



## 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

10 October 2013

Dear Councillor

### **PLANNING COMMITTEE – THURSDAY, 17 OCTOBER 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, 17 OCTOBER 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 25 September 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:

Application No: W/13/0816  
Applicant: Lewis & Lewis  
Site: Clarendon Hall, Clarendon Street, CV32 4PG  
Description: Appeal against refusal of planning permission for demolition of existing building and construction of 7 no. three storey town houses and 2 no. flats over car ports.

Application No: W/13/1386  
Applicant: Janet Large  
Site: 25 Warwick Place CV32 5BS  
Description: Appeal against refusal of planning permission for extension of existing lowered kerb along the whole length of the property.

Application No: W/13/0776  
Applicant: Mr Joshua Bates  
Site: Woodside Farm, Harbury Lane, Bishops Tachbrook  
Description: Appeal against refusal of outline planning permission for an urban extension comprising up to 280 new homes, public open space, landscaping, new access and highways and associated and ancillary development.

8. Enforcement Appeal Notifications

To note the Enforcement Appeal Notifications (if any)

9. Planning Appeal Decisions

To note Planning Appeal Decisions (if any)

10. Licensing Applications

To note the following Premise Licensing Applications

Application No. WDCPREMOO771  
Applicant: U Kudiatego  
Address: 40 High Street, CV31 1LW

Application No: WDCPREMOO772  
Applicant: Vinteas  
Address: 16 Park Street CV32 4QN

Application No: WDCPREMOO773  
Applicant: Altoria  
Address: 45 Warwick Street, CV32 5JX

Application No. WDCPREMOO774  
Applicant: Kang's Stores  
Address: 16-18 Warwick Street CV32 5LL

11. Tree Preservation Order Notifications

To note the following Tree Preservation Order

Order No: 480  
Address: 1 Wootton Court, Lillington Avenue, Royal Leamington Spa  
CV32 5UU  
Tree: T1 Copper Beech





**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE**  
**HELD ON 25 SEPTEMBER 2013 AT THE TOWN HALL,**  
**ROYAL LEAMINGTON SPA**

Present: Councillors: John Knight (Chair), Bill Gifford, Balvinder Gill, Simon Lytton, Ann Morrison and Amanda Stevens.

In attendance: Graham Price (WDC Planning Officer)

**61. 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/13/1200 LB for which they may have a disclosable non-pecuniary interest by virtue of being a Member of Royal Leamington Spa Town Council.

Councillor Bill Gifford declared a non-pecuniary interest in Planning Application W/13/0833 and Councillor Balvinder Gill declared a non-pecuniary interest in Planning Application W/13/1118.

**62. PUBLIC FORUM**

There were no members of the public present.

**63. MINUTES**

The Minutes of the Meeting of the Planning Committee held on 4 September 2013, having been circulated, were considered.

**RESOLVED** that the Minutes of the Meeting of the Planning Committee held on 4 September 2013 are confirmed and signed as a correct record.

**64. PLANNING APPLICATIONS**

W/13/1189 R W Harris Signs & Display Ltd. Display of externally illuminated fascia signs and a non-illuminated free-standing sign. Jewson Ltd. Old Warwick Road, CV31 3NT

**RESOLVED** that no objection is raised.

W/13/0833 Intercounty PropertiesErection of side and front extensions; subdivision of building into two separate units; alterations to car park and service yard; and variation of condition 4 of planning permission no. W91/1268 to allow unrestricted Class A1 retail use (condition 4 currently restricts use of the premises to a DIY store only) Home base Ltd. Myton Road, CV31 3NY.

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

1. The proposal does not adhere to the Warwick District Council UAP3 Policy, in that there would be a significant adverse impact on the vitality and viability of Leamington Spa town centre.

2. This is an over-development of the site.

**Note:** In accordance with the Council's Code of Conduct, Cllr Gifford declared a non-pecuniary interest in the above application by reason of owning a property opposite the site, remained in the meeting and took part in the discussion and voting thereon.

W/13/1155 Mr & Mrs Brar Change of use of a first floor office to 2no. 1 bedroom flats. 13a Park Street CV32 4QN

**RESOLVED** that no objection is raised subject to the applicant adhering to the observations of the Conservation Architect.

W/13/0848 Mr Carlo Valle Erection of single storey rear extension (retrospective application - amendment to scheme approved under planning permission no W11/1390) 5 Clarendon Square CV32 5QJ

**RESOLVED** that an objection is raised for the following reason:  
The Town Council considers that the applicant should adhere to the original planning consent proposals.

W/13/0849 LB Mr Carlo Valle Erection of single storey rear extension (retrospective application- amendment to scheme approved under listed building consent no. W/11/1391 LB) 5 Clarendon Square CV32 5QJ

**RESOLVED** that an objection is raised for the following reason:  
The Town Council considers that the applicant should adhere to the original planning consent proposals

W/13/1268 Lewis & Lewis Demolition of existing building and construction of 7 no. 3 storey town houses and 1 no. flat over carport. Clarendon Hall, Clarendon Street, CV32 4PG

**RESOLVED** that no objection is raised.

W/13/1277 Mr & Mrs A Dalglish Installation of a light well to the front garden area; conversion of basement to a habitable room; installation of stairs and platform to the rear to form access to and from the basement. 26 Clarendon Avenue, CV32 4RY

**RESOLVED** that no objection is raised.

W/13/1249 Bank of Ireland Advertisement consent for illuminated signage associated with new ATM to be installed within the existing shopfront. Post Office, Clarendon Street, CV32 4PN

**RESOLVED** that no objection is raised.

W/13/1248 Bank of Ireland A new ATM to be installed within the existing shopfront. Post Office, 69 Clarendon Street, CV32 4PN

**RESOLVED** that no objection is raised.

W/13/1082 Coventry Building Society Creating of new bin store amenity and vehicle access to the rear of 12 Parade, involving the demolition of rear yard party wall and construction of new brick wall to divide proposed bin area from a proposed parking area for 3 cars. Coventry Building Society, 12 Parade, CV32 4DP

**RESOLVED** that no objection is raised.

W/13/1083 CA Coventry Building Society Demolition of party fence wall to facilitate new bin store amenity and vehicle access to rear of 12 Parade. Coventry Building Society, 12 Parade, CV32 4DP

**RESOLVED** that no objection is raised.

W/13/1289 Miss H Holland Change of use of basement to treatment rooms (use Class Sui Generis). 14 Clarendon Avenue, CV32 5PZ

**RESOLVED** that no objection is raised.

W/13/1200 LB Royal Leamington Spa Town Council Erection of a Blue Plaque Boots The Chemists, 31 Parade, CV32 4BL

**RESOLVED** that no objection is raised.

W/13/1167 Mr Hesketh Proposed raised platform at the rear of dwelling house, 35 Binswood Avenue, CV32 5SE

**RESOLVED** that no objection is raised.

W/13/1113 Audley (Binswood) Ltd The construction of two air-source heat pump enclosures, containing heat pumps for the provision of domestic hot water for the heating of the new-build element of the complex. Binswood Hall, Binswood Avenue, CV32 5SF.

**RESOLVED** that no objection is raised.

W/13/1161 LB Audley (Binswood) Ltd Sundry external amendments to provide more "family" details to unify the buildings together with a minor increase in width to the east wing of Building F. Binswood Hall, Binswood Avenue, CV32 5SE

**RESOLVED** that no objection is raised.

W/13/1142 Mr & Mrs Jessamine Proposed two storey side and rear extension, Clifford House, 23 Kenilworth Road, CV32 6JD

**RESOLVED** that no objection is raised.

W/13/1058 Mrs White Single storey rear extension. 4 Bowers Croft, CV32 6QJ

**RESOLVED** that no objection is raised.

W/13/1272 Mr Volpe Erection of two storey side extension, two storey rear extension and single storey rear extension. 31 Woodnote Road, CV32 6PZ

**RESOLVED** that no objection is raised.

W/13/1300 Mrs L Beresford Erection of first floor side extension over existing garage and single storey flat roof extension following demolition of existing conservatory. 3 Onslow Croft, CV32 6SN

**RESOLVED** that no objection is raised.

W/13/1214 Mrs Christine Markham Erection of a single storey rear extension  
212 Rugby Road, CV32 6EH.

**RESOLVED** that no objection is raised.

W/13/1205 Mr Smith Installation of a dormer to the rear roof slope and  
conservation roof lights. 68 Greatheed Road CV32 6ET

**RESOLVED** that no objection is raised subject to the applicant adhering to the observations of the Conservation Architect.

W/13/1263 Little Angels of Leamington Spa Application for the variation of  
Condition 2 of planning permission W04/1794 (change of use from residential to  
nursery) to allow use from 7.30am-6.00pm (approved as 8.00am-6.00pm). 41A  
Rugby Road, CV32 6DE

**RESOLVED** that no objection is raised.

W/13/1206 Mr Pat McHale Proposed ground floor rear and side extension.  
8 Farley Street, CV32 1HB

**RESOLVED** that no objection is raised.

W/13/1216 Papa Johns Ltd. Variation of Condition 6 of planning permission  
ref: W/10/1515 to extend the opening hours of the hot food takeaway (Use Class A5)  
to between 10.00am to 1.00am from Sunday to Wednesday and 10.00am and  
3.00am on Thursday to Saturday. 49 Bath Street CV31 3AG

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

1. The Town Council concurs with the observations of the Police in that this proposal will increase the risk of disorder and anti-social behaviour in the vicinity.

W/13/1174 Mr Paul Fox Construction of front light well to existing cellar.  
Removal of current low brick wall and to be replaced with steel/wrought iron railings.  
Insertion of 3no. UP windows below ground level and dry lining of existing two  
chamber cellar. 98 Plymouth Place, CV31 1HW

**RESOLVED** that no objection is raised.

W/13/1261 Ms Caroline Blower Demolition of existing single brick thick lean-to  
extension and erection of new single storey extension. 42 Clapham Terrace,  
CV31 1HZ

**RESOLVED** that no objection is raised.

W/13/1118 Mr Dyal Dhani New dwelling to rear / side garden of 15 Waters  
field Gardens. 15 Watersfield Gardens, CV31 1NT

**RESOLVED** that no objection is raised but the following comment is made:  
The design should be in keeping with the surrounding properties.

**Note: In accordance with the Council's Code of Conduct, Cllr Gill declared a non-pecuniary interest in the above application by reason of knowing the applicant, remained in the meeting and took part in the discussion and voting thereon.**



**65. 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.

**66. PLANNING APPEAL NOTIFICATIONS**

There were none.

**67. ENFORCEMENT APPEAL NOTIFICATIONS**

There were none.

**68. PLANNING APPEAL DECISIONS**

There were none

**69. TREE PRESERVATION ORDER NOTIFICATIONS**

There were none.

The meeting commenced at 6.30 pm and finished at 7.10pm

Signed .....

Dated .....



No.	Application No.	Applicant	Proposal	Location	Ward	<a href="#">Link to Warwick DC Planning Portal</a>
1	W/13/1207	Thomas Bates & Son Ltd	Outline planning application for an urban extension comprising up to 280 new homes, public open space, landscaping, new access and highways and associated and ancillary development.	Woodside Farm, Harbury Lane, Bishops Tachbrook, CV33 9QA	Bishops Tachbrook	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68832">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68832</a>
2	W/13/1221	Steinhoff Group	Erection of a mezzanine floor of 200sqm	Blockbuster Video, Myton Road, CV31 3NY	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68847">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68847</a>
3	W/13/1232	Steinhoff UK Ltd	Erection of a mezzanine floor of 307sqm for the retail sale of household furniture and furnishings (271sqm) and storage/back of house facilities (36sqm).	Blockbuster Video, Myton Road, CV31 3NY	Brunswick	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68870">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68870</a>
4	W/13/0841 LB	CEX	Repainting of shop front woodwork from cream to a deep red.	116 Parade, CV32 4AQ	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68327">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68327</a>
5	W/13/1291	Christian Science Society	Demolition of existing church and ancillary accommodation. Development of site to provide Place of Worship, vehicular access and parking. Conversion of existing building to provide office.	First Church of Christ Scientist, 20 Augusta Place, CV32 5EL	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68950">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68950</a>
6	W/13/1292 CA	Christian Science Society	Demolition of existing Church and ancillary accommodation.	First Church of Christ Scientist, 20 Augusta Place, CV32 5EL	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68951">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68951</a>

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
7	W/13/1328	Mr D Dickinson	Demolition of existing showroom/office and erection of a two storey building to be used as a House in Multiple Occupation (HMO) (Sui Generis)	1 Morrell Street, CV32 5SZ	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68998">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68998</a>
8	W/13/1339	New River Retail	Change of use from retail (use Class A1) to a restaurant (use Class A3) and associated external alterations including the installation of fume extraction ducting and air conditioning condensers.	Unit 11, Livery Street, Regents Court, CV32 4NP	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 69009">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 69009</a>
9	W/13/1301	Mr Ferguson	Conversion of basement to a habitable room; inclusion of a lightwell and the erection of railings to the front lightwell.	12 Beauchamp Avenue, CV32 5TA	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68966">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68966</a>
10	W/13/1356	Raglan HA	Replace existing timber windows with timber vertical sliding sash windows.	3-8 Portland Court, Portland Street, CV32 5HT	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 69035">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 69035</a>
11	W/13/1353	Raglan HA	Replace existing timber pivot windows with timber reversible windows.	Windsor Court, Windsor Street, CV32 5HS	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 69032">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 69032</a>
12	W/13/1348 LB	Hamesha	Retention of existing non-illuminated fascia sign in a modified form (Part-retrospective application).	164 Parade, CV32 4AE	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 69018">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 69018</a>
13	W/13/1320	Mr P Peterson	Proposed new pitched roof extension containing conservation style roof lights to provide ancillary residential accommodation.	Apartment 6, William Thomas House, Willes Road, CV32 4PZ	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68990">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68990</a>

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
14	W/13/1369	Mr Locker	Demolish the rear chimney, extend rear wing at ground and first floors, form new window openings to the rear, insert rooflight to rear, replace rear windows and internal alterations.	19 Portland Place East, CV32 5ES	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_69049">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_69049</a>
15	W/13/1370 LB	Mr Locker	Demolish the rear chimney, extend rear wing at ground and first floors, form new window openings to the rear, insert rooflight to rear, replace rear windows and internal alterations.	19 Portland Place East, CV32 5ES	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_69050">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_69050</a>
16	W/13/1358 LB	Mr S Haynes	Removal of small section of ground floor chimney breast to allow for wheelchair access to rear rooms.	60 Regent Street, CV32 5EG	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_69037">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_69037</a>
17	W/13/1385	White Stuff	Display of non-illuminated individual fascia letters on existing fascia.	Jessops, 66 Parade, CV32 4DB	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_69066">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_69066</a>
18	W/13/1390 LB	White Stuff	Internal refurbishment of shop; installation of non-illuminated individual fascia letters; painting of fascia; pilasters and stall riser magnolia (BS 08B15); and painting of window frame Sanderson Wortle Lt (light purple brown).	Jessops, 66 Parade, CV32 4DB	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_69072">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_69072</a>
19	W/13/1317	Mr Keogh	Erection of a new garden room at end of garden with pitched roof.	198 Cubbington Road, Lillington, CV32 7AJ	Crown	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68987">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68987</a>
20	W/13/1376	Mr & Mrs Wright	Proposed two storey side extension including garage and single storey rear extension.	112 Kinross Road, Lillington, CV32 7ET	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_69056">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_69056</a>

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
21	W/13/1308	Mr Young	Demolish existing garage and replace with new pitched roof.	99 Wathen Road, CV32 5UY	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68973">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68973</a>
22	W/13/1405	Mr & Mrs Johnstone	Proposed single storey rear extension to garage with new pitched roof over garage and canopy porch.	30 Almond Avenue, CV32 6QD	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 69093">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 69093</a>
23	W/13/1303	Mr & Mrs Brewer	Demolition of existing garage, erection of single storey side extension, alterations to previously approved basement conversion and minor internal alterations.	26 Avenue Road, CV31 3PQ	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68968">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68968</a>
24	W/13/1304 LB	Mr & Mrs Brewer	Demolition of existing garage, erection of single storey side extension, alterations to previously approved basement conversion and minor internal alterations.	26 Avenue Road, CV31 3PQ	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68969">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68969</a>
25	W/13/1288	Craighaven Ltd	Erection of single storey rear extension for an additional bedroom and ramp access.	Craighaven Care Home, 4-6 Heath Terrace, CV32 5LY	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68939">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68939</a>
26	W/13/1250	Mr Batra	Proposed extensions to front, side and rear.	10 Wheathill Close, CV32 6PL	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68888">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 68888</a>
27	W/13/1336	Mrs R Millward Boyton	Proposed reconfiguration of existing balcony and spiral stair from two storey balcony veranda to rear elevation.	8 Portland Place West, CV32 5EU	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 69006">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 69006</a>
28	W/13/1337 LB	Mrs R Millward Boyton	Proposed reconfiguration of existing balcony and spiral stair from two storey balcony veranda to rear elevation.	8 Portland Place West, CV32 5EU	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 69006">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAPR 69006</a>

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
29	W/13/1344	Mr & Mrs Machin	Demolition of existing conservatory, erection of single storey rear extension.	3 Quarry Street CV32 6AS	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_69014">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_69014</a>
30	W/13/1338	Sainsbury's Supermarkets Ltd	Display of one no. externally illuminated fascia sign, two no. halo illuminated fascia signs, two no. non-illuminated vinyl shopfront signs and 2 no. non-illuminated car park information signs.	The Oak Inn, 89 Radford Road, CV31 1JY	Willes	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_69008">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_69008</a>
31	W/13/1242 LB	Mrs Chilton	Internal alterations to form a new en-suite shower room.	35 Russell Terrace, CV31 1EZ	Willes	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68880">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68880</a>
32	W/13/1140	Jubilee Limited	Change of use from Class B1 light industrial to class D1 community use.	10 Berrington Road, Sydenham Industrial Estate, CV31 1NB	Willes	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68748">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68748</a>
33	W/13/1363	Asda Stores Ltd.	Display of drive Thru signs around perimeter of the proposed Drive Thru canopy.	Asda Supermarket, Chesterton Drive, CV31 1YD	Willes	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_69043">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_69043</a>
34	W/13/1362	Asda Stores Ltd.	Erection of a car canopy in customer car park for Drive Thru grocery collection customers	Asda Supermarket, Chesterton Drive CV31 1YD	Willes	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_69042">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_69042</a>
35	W/13/1313	Crucian Residential Ltd	Demolition of existing buildings and erection of 9 dwellings (Use Class C3)	1 Chapel Street CV31 1EJ	Willes	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68978">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_68978</a>







## The Town Council of Royal Leamington Spa

### PLANNING DETERMINATIONS 17 OCTOBER 2013

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

W/13/0897 Churchill Retirement Living Demolition of existing building and redevelopment to form 51 no. sheltered apartments for the elderly including 1 no. Lodge Manager's apartment, communal facilities (Category II type accommodation), access, car parking and landscaping (resubmission following refusal of planning application No. W/13/0282. 1 Parmiter House, Arlingon Avenue, CV32 5XS.

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

- (i) There is no provision made for affordable housing.



## The Town Council of Royal Leamington Spa

### PLANNING DETERMINATIONS 17 OCTOBER 2013

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

W/13/1009 Mrs Sheila Kleinmann Construction of a driveway 77 Coniston Road CV32 6PF

**RESOLVED** that no objection is raised.

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

*The development for which permission is sought would facilitate and encourage parking of one vehicle in the front garden to a much greater extent than using the existing footway cross over to park on a lawn. This parking space for exclusive use of the occupants of the ground floor of one half of a pair of maisonettes solely for the use of the occupants of one of the maisonettes would effectively preclude the use of that part of Coniston Road in front of the cross over including splays for the parking of other residents and/or visitors. The level of competition for the limited roadside parking in this small cul-de-sac fronted by intensive residential use is such that it would displace vehicles, particularly harming the occupant of the upper floor of this maisonette. The displaced vehicles are likely to have to park on the street, not visible from the buildings where the owners live or result in illegal parking within the landscaped island to the crescent shaped cul-de-sac. Also the parking in the garden would not maintain the character and appearance of the area, which is one with a distinct absence of driveways.*

*There is also the real risk that this design solution would set a precedent for potential for further applications on other properties which the LPA would find difficult to resist and cumulatively would exacerbate the parking competition and the design of the area characterized by attractive front gardens.*

*This would amount to poor layout and design which causes unacceptable harm to the character and appearance of the area.*

*The creation of a parking platform in the front garden of maisonettes nos. 75 and 77 would result in unacceptable noise and disturbance for occupants of no. 75 and the actual and/or perceived loss of privacy resulting from the people using the car parking space looking up to the first floor flat. Also the outlook from the first floor flat onto a parking platform would create an unattractive environment.*

*There is a risk that granting of permission would set a precedent which, when repeated, would unacceptably harm the living conditions of other properties in the cul-de-sac in a similar way.*

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.

**RESOLVED** that no objection is raised

**WDC Reason for Decision**

*Judging on the photographs supplied of the property although it is in overall good condition, there are raised tiles in the roof that can provide suitable access points for roosting bats. Also the aerial photos in the immediate area offer several suitable habitats for foraging bats. As the proposals will cause significant ingress to existing roof space, a pre-determinative bat survey is necessary. Since one has not been supplied with the application, it fails the information requirements set out in policy DP3.*

