricted separation distances and the substantial mass of the elevations that would be faced, it is considered that the affected dwellings within the proposed development would not be provided with an adequate standard of light, privacy or outlook.

The proposed layout does not provide a satisfactory living environment for future occupants of the proposed dwellings.