



ROBERT NASH ACIS DMS
Clerk to the Town Council

THE TOWN COUNCIL

OF

ROYAL LEAMINGTON SPA

TOWN HALL, PARADE,

ROYAL LEAMINGTON SPA

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7th February 2019

Dear Councillor

PLANNING COMMITTEE – THURSDAY 14th FEBRUARY 2019

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 14th FEBRUARY 2019**.

Yours faithfully,

CLERK TO THE TOWN COUNCIL

To: Councillors: Janet Alty, Jill Barker, Heather Calver, Daniel Howe,
Caroline Evetts, 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 24th January 2019 (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 Notifications, if any
9. Planning Appeal Decisions
To consider the following Appeal Decisions:

Application No: W/18/0042
Applicant: Mrs S Purewal
Site: Manor Cottage 3 Spencer Street CV31 3NE
Description: Basement conversion and enlargement of basement to form a 2 bedroom flat
Decision: Dismissed

Application No: W/18/0575
Applicant: Mr Amrit Heer on behalf of HB Invest
Site: Land rear of 21 Dale Street CV32 5HH
Description: Erection of a single storey residential unit to replace 3 lock up garages
Decision: Dismissed
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 24th JANUARY 2019 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors John Knight (Chair), Caroline Evetts, Ann Morrison and Jill Barker

Apologies: Councillors Tom Kenyon Brown, Heather Calver and Janet Alty

Absent: Councillor Daniel Howe

110. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

Councillor Knight declared a non pecuniary interest in application W/18/2387 by means of knowing the developer and Councillor Barker declared a pecuniary interest in application W/19/0044 (not to be considered at this meeting)

111. PUBLIC FORUM

No representations were made

112. MINUTES

The Minutes of the Planning Committee held on 3rd January 2019, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 3rd January 2019 are confirmed and signed as a correct record.

113. MATTERS ARISING

There were none.

114. 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/18/0007 Mr D Theara Erection of a single storey rear extension
following the demolition of the existing shed 71 Tachbrook Street CV31
3BW

RESOLVED that no objection is raised

W/18/2407 Playground Games Proposed installation of roof top air
conditioning condensers, acoustic screen around condenser units and replacement
garage door St Albans House Portland Street CV32 5EZ

RESOLVED that no objection is raised - subject to resolution of the points raised by the conservation officer

W/18/2200LB Warwick District Council Restoration/repair of the Bandstand - Amendment to Application Ref. W/15/0928/LB. Replacement floor deck, new access hatch to Undercroft to be installed in floor deck. Original height doorway to the Undercroft to be bricked up and steps leading to doorway infilled with self compacting pea gravel and capped off with brick pavers to define the original access (Retrospective) Bandstand Pump Room Gardens

RESOLVED that the town council welcomes the acknowledgement by the applicant that this is a retrospective application. However, we wish to maintain our previous objection:

1. These works are contrary to policy HE1 of the Local Plan and paragraph 194 of the NPPF.
2. These works have already been begun without consultation with any relevant partners and without the necessary permissions. The Local Plan states in 5.152 that "the Council is committed to ensuring that listed buildings are given a high level of protection and enforcement action will be taken against unauthorised...works to them." How then does this fit with what has already taken place at the bandstand?

The town council is deeply concerned about the lack of consultation or communication around these works.

W/18/2387 TAG Exclusive Properties Urban Ltd: Mr David Tucker & Mrs Barbara Tucker Demolition of the existing building (currently Peacocks) and the construction of a new building comprising a basement for parking cars and retail storage, plus retail space on the ground floor with residential accommodation above on five floors creating 26 apartments consisting of 9 x one beds; 16 x two beds and 1 x three bed 73 Warwick Street CV32 4RQ

RESOLVED that no objection is raised - the town council welcomes this proposed development which will improve this site. The council presumes impact on the neighbouring property will be managed by appropriate conditions

W/18/2084 Mr J Virk Change of use from dwelling (use class C3) to a House of Multiple Occupation with 7 bedrooms to accommodate up to 10 people (use class sui generis) 37 St Helens Road CV31 3QF

RESOLVED that no objection is raised - plans lack detail in terms of location of parking spaces, bin storage and bicycle parking

W/18/2336 Barwood Strategic Land LLP (Barwood Land) Reserved Matters submission relating to the appearance, landscaping, layout and scale of the advanced planting phase of development relating to outline planning permission reference W/14/0300 (Development known as The Asps). The outline planning permission was accompanied by an Environmental Statement Land at The Asps Bound by Europa Way (A452) to the east and Banbury Road (A425) to the west CV34 6SS

RESOLVED that no objection is raised - support the comments of Warwick Town Council

115. PLANNING DETERMINATIONS

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

116. PLANNING APPEAL NOTIFICATIONS

There were none

117. PLANNING APPEAL DECISIONS

Application No: W/18/0675
Applicant: Mr Alex Britain
Site: The Lounge Parade CV32 4AG
Description: One non-illuminated, double-sided projecting panel to existing bracket
Decision: Allowed

RESOLVED that the Appeal Decision is noted.

118. TREE PRESERVATION ORDERS

Tree Preservation Order No: 558
Site: 38 Portland Place East CV32 5ET
Reasons: The tree (a silver birch), which is of very good form, is in good health and condition and is a feature of significant interest in the local landscape, softening the harsh lines of an enclosed space and so adding interest and providing a significant public amenity.

RESOLVED that the Tree Preservation Order is noted.

119. ANY OTHER BUSINESS

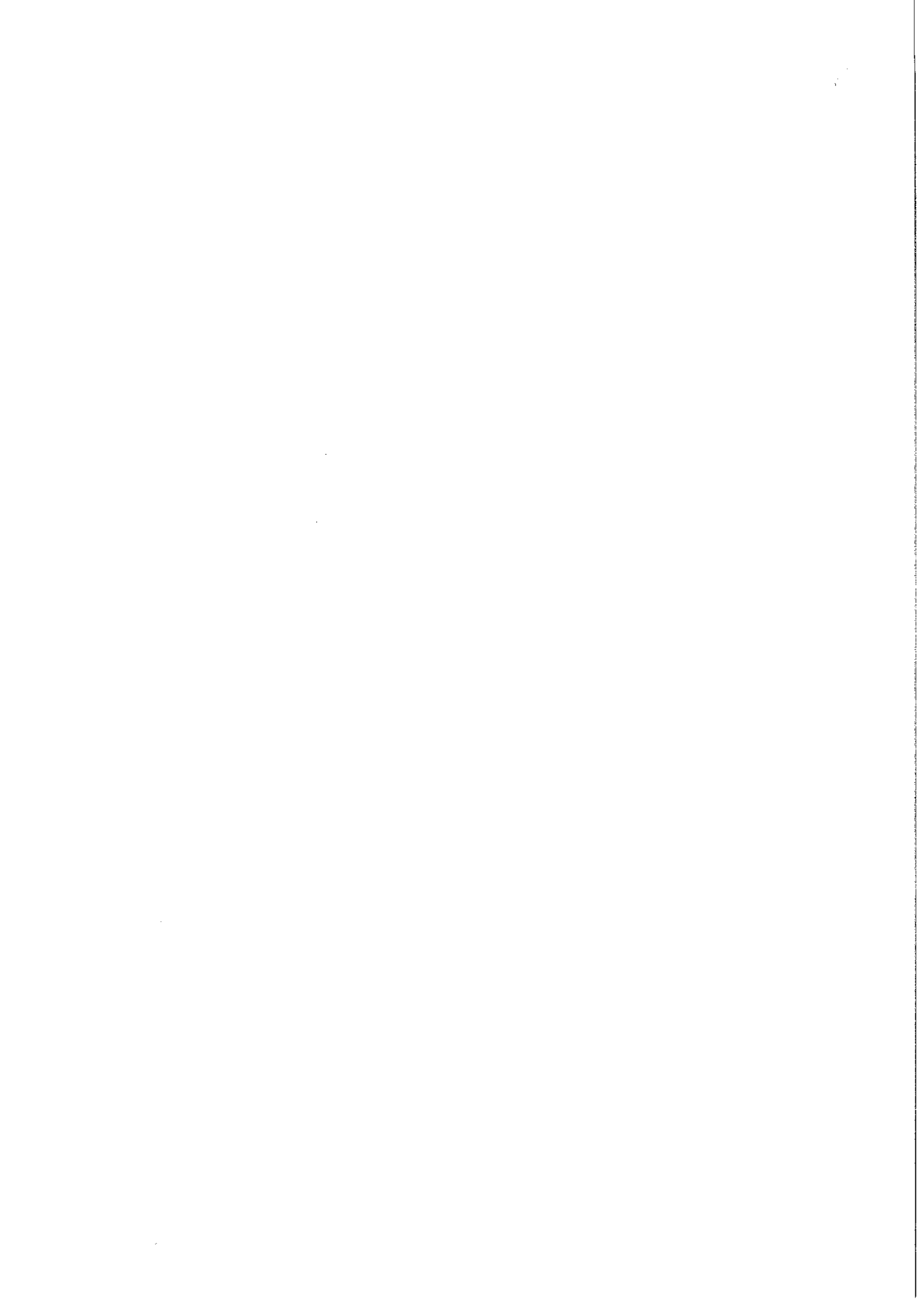
Councillor Barker agreed to represent the town council regarding application W/18/2002 at Warwick District Council Planning Committee on 29/1/19 and Councillor Knight agreed to represent the town council regarding application W/18/0190 at Warwick District Council Planning Committee on 30/1/19.

Two year HMO licences are to be introduced by Warwick District Council for landlords who have previously failed to comply with regulations.

The meeting commenced at 6:00pm and concluded at 6:42pm.

Signed

Dated





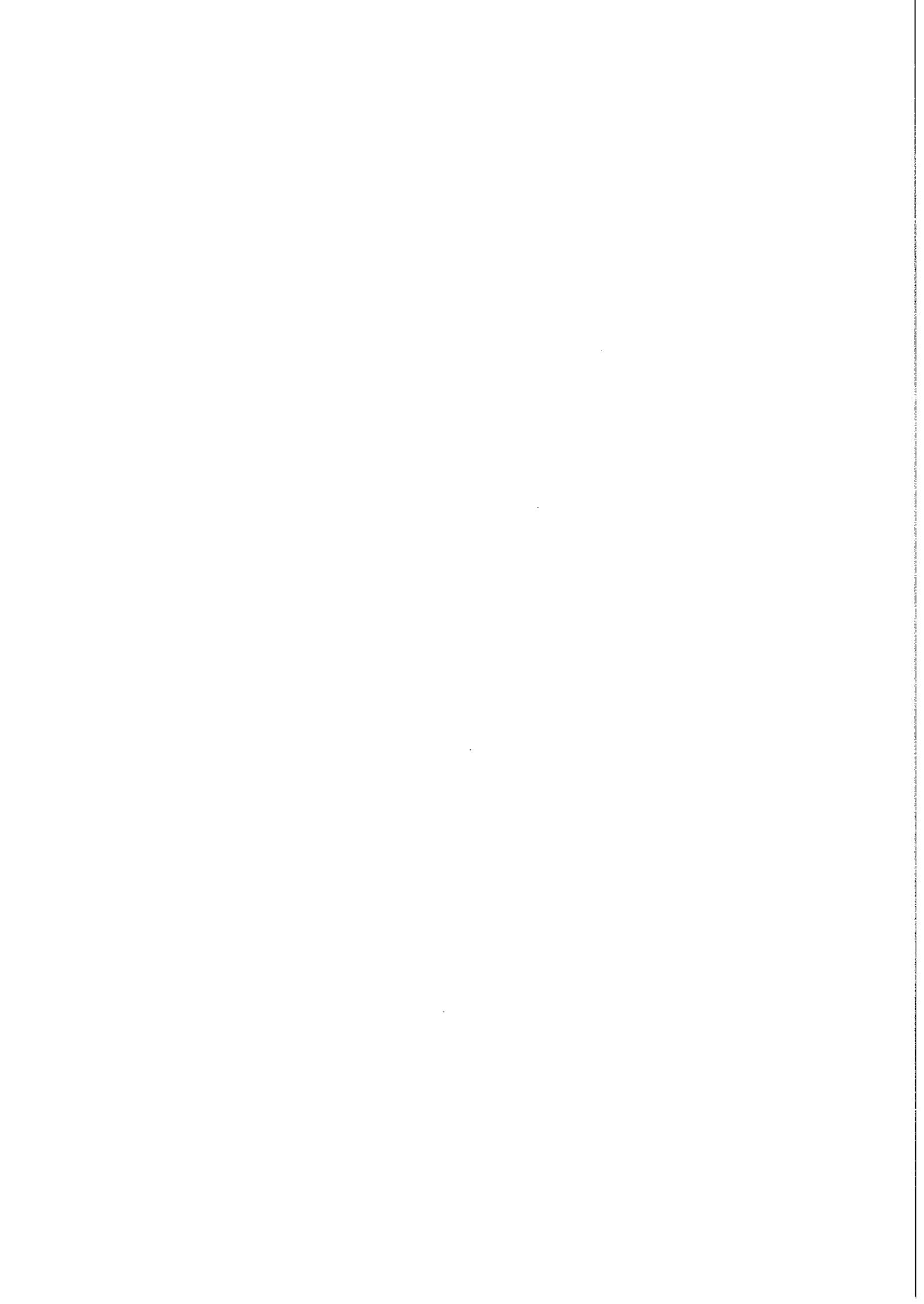
The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 14 FEBRUARY 2019

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

W/18/2012 Mr C Challis Erection of single storey rear courtyard
infill and replacement single storey rear extension 53 Chesham Street
CV31 1JS

RESOLVED that no objection is raised



No.	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
1	W/18/2414 LB	Orbit Housing	Like for like replacement of W1, W1 and D1. No changes to existing openings.	Flat 1, 15 Brunswick Street CV31 2DS	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=WARWI1DCAPR_82880
2	W/18/2312	Learn Properties	Demolition of existing social club and erection of two & three storey cafe and bar with ancillary manager's flat and staff accommodation.	Priors Club, Tower Street CV31 2DR	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI1DCAPR_82764&activeTab=summary
3	W/19/0034	Mr Lomas	Erection of single storey side extension.	267 Rugby Road CV32 6EB	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI1DCAPR_82976&activeTab=summary
4	W/18/1995	LD Estates Ltd	Four storey development of 6 one bedroom flats with parking at ground floor level and associated works including shared amenity space at the first floor.	Land off John St CV32 5EP	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI1DCAPR_82422&activeTab=summary
5	W/19/0038	Mr Foster	Variation of condition 2 of planning permission W/16/1165 (Change of use of part of ground and first floor from a shop (Use Class A1) to a flexible use as either a shop or a cafe / restaurant (Use Classes A1 or A3) and change of use of part of part of ground and first floor and all of the 2nd and 3rd floors to residential use comprising 5 no. flats, with associated internal and external works to enable the proposed conversion.) to allow the removal of the extension on the south elevation together with other alterations to accommodate a w/c within the building and to further minimise the impacts on the fabric of the listed building.	46 Parade CV32 4DD	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI1DCAPR_82980&activeTab=summary

No.	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
6	W/19/0037 LB	Mr Foster	Amendment to previously approved consent (W/16/1166/LB which was for the change of use of part of ground and first floor from a shop (Use Class A1) to a flexible use as either a shop or a cafe / restaurant (Use Classes A1 or A3) and change of use of part of ground and first floor and all of the 2nd and 3rd floors to residential use comprising 5 no. flats, with associated internal and external works to enable the proposed conversion). The proposed changes seek to remove the extension from the south elevation together with a reduction overall in the level of internal alterations required to facilitate the development. Internal reconfiguration and modifications proposed to accommodate a w/c inside the building & to reduce the impacts on Listed Building.	46 Parade CV32 4DD	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_82979&activeTab=summary
7	W/19/0072	The Industrial Bar Project Ltd.	Proposed change of use of Ground Floor Unit from A3-A4 mixed use, to A4 Drinking Establishment.	Ground Floor Unity 4-6 Victoria Terrace CV31 3AB	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83017&activeTab=summary
8	W/19/0097 LB	Mrs K Hussain	walls to rear of ground floor area to be removed, form new kitchen area, disabled WC and servery area. At basement level; non-structural internal walls removed and form new WC and store room.	12 Victoria Terrace CV31 3AB	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83052&activeTab=summary
9	W/19/0043	Mr D Larner	Erection of a part single storey part two storey side extension and part single storey part one and half storey rear extension following the demolition of the front shed and partial demolition of the existing single storey rear extension (Re-submission of application W/18/1185)	28 Leam Street CV31 1DY	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_82985&activeTab=summary

No.	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
10	W/18/2311	Mr Balfe	Demolition of existing garage and outbuildings. Erection of new one and a half storey garage.	45 Leam Terrace CV31 1BQ	Leam	ov.uk/online-applications/applicationDetails.do?keyVal= W/ARW/1 DCAPR 82763&activeTab=summary
11	W/19/0009	Mrs Beck	Erection of a single storey side extension, new wall, gate and railings to courtyard.	2 Beatys Gardens CV32 6LX	Manor	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal= W/ARW/1 DCAPR 82935&activeTab=summary
12	W/19/0086	Mr Javi Garcia	Erection of replacement garage following demolition of existing and the erection of an ancillary workshop (re-submission of W/18/0526).	77 Cubbington Road, Lillington CV32 7AQ	Manor	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal= W/ARW/1 DCAPR 83038&activeTab=summary
13	W/19/0133	Mr & Ms Morton & Shaw	Single storey rear extension.	38 Monroes Avenue, Lillington CV32 7DY	Manor	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal= W/ARW/1 DCAPR 83100&activeTab=summary
14	W/19/0122	Dr T James	Erection of a single storey rear extension and small front extension to garage, replacing flat roof to side with pitched roof, hip to gable roof conversion and the erection of a rear dormer window.	18 Keith Road, Lillinton CV32 7DP	Manor	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal= W/ARW/1 DCAPR 83086&activeTab=summary
15	W/18/1978	Mrs Donohoe	Single storey side courtyard extension.	4 Westgrove Terrace CV32 6EA	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal= W/ARW/1 DCAPR 82405&activeTab=summary
16	W/19/1979	Ms Juba	Single storey side courtyard extension.	5 Westgrove Terrace CV32 6EA	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal= W/ARW/1 DCAPR 82406&activeTab=summary

No.	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
17	W/19/0032	Mr I Tabor	Erection of a two storey detached dwelling.	32 Stephenson Close, Milverton CV32 6BS	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_82974&activeTab=summary
18	W/19/0095	Mr & Mrs Mohan Birk	Erection of a 2 storey side extension.	33 Hopton Crofts CV32 6NT	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83050&activeTab=summary
19	W/18/2232	Mr & Mrs Squires	Proposed single storey side extension, removal of horn beam tree, replacement of existing timber windows and doors with aluminium.	The Willows, Barwell Close CV32 6QA	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_82671&activeTab=summary
20	W/19/0042	Symonds and Newey Ltd	Application for the Variation of Condition 2 of planning ref: W/18/0550 dated 14 May 2018 (Variation of condition 2 of planning permission ref: W/16/2117 dated 27 February 2017 (Demolition of existing boundary wall and erection of detached coach house to provide a 1 bed dwellinghouse) to amend the design of the dwelling and external footprint) to amend the design of the dwelling.	Flat A 25 Sherbourne Place, Clarendon Street CV32 5SW	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_82984&activeTab=summary
21	W/19/0003 LB	Mr & Mrs Fairbairn	Erection of single storey rear extension (re-submission of W/16/1422/LB).	4 Binswood Avenue CV32 5SQ	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_82924&activeTab=summary
22	W/19/0083	Mr & Mrs Hyde	Erection of a single storey rear extension and small front infill extension.	47 Campion Road CV32 5XF	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83035&activeTab=summary