



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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14th June 2018

Dear Councillor

PLANNING COMMITTEE – THURSDAY 21st JUNE 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 21st JUNE 2018**.

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 31st May 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:

Application No: W/18/0324
Applicant: Mr S Nijjar
Site: 46A Edmondscote Road CV32 6AQ
Description: Erection of a detached garage

9. Planning Appeal Decisions
To consider the following Appeal Decisions:

Application No: ACT/248/15 (enforcement notice)
Applicant: Amir Rashidi
Site: Tartine 30 Regent Street CV32 5EH
Description:
The contraventions of listed building control alleged in the notice are:
a. The painting of ground floor windows, sills, reveals grey.
b. The painting of the ground floor front and side elevation.
c. The installation of artificial hedge foliage around the front and side elevations.
d. The painting of iron works at the first floor and arch at front entrance, gold.

The requirements of the notice are to:

- I. Paint the two ground floor SASH windows, reveals and sills currently grey WHITE
- II. Paint the ground floor front and side elevations with colour to match the rest of the existing building.
- III. Permanently remove the artificial hedge foliage and its fixtures and fittings.
- IV. Permanently paint the gold iron works black
- V. Paint the door arch to match the colour of the upper floors of the building
- VI. Make good any damage caused as a result of compliance with the requirements I to V above.

Decision: Dismissed

Application No: ACT/138/17 (enforcement notice)
Applicant: Kevin Murphy
Site: Murphy's Bar 33 Regent Street CV32 5EJ
Description:

The contravention of listed building control alleged in the notice is:
a. The display of painted black lettering on the Regent Street elevation reading "Welcome to the world famous Murphy's Bar and Emporium".
b. The Painting of the ground floor level of the Windsor Street elevation grey and the display of a painted ship motif and painted white lettering on the Windsor Street elevation reading "God bless her and all who drink in her".
c. The display of a board advert on the Windsor Street Elevation.
d. The painting of the window reveals and sills grey at first, second and third floor level on the Windsor Street Elevation.
e. The painting of windows, reveals, sills and door frames grey at ground

floor level on the Windsor Street Elevation.

The requirements of the notice are to:

- I. Permanently remove the words "Welcome to the world famous Murphy's bar and Emporium" by painting over the words with a colour to match the existing render.
- II. Permanently remove the ship motif and the words "God bless her and all who drink in her" by painting over the ship motif and the words with a colour to match the existing render to the floors above the ground floor level.
- III. Paint the remaining ground floor elevation to Windsor Street in a colour to match the existing render to the floors above the ground level floor.
- IV. Paint WHITE all of the ground floor windows, sills and reveals and door frames.
- V. Paint WHITE all of the first, second and third floor sills and reveals.
- VI. Permanently remove the board advert.
- VII. Make good any damage caused as a result of compliance with the requirements I to VII above.

Decision: Dismissed

10. Tree Preservation Orders
To consider the following Tree Preservation Orders, if any
11. Any Other Business

No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
1	W/18/0988	Mr S Reader	Erection of a single storey front and rear extension.	150 Tachbrook Rd CV31 3EF	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81304&activeTab=s summary
2	W/18/0440	Mr Awesti	Variation of condition 2 of planning permission ref: W/090276 dated 18 June 2009 (Erection of a new dwelling on land adjacent to 37 Elizabeth Rd, alterations to no 37 to facilitate development) to amend the design of the house and the parking layout.	37 Elizabeth Rd Queensway CV31 3LJ	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_80679&activeTab=s summary
3	W/18.0706 LB	Mrs Charlotte Quain	Thermal board and tanking to front wall and internal replastering to bathroom wall (retrospective).	Flat 1 Charles Court 48-52 Charlotte St CV31 3EB	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_80976&activeTab=s summary
4	W/18/1003	Mr Miller	Erection of detached timber outbuilding.	18 Offa Rd CV31 2BT	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81322&activeTab=s summary
5	W/18/1029	Mr Marr	Resubmission of W.18/0520: Change of use of the basement, first floor and second floor from a HMO (use class C4) to office use (Use Class B1a)	26 Regent St CV32 5EH	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81349&activeTab=s summary
6	W/18/1008	Mr N Byrd	Prior approval for proposed change of use of building from office use (B1a) to residential use (C3) under schedule 2, part 3 class 0 of the GPDO 2015	16 Cross St CV32 4PX	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81327&activeTab=s summary

No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
7	W/18/0951 LB	N Abevire	Remove stair railings and replace with a wall between stair and living room. Remove existing balustrading to stairs. Infill existing balustrading with stud partition/fire line board and skim. New FFD30 softwood frame including architraves. New FFD30 softwood frame including architraves. New FFD30 Fire Door including ironmongery. Decoration to match existing.	33 Chandos St., CV32 4RL	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR_812608&activeTab=s ummary
8	W/18/06668	Wheatbread Hotels & Restaurants	Resubmission of W/18/0073 Proposed display of 1 no non illuminated fascia sign and 1 no internally illuminated menu board.	Bar & Block 148-150 Parade CV32 4AG	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR_80934&activeTab=s ummary
9	W/18/0907 Lb	Coventry Building Society	Listed Building consent for: Re-fit of existing Coventry Building Society branch to include removal of internal partitions/doors/finishes/ceilings and installation of new partitions/doors/finishes/ceilings to suit revised layout. Externally, change of paint colour to retained existing timber shop front and doors; relocated ATM and installation of replacement glazing to suit new configuration/ revised individual lettering external signage.	Coventry Building Society 11 - 13 Parade CV32 4DG	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR_81208&activeTab=s ummary

No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
10	W/18/0906	Coventry Building Society. Mr P Stidston	Re-fit of existing Coventry Building Society branch to include removal of internal partitions/doors/finishes/ceilings and installation of new partitions/doors/finishes/ceilings to suit revised layout. Externally, change of paint colour to retained existing timber shop front and doors; relocated ATM and installation of replacement glazing to suit new configuration	11-13 Parade CV32 4DG	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/18/0906&activeTab=s summary
11	W/18/1015	Mr B Lewis	Resubmission of W/18/0156 Application for variation of condition 2 of planning permission W/16/0902 (plan numbers) to allow for increase in size of duplex apartment at rear and alterations to windows.	13 Newbold Terrace CV32 4EG	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/18/1015&activeTab=s summary
12	W/18/0943	Coventry Building Society	Proposed display of replacement halo-illuminated fascia signage.	11-13 Parade CV32 4DG	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/18/0943&activeTab=s summary
13	W/18/1055 LB	Royal Bank of Scotland	Listed Building Consent for the proposed removal of existing fascia and hanging signage; repainting of shop front; removal of ATM, receptacle for ATM receipts and nightsafe, with installation of obscure glazing to the shop front to replace the ATM.	91-93 Regent St., CV32 4NT	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/18/1055&activeTab=s summary
14	W/18/1054	Royal Bank of Scotland	Proposed removal of existing fascia and hanging signage; repainting of shop front; removal of ATM, receptacle for ATM receipts and nightsafe, with installation of obscure glazing to the shop front to replace the ATM.	91-93 Regent St CV32 4NT	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/18/1054&activeTab=s summary

No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
15	W/18/0844	Mr Edwards	Erection of a hip to gable loft conversion to main roof and existing first floor side extension with a rear box dormer.	238 Cubbington Rd Lillington CV32 7AY	Crown	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 81136&activeTab=s ummary
16	W/18/0949	Mr D Blick	Erection of a two storey rear extension.	56 Waterloo St CV31 1JU	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 81258&activeTab=s ummary
17	W/18/0797	Mr Knowles	Erection of single storey rear extension (resubmission of W/17/1820)	13 Clapham St CV31 1JJ	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 81083&activeTab=s ummary
18	W/18/0787	Ms Lorenzo	Conversion of garage and porch to kitchen. Extension of existing roof to form new open porch and addition of roof lights over, and repositioned doorway. Addition of 2 no roof lights to main rear roof and 1 no roof light to ground floor side roof.	33 Davidson Avenue CV31 1LT	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 81070&activeTab=s ummary
19	W/18/0920	Mr C Challis	Erection of a single storey side and rear wrap around extension.	53 Chesham St CV31 1JS	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 81222&activeTab=s ummary
20	W/18/0947 LB	Mr P Edwards	New stone paving to replace broken in situ concrete.	55 Leam Terrace CV31 1DG	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 81256&activeTab=s ummary
21	W/18/0999	C/O ADC Ltd	Notification for prior approval under Class O of the GPDO for the proposed change of use of existing first floor and mezzanine level offices into 7 residential units within the C3 use class.	Life Headquarters, Mill St., CV31 1ES	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 81318&activeTab=s ummary

No.	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
22	W/18/0807	Mrs J Heer	Erection of first floor front/side extension above garage with dormers to form granny annexe comprising bedroom, bathroom and living room, and single storey rear extension to form stair access to the proposal.	1a Cloister Croft CV32 6QG	Manor	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81095&activeTab=s summary
23	W/18/0853	Mr Dickenson	Erection of part single storey and part two storey rear extension with new rear gable and other alterations	112 Lillington Road CV32 6LW	Manor	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81147&activeTab=s summary
24	W/18/0268	Mrs Caroline Castle	Installation of a dropped kerb and vehicle access.	119 Cubbington Rd Lillington CV32 7AP	Manor	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_80498&activeTab=s summary
25	W/18/0925	Ms Roche	Proposed single storey side extension.	117 Rugby Rod, CV32 6DH	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81229&activeTab=s summary
26	W/18/1047	Mr Robert Hodges	Erection of a single storey rear and side extension following the demolition of the existing conservatory and first floor front extension over existing garage and porch.	10 Kingland Drive, Milverton CV32 6BL	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81369&activeTab=s summary
27	W/18/0768	Mr & Mrs Cooper	Erection of first floor side extension.	1 Risdale Close CV32 6NN	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81050&activeTab=s summary
28	W/18/0757	Miss Hardie & O'Brien	Proposed demolition of outbuilding, erection of two storey extension, insertion of windows to front elevations, alterations to front bay basement windows (re-instate as original) and replace windows.	47 Highfield Terrace CV32 6EE	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81039&activeTab=s summary

No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
29	W/18/0976	Mr & Mrs Simkiss	Erection of single storey side extension, single storey rear extension and first floor rear extensions - resubmission of W/17/1195	78 Northumberland Rd CV32 6HG	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARW1 DCAPR 81292&activeTab=sprimary
30	W/18/0977	Ms Beckett	Demolition of existing two storey rear extension.	23 Arlington Ave CV32 5UD	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARW1 DCAPR 81293&activeTab=sprimary
31	W/18/0372	Mr & Mrs Waterhouse	Erection of two storey side and rear extensions, replacement porch and other external alterations.	11 Woodcote Road CV32 6PZ	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARW1 DCAPR 80610&activeTab=sprimary
32	W/18/0818	Mr Burrell	Erection on two storey side/rear extension, and single storey side and rear, and other external alterations	93 Wathen Rd CV32 5UY	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARW1 DCAPR 81107&activeTab=sprimary
33	W/18/0732	Mr Dover	Erection of first floor balcony with 2 side trellises (retrospective)	Flat 2 99 Upper Holly Walk CV32 4JU	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARW1 DCAPR 81005&activeTab=sprimary
34	W/18/1025	Mr M Dickenson	Proposed two storey side extension, single storey side extension behind existing garage, single storey rear extension and front porch extension.	3 Barnburgh Grove CV32 6RL	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARW1 DCAPR 81345&activeTab=sprimary
35	W/18/0929	Mr C Pearce	Change of use from single dwellinghouse (Use class C3) to a HMO (Use class C4).	43 Barton Crescent, Sydenham CV31 1SH	Sydenham	https://planningdocuments.warwickdc.gov
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THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 31 MAY 2018 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors John Knight (Chair), Heather Calver, Ann Morrison, Janet Alty, Hayley Grainger and Jojo Norris

Apologies: Councillors Jill Barker, Tom Kenyon Brown and Caroline Evetts

Absent: Councillor Daniel Howe

1. ELECTION OF CHAIR

Councillor John Knight was proposed by Councillor Ann Morrison, seconded by Councillor Janet Alty and unanimously elected as Chair of the Town Council Planning Committee for 2018/19.

2. ELECTION OF VICE CHAIR

In his absence and with his written agreement, Councillor Kenyon Brown was proposed by Councillor Heather Calver and seconded by Councillor Janet Alty. Councillor Kenyon Brown was unanimously elected Vice Chair of the Town Council Planning Committee for 2018/19.

3. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

4. PUBLIC FORUM

No representations

5. MINUTES

The Minutes of the Planning Committee held on 10 May 2018, having been circulated, were considered and agreed.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 10 May 2018 are confirmed and signed as a correct record.

6. MATTERS ARISING

There were none.

7. PLANNING APPLICATIONS

Consideration was given to a schedule of planning applications (Report No. 8).

RESOLVED that no objections are raised to the planning applications in the schedule (Report No. 8), with the exception of the following which were discussed in greater detail:

W/18/0939 Mr R Scimeca Proposed change of use from C3
residential to C4 small HMO Flat 10 44 Clarendon Square CV32 5QZ

RESOLVED that the town council wishes to object to this application on the following grounds:

1. Does not comply with Policy H6 of the Local Plan as this change of use would result in an HMO calculation of 16.76% (this is a very residential area and the road is not a main throughfare)
2. Size of bedroom no. 3 is below the minimum required by WDC Space and Amenity Standards for HMOs

W/18/0691 Student Homes Erection of a detached dwelling to
be used as a House in Multiple Occupation (Use Class C4) 4 Beauchamp
Hill CV32 5NS

RESOLVED that the town council wishes to object to this application on the following grounds:

1. Overdevelopment of a garden site, does not enhance the established urban character of the street in question and the scale and massing of the proposed building results in overcrowding of the site.
2. Questions ease of parking and vehicle maneuverability on site.

W/18/0803 Chas Khehra Change of use from a single dwelling
house (use class C3) to an HMO (use class C4) 17 Gaveston Road CV32
6EX

RESOLVED that the town council wishes to object to this application on the following grounds:

1. Location of the kitchen. According to WDC Space and Amenity Standards for HMO's "where kitchens are shared they should not be more than one floor distance away from any user". The layout of this property means that those occupiers of the second floor bedrooms are more than one floor away from the kitchen facilities.
2. Provision of on-site parking. WDC Parking Standards state that there should be "one space per two bedrooms (rounded up to the nearest whole number where there are an odd number of bedrooms)." There are five bedrooms here therefore three spaces are required. We cannot see three spaces being provided on any of the plans.

W/18/0854 Mr Tura Change of use from single dwelling house
(use class C3) to an HMO (use class C4) 17 Cobden Avenue CV31 1YF

RESOLVED that the town council wishes to object to this application on the following ground:

The town council has concerns that, although this proposed HMO has the requisite number of parking spaces required, increased on-street parking will occur on Cobden Avenue as a result of the increased occupancy of this property. This street has a large amount of on street parking occurring now and the concerns are that this HMO will exacerbate this situation and will result in inappropriate parking on verges and increased difficulties for pedestrians.

8. PLANNING DETERMINATIONS

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

9. PLANNING APPEAL NOTIFICATIONS

Applicant No: W/17/1614
Applicant: Mr & Mrs McGee
Site: 19-21 Wise Street CV31 3AP
Description: Demolition of existing scrapyard and commercial unit and erection of a four-storey building and basement, comprising residential student accommodation with associated amenity facility, parking and landscaping (amended scheme following withdrawal of application W/17/0118)

10. PLANNING APPEAL DECISIONS

Application No: W/17/1539
Applicant: Mr Frank Roper
Site: 12 Staunton Road CV31 2PN
Description: Change of use of residential house to a small HMO (current 2 bed let to 3 bed HMO)
Decision: Dismissed

Application No: W/17/1158
Applicant: Mrs Alicia Ward
Site: Ground Floor 20 William Street CV32 4HJ
Description: Change of use from office to flat
Decision: Allowed

11. TREE PRESERVATION ORDERS

There were none.

(Councillor Alty left the meeting – 6:37pm)

12. ANY OTHER BUSINESS

Councillor Morrison enquired as to at what point in the planning application process a greenspace contribution is agreed by the developer and at what point it should be delivered to the planning authority?
Answer to be sought from the District Council and reported back.

The meeting commenced at 6:00pm and finished at 6:41pm.

Signed

Dated



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 21 JUNE 2018

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

W/18/0394 Mrs Meryl Carter Erection of rear dormer roof
extension 31 Waller Street CV32 5UP

RESOLVED that no objection is raised

WDC Reason for Decision

Policy HE1 of the Warwick District Local Plan 2011-2029 requires development to preserve or enhance the special architectural and historic interest of the District's Conservation Areas.

By reason of inappropriate bulk, mass, design and materials, the proposed flat-roof rear dormer is not in accordance with Warwick District Council's Residential Design Guide SPG and will result in harm to the character and appearance of the period property and the wider Conservation Area.

The development is thereby considered to be contrary to the aforementioned policy.

W/18/0235 Mr & Mrs Owen Erection of single storey and first floor rear
extension 57 Highfield Terrace CV32 6EE

RESOLVED that no objection is raised

WDC Reason for Decision

Policy HE1 of the Warwick District Local Plan 2011-2029 requires development to preserve or enhance the special architectural and historic interest of the District's Conservation Areas and Heritage Assets.

The proposed single storey extension, by reason of obscuring the original layout of the main property, service wing and courtyard and the lack of a differentiation between these elements, the wrap around design, the horizontal emphasis created, the number, width and scale of bi-fold doors proposed, and the materials proposed will cause material harm to the character and appearance of the property and the Conservation Area.

The development is thereby considered to be contrary to the aforementioned policy.

Policy BE3 of the Warwick District Local Plan 2011-2029 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents of the development.

The proposal breaches the 45 degree line as taken from all of the nearest rear windows of No.55 Highfield Terrace and therefore the proposal will result in material harm by reason of loss of light and outlook.

The development is thereby considered to be contrary to the aforementioned policies.

W/18/0683 Peter Clarke New Homes LLP & Peter Clarke & Co LLP
Change of use from car showroom (Use Class Sui Generis) to Estate Agents (Use
Class A2) and Sales hub (Use Class A1) Lime Garage Myton Road
CV31 3NY

RESOLVED that no objection is raised

WDC Reason for Decision

Policy TC2 of the Warwick District Local Plan 2011 - 2026 states that new retail development should be located within the retail areas defined on the Policies Map in the first instance. If no sites are available within the retail areas, sites on the edge of the area will be considered, and then sites outside of the retail area. A sequential approach should be adopted.

The proposed development site is in an out of centre location. The Local Planning Authority considers that there are sequentially preferable sites within more sustainable locations which would reasonably fit with the applicant's needs. Therefore, in the opinion of the local planning authority, the proposals do not satisfy the sequential 'tests' set out in Local Plan Policy TC2 and the NPPF and the proposals would cause unacceptable harm to the vitality and viability of Leamington Town Centre.