



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

18th January 2018

Dear Councillor

PLANNING COMMITTEE – THURSDAY 25th JANUARY 2018

You are invited to attend a Meeting of the Planning Committee in ROOM 5, at the **TOWN HALL, ROYAL LEAMINGTON SPA**, commencing at **6.00 p.m.** on **THURSDAY 25th JANUARY 2018**.

Yours faithfully,

CLERK TO THE TOWN COUNCIL

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

(All other Members of the Town Council – Agenda for information only, via website)

MEMBERS ARE INVITED TO DECLARE ANY INTEREST THEY MAY HAVE IN ITEMS IDENTIFIED FOR CONSIDERATION AT THE MEETING

AGENDA

1. Apologies
2. Declarations of Interest and Requirements for Dispensations
3. Public Forum
To receive any representation from Members of the Public in accordance with Standing Order No. 36.
4. Minutes
To approve and sign the Minutes of the Meeting of the Planning Committee held on 4th January 2018 (Report No. 4)
5. Matters Arising

6. Planning Applications
To consider a schedule of planning applications received from the Planning Authority (Report No 6)
7. Determination of Planning Applications
To consider Applications determined by the Planning Authority (Report No. 7)
8. Planning Appeal Notifications
To consider the following Planning Appeal Notification, if any:

Application No: W/17/1084
Applicant: Mr N Rai
Site: The Barbican Willes Road CV31 1BY
Description: Change of use from a single dwelling house (Use Class C3) to a House in Multiple Occupation (Use Class C4)
9. Planning Appeal Decisions
To consider the following Appeal Decision:

Application No: W/17/0800
Applicant: Mr Marc Holt
Site: 105 Rugby Road CV32 6DH
Description: New staircase down to basement in front garden area with new basement door to front elevation
Decision: Allowed
10. Tree Preservation Orders
To consider the following Tree Preservation Order, if any
11. Any Other Business



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 4 JANUARY 2018 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors John Knight (Chair), Heather Calver, Hayley Grainger, Ann Morrison, Jill Barker, Janet Alty, Daniel Howe and Tom Kenyon Brown

Apologies: None

105. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

106. PUBLIC FORUM

No representations, although one member of the public was present as an observer

107. MINUTES

The Minutes of the Planning Committee held on 7 December 2017, having been circulated, were considered and agreed.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 7 December 2017 are confirmed and signed as a correct record.

108. MATTERS ARISING

There were none.

109. PLANNING APPLICATIONS

Consideration was given to a schedule of planning applications (Report No. 6).

RESOLVED that no objections are raised to the planning applications in the schedule (Report No. 6), with the exception of the following which were discussed in greater detail:

W/17/1990 AT Architects Ltd Change of use from hotel to HMO for students.
(resubmission of W/16/1679) Thomas James Hotel 45-47 Bath
Street CV31 3AG

RESOLVED that the town council wishes to raise an objection to this application on the following grounds:

1. The application breaches policy H6 a) of the Local Plan whereby the proportion of dwelling units in multiple occupation within a 100m radius of the application does not exceed 10% of total dwelling units - this application would result in a figure of 16.44%
2. Our previous concern regarding parking provision remains unaddressed - District Council parking policy requires 1 space/2 bedrooms therefore 9 onsite spaces should be available to residents. To expect the residents of an 18 bedroom HMO to not have a car and want to park that car is unrealistic. This

will therefore put yet more pressure on surrounding streets and public car parks (which should not be relied upon for residential use)

3. Continued inadequate provision of a large enough lockable bin store to provide for the waste produced by an 18 bed HMO and to ensure the development does not exacerbate existing fly tipping issues

4. There is still no proposal for any on-site management for such a large student HMO in the town centre

5. Town Council notes that the concerns of the Environmental Health officer regarding noise pollution within the building from the operation of the ground floor bar and proposed ventilation scheme affecting residents do not appear to have been sufficiently overcome, and as such, we maintain our previous objection

The Town Council notes and supports the comments of Warwickshire Police with regard to the inclusion of a well planned external lighting scheme and high standard external access doors

W/17/2179 Mr & Mrs Fredenham construction of a front & side Garage and porch/canopy extension, a 2 storey side & rear extension to the existing 2 storey rear extension and an extension to the existing single storey rear extension to provide an enlarged living/dining room and relocated kitchen at ground floor level and a further bedroom & en-suite at first floor level. Proposed 'hip to gable' extension to the existing loft conversion. Materials generally are to match existing other than it is intended to clad the rear loft conversion box dormer in zinc cladding. 7 Farm Road Lillington CV32 7RP

RESOLVED that no objection is raised

W/17/2253 Mr S Sandha Change of use of a building from a dwelling house to a 5 bed HMO (C3 to C4) 34 St Fremund Way Whitnash CV31 1AB

RESOLVED that the town council wishes to raise an objection to this application on the following ground:

That the parking spaces proposed to be provided for this development on site is less than the minimum standard recommended by the District Council's vehicle parking standards for HMO's. On street parking cannot be guaranteed and is already challenging on this street.

110. PLANNING DETERMINATIONS

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

111. PLANNING APPEAL NOTIFICATIONS:

Application No: W/17/1077
Applicant: Housestyle Countrywide Ltd
Site: The Limes 21 Guys Cliffe Avenue CV32 6LZ
Description: Variation of condition 2 of previously approved application (ref. W/17/0147 - variation of original permission W/16/0793) to allow an increase in the height of the building by 500mm.

Demolition Notice: W/17/2158
Applicant: Stoford Developments Ltd
Site: Spa Park Tachbrook Road CV31 3DE

Description: Prior notification for the demolition of all existing buildings, ancillary buildings and structures on site, in accordance with submitted method statement, in preparation of the site's redevelopment (approved in outline under W/17/1518)

Notice is hereby given that prior approval for the details specified above is required and given.

The Planning Appeal Notifications were noted.

112. PLANNING APPEAL DECISIONS

Application No: W/17/0643

Applicant: Mr I Tabor

Site: 32 Stephenson Close CV32 6BS

Description: Erection of a single storey dwelling in the rear part of the garden

Decision: Dismissed

113. TREE PRESERVATION ORDERS

There were none.

114. ANY OTHER BUSINESS

There was none.

The meeting commenced at 6:00pm and finished at 6:38pm.

Signed

Dated



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 25 JANUARY 2018

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

W/17/2175 Mr A Froud Erection of decking in rear garden (retrospective application)
51 Beauchamp Avenue CV32 5TB

RESOLVED that no objection is raised

WDC Reason for Decision

The decking is considered to give rise to an unacceptable level of overlooking and loss of privacy to the neighbouring properties by virtue of the height to which it has been constructed as well as harm by reason of additional noise and disturbance. This is contrary to Policy BE3 of the Warwick District Council Local Plan 2011-2029.

W/17/1408 Mr P Birdi Erection of 4 no 1 bedroom flats and associated parking
Land at the rear of 41-43 Clemens Street, Tower Street, CV31 2DP

RESOLVED that no objection is raised

Policy BE3 of the Warwick District Local Plan 2011-2029 states (inter alia) that development will not be permitted which does not provide acceptable standards of amenity for future users and occupiers of the development. Furthermore, the District Council has also adopted Supplementary Planning Guidance on minimum distance separations to secure a reasonable standard of amenity, privacy and outlook for existing and proposed residents.

The proposed development would provide unacceptable standards of amenity for the future occupiers of the development by reason of lack of adequate outlook, light and privacy - the development provides a substandard distance separation between the application property and existing built form, providing a substandard outlook. There is also a dual outlook directly onto parked cars to the front and rear of the site which is inadequate. There would be inadequate privacy for the future occupiers of the ground floor flats by reason of the close proximity to the existing car park at the rear of the site, which could also cause undue noise and light disturbance. Finally, the proposed cycle store would block light and outlook to one of the ground floor flats.

The proposal is thereby not considered to provide a reasonable standard of amenity for the future occupiers of the development and is contrary to the aforementioned policies.

2 Policy HS4 of the Warwick District Local Plan 2011 - 2029 states that contributions from residential developments will be sought to provide, improve and maintain appropriate open space, sport or recreational facilities to meet local needs. The Council have also adopted a

Supplementary Planning Document entitled Open Space together with associated guidance on developer contributions for commuted payments for off-site provision and enhancement of public open space where it is not provided on site.

The Open Space team have requested a contribution of £4,912 towards identified improvements to local open spaces. No unilateral undertaking has been put forward to secure such a contribution and therefore, in the opinion of the Local Planning Authority, the proposals do not make adequate provision for open space. The proposals would therefore be contrary to the aforementioned policies.

No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
1	W/17/2207	Car Park Valeting Ltd	car park valeting concession unit stating the company name and associated supermarket, price list, product branding and health & safety manifestation. Signage to external cabin elevations, perimeter fence & canopy fascias.	Morrisons Old Warwick Rd. CV31 3NT	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR79958
2	W/17/2206	Car Park Valeting Ltd	Proposed installation of canopy and portakabin within area of car park to create car park valeting franchise	Morrisons, Old Warwick Rd CV31 3NT	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR79957
3	W/17/2328	Mr Kanwar	Creation of no 3 flats including addition of second floor.	9-11 Clemens St. CV31 2DW	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR80088
4	W/17/2325	Mrs Liz Ryburn	Erection of 2m closeboard/featherboard fence	52 Newbold Terrace East, CV32 4EZ	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR80085
5	W/17/2392	Mr Hardeep Malle	Proposed addition of 2 no six bedroom flats for student occupation in a new third floor penthouse atop old co op building Notification for prior approval for a change of use part 3 under class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 from shop (Use Class A1) to Restaurant/café (Use Class A3)	52-60 Warwick St CV32 5JP	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=WARWI_DCAPR80167
6	W/17/2132	Ms Elaine Duncan		66 Bath St CV31 3AE	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR79864
7	W/17/2147	Mr Cooper	Proposed repositioning of fascia board to rear of building.	8 Clarendon Avenue, CV32 5PZ	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR79881

No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
8	W/17/2416	Mr Mobed	Erection of a single storey side and rear extension with a foot terrace above following demolition of existing single storey extension, installation of 3 bay windows to front elevation, front dormer, 3 nos roof lights to front elevation, 2 replacement windows and two new window openings to the front elevation.	2 Adelaide Rd, CV31 3PW	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=WARWI DCA PR 80191
9	W/17/2345 LB	Mr P Karim	Listed Building consent for internal and external alterations to include covered exterior seating area with balcony above, single storey rear extension and new shop front.	53 Regent St CV32 SEE	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=WARWI DCA PR 80115
10	W/17/2344	Mr P Karim	Proposed alterations to rear yard to provide outside seating with roof and balcony over, single storey rear extension and replacement shop front.	53 Regent St CV32 SEE	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 80114
11	W/17/2427 LB	Leigh Chistou Ltd	Reinstatement of rear brick boundary wall and timber access gate to match adjoining property, including of pathway and reinstatement of garden area. Repair and re-rendering of side rear boundary elevation.	Euston House, 12 Euston Place CV32 4LJ	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=WARWI DCA PR 80216
12	W/17/2426	Leigh Chistou Ltd	Reinstatement of rear brick boundary wall and timber access gate to match adjoining property, inclusion of pathway and reinstatement of garden area. Repair and re-rendering of side rear boundary elevation.	Euston House, 12 Euston Place CV32 4LJ	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/propertyDetails.do?previousCaseType=Application&previousKeyVal=WARWI DCAPR 80004&activeTab=summary&previousCaseNumber=W%2F17%2F2499%2FEB&keyVal=WARWI PROPL PI 123652_1
13	W/17/2249 LB	Mrs G James	Create new wardrobe space for master bedroom by extending into existing bathroom. New wardrobe space accessed through new doorway through existing wall. Existing bathroom redesigned.	8 Portland St CV32 SHE	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/propertyDetails.do?previousCaseType=Application&previousKeyVal=WARWI DCAPR 80004&activeTab=summary&previousCaseNumber=W%2F17%2F2499%2FEB&keyVal=WARWI PROPL PI 123652_1

No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
14	W/17/1679	Mr Punian	Conversion of basement to a flat including lightwell provision and associated development.	18 Clarendon Avenue CV32 4RY	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR
15	W/18/0062 LB	IVRE (Leamington) Ltd	Proposed internal refurbishment of an existing residential multi-unit use.	27 Portland St CV32 5EZ	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR 80274
16	W/17/2408	Mr & Mrs West	Erection of a single storey side and rear extension	20 St Mary's Crescent. CV31 1JL	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR 80183
17	W/17/2349	Mrs Williams	Demolition of existing wall, removal of tree, erection of 2.5 storey building comprising two ground floor flats and two first floor maisonettes with associated external works.	8 Leam Terrace, CV31 1BB	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR 80123
18	W/17/2409	Mr Matt Jenner	Erection of a single storey rear extension.	51 Chesham St. CV31 1JS	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=WARWI_DCAPR PR 80184
19	W/17/2298	Ms G Chatham	Erection of detached three bedroom dwelling. Erection of a 2 storey front extension to Aldwick Close elevation. Erection of a part single storey, part two storey side extension. Erection of a side extension to Lillington Rd elevation. Erection of a single storey wrap around canopy to front & side.	4 Innage Close CV31 1BL	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR 80055
20	W/17/2363	Mrs Green	Erection of a single storey wrap around canopy to front & side.	1 Aldwick Close, Lillington CV32 6LP	Manor	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=WARWI_DCAPR PR 80137

No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
21	W/17/2418	Mrs Brannan	Erection of two storey side and rear extension, single storey rear extension and first floor front extension.	35 St Andrews Rd, Lillington CV32 7EX	Manor	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=WARWI_DCA_PR_80193
22	W/18/0004	Mr Barton	Erection of a first floor side and rear extension and pitched roof to existing porch.	92 Lime Avenue, Lillington CV32 7DQ	Manor	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_80199
23	W/17/2341	Ms Bothwell	Roof lift loft conversion to existing bungalow dwelling	21 Gullistan Rd. CV32 5LU	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_80111
24	W/17/2364	Mr & Mrs Lewin	Erection of two storey side extension, single storey rear extension and re-roofing the garage flat roof to the front elevation with a pitched and hipped roof, paved rear patio.	9 Astley Close, Beverley Hills. CV32 6PT	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=WARWI_DCA_PR_80138
25	W/17/2383	Mrs J Stephens	Erection of single storey rear extension and two storey front and side extension (resubmission of W/17/1887)	14 Beverly Rd CV32 6PJ	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=WARWI_DCA_PR_80157
26	W/17/2380	Mr M Pitt	First floor extension of existing B1 premises and associated works	The Coach House, Holly St. CV32 4TN	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=WARWI_DCA_PR_80154
27	W/17/2143	Mrs Vicky Bell	Erection of single storey rear extension, internal remodelling and garage alterations.	18 Lillington Rd. CV32 5TY	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_79877

No/ Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
28	Spitfire Bespoke Homes Ltd	Resubmission of W/17/1234: Full planning application for the demolition of all existing buildings on site (with exception of existing substation) and the development of two detached dwelling houses and six apartments (8 dwellings total) together with access from Northumberland Rd and associated engineering and landscaping works.	Huntley Lodge, 47 Northumberland Rd CV32 6HF	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=_WARWI_DCAPR_80189
29	Mr S Smith	Erection of single storey rear extension.	10 Northumberland Rd CV32 6HA	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=_WARWI_DCAPR_80232
30	Mr & Mrs Johnson	Erection of a first floor side extension over existing single storey garage.	10 Spilsbury Close CV32 6SW	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=_WARWI_DCAPR_80223
31	Mr Shawn Gladwin	Internal works to kitchen and dividing wall.	Flat 1 20 Kenilworth Rd. CV32 6JB	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=_WARWI_DCAPR_80038
32	Mr Hook	Variation of condition 2 (drawing nos) of planning permission W/17/1876 (Erection of 2 no single storey side extensions with partial loft style accommodation above, with cellar) granted on 5th December 2016 to replace approved drawing HOO-2892-PA2-100-b new rooflights, fenestration and door alterations and a new cellar to accommodate a plant room with HOO-2892-PA3-001 for H29	74 Northumberland Rd CV32 6HB	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=_WARWI_DCAPR_80181

No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
33	W/18/0007	Mr N Sinclair-Wilson	Erection of a rear dormer window and bay window to front elevation.	24b Campion Terrace CV32 4SX	Newbold	https://planningdocuments.warwickcc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_80202
34	W/17/2225 LB	Mr. M Hammond	To add a handrail to the fencing on the steps to the front of the property and to replace the back door to the property.	45A Lansdowne Crescent CV32 4PR	Newbold	https://planningdocuments.warwickcc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_79977
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