

THE TOWN COUNCIL

OF

ROYAL LEAMINGTON SPA

TOWN HALL, PARADE,

ROYAL LEAMINGTON SPA

WARWICKSHIRE CV32 4AT

T: 01926 450 906

E: clerk@leamingtonspatowncouncil.gov.uk

www.leamingtonspatowncouncil.gov.uk

ROBERT NASH ACIS DMS

Clerk to the Town Council

1st March 2018

Dear Councillor

PLANNING COMMITTEE – THURSDAY 8th MARCH 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 8th MARCH 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 15th February 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/17/1830
Applicant: Mr K Dhese
Site: The Priors Club Tower Street CV31 2DR
Description: Demolition of existing social club and erection of a three storey building to include 3 HMO cluster flats to create 19 bedrooms for occupation as student accommodation.

Application No: W/17/1539
Applicant: Mr F Roper
Site: 12 Staunton Road CV31 2PN
Description: Change of use from dwelling house (Use Class C3) to a small 3 bedroomed HMO (Use Class C4)

Application No: W/17/1158
Applicant: David Holmes Planning
Site: Ground Floor 20 William Street CV32 4HJ
Description: Change of use of ground floor office (Use Class B1a) to 1 no. one bedroom flat (Use Class C3)

Application No: W/17/1883
Applicant: Leamington Spa Developments Ltd
Site: Life Headquarters Mill Street CV31 1ES
Description: Notification for Prior Approval for a proposed change of use of a building from office use within Use Class B1a to dwellings within Use Class C3 comprising 10 x 2 bedroom apartments and 3 x 1 bedroom apartments

Application No: W/17/1938
Applicant: Mr N Jandu
Site: 35 Helmsdale Road Lillington CV32 7DN
Description: Erection of a first floor side extension and porch to front

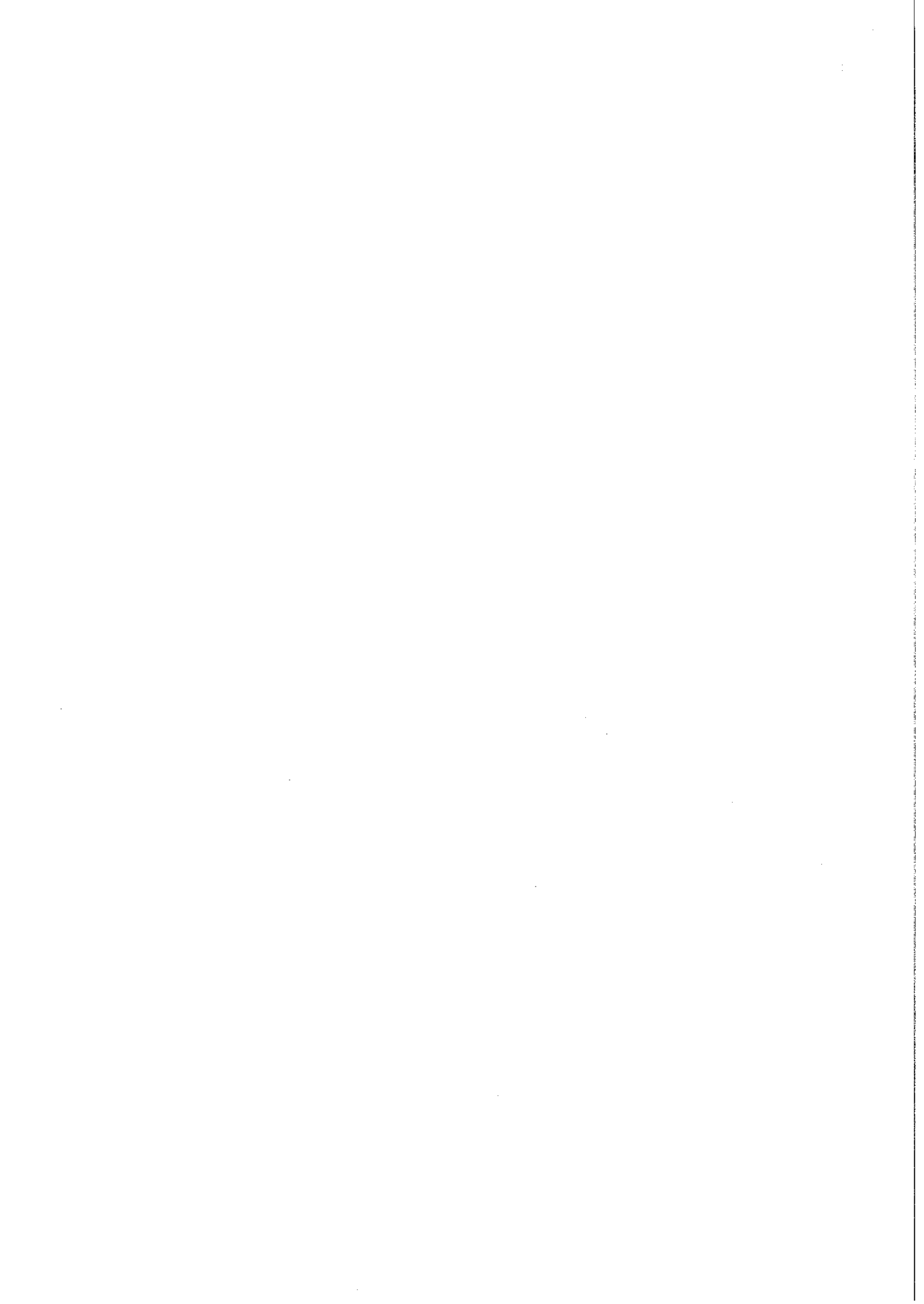
9. Planning Appeal Decisions
To consider the following Appeal Decision:

Application No: W/17/1077
Applicant: Mr Brian Lewis (Housestyle Countrywide Ltd)
Site: The Limes 21 Guy's Cliffe Avenue CV32 6LZ
Description: Variation of condition no. 2 of planning permission ref W/16/0793 (demolition of existing dwelling and construction of 6 apartments and 1 town house with associated parking) to amend roof line and form chimney feature over communal stair to accommodate lift shaft and installation of new ground floor door on rear elevation without complying with a condition attached to planning permission ref. W/17/0147.
Decision: Allowed

10. Tree Preservation Orders

To consider the following Tree Preservation Orders, if any

11. Any Other Business





THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 15 FEBRUARY 2018 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors John Knight (Chair), Heather Calver, Ann Morrison, Janet Alty, Daniel Howe, Jojo Norris and David Greenwood

Apologies: Councillors Jill Barker, Hayley Grainger and Tom Kenyon Brown

125. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

126. PUBLIC FORUM

One member of the public observing the meeting (Ms Cullinan).

Mr Corkill made a representation regarding application W/18/0156 13 Newbold Terrace CV32 4EG:

Mr Corkill is the son of one of the owners of 27 Newbold Street (Mrs Elizabeth Corkill) and had been asked to make clear her objections to this application to the town council planning committee on her behalf.

In their opinion, the variation of condition 2 of approval W/16/0902 as proposed would result in a development which was unneighbourly, having a very negative impact on their amenity in terms of light and privacy. The 3 storey wall of the proposed rear extension would overlap 2.5m of their rear garden and would block the French windows to the side of their property. There would also be a balcony overlooking their rear garden and looking into a habitable room. Their property has been detached since it was first built and was not designed to become a terraced or semi-detached property. The joining of the two properties would contravene the District Council's Distance Separation Guidelines.

The developer had originally agreed to purchase 27 Newbold Street when the original planning application was brought forward but pulled out of the sale.

The Chair thanked Mr Corkill for his representation and agreed to consider application W/18/0156 first.

127. MINUTES

The Minutes of the Planning Committee held on 25 January 2018, having been circulated, were considered and agreed.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 25 January 2018 are confirmed and signed as a correct record.

128. MATTERS ARISING

There were none.

129. 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/18/0156 Mr Brian Lewis Proposed variation of Condition 2 of approval W/16/0902 (demolition of existing building and erection of 9 apartments) to allow for: the widening of the approved building by 0.75 metres to connect the building with 27 Newbold Street; alteration to the layout, windows and new balcony serving of apartment 2 (first floor); alterations to approved main entrance; alterations to windows to main staircase; increase in height of roof section to penthouse apartment by 0.7 metres 13 Newbold Terrace CV32 4EG

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

1. The proposed growth in this property would result in an unneighbourly development with a loss of light and privacy, having a very negative effect on the neighbour's amenity, including blocking up their windows.
2. The joining of the two properties clearly breaks the District Council's distance separation guidelines which state there should be a minimum of 1m between properties and not create a terraced effect.
3. The proposed height increase will cause the building to become overdominant in its surroundings and have a negative effect on the Conservation area.

W/18/0122 Mr Hayer Erection of a single and two storey side extension 9 Southlea Close CV31 3JW

RESOLVED that no objection is raised.

W/18/0073 Whitbread Hotels & Restaurants Proposed display of 1 x externally illuminated folded aluminium fascia, 1 x externally illuminated double sided projection sign, 1 x internally illuminated single sided menu frame Bar & Block 148-150 Parade CV32 4AG

RESOLVED that an objection is raised on the following grounds:

The proposed signage does not meet the District Council recommended guidelines for shopfronts on the Parade and would not therefore be in keeping with the Conservation area and would be out of place on this listed building.

W/18/0074LB Whitbread Hotels & Restaurants Proposed display of 1 x externally illuminated folded aluminium fascia, 1 x externally illuminated double sided projection sign, 1 x internally illuminated single sided menu frame Bar & Block 148-150 Parade CV32 4AG

RESOLVED that an objection is raised on the following grounds:

The proposed signage does not meet the District Council recommended guidelines for shopfronts on the Parade and would not therefore be in keeping with the Conservation area and would be out of place on this listed building.

W/18/0027LB Mr Kurt Listed Building Consent for proposed
shopfront alteration (relocation of central double door) 63-65 Regent Street
CV32 5DX

RESOLVED that an objection is raised on the following ground:

The town council supports the wish of the property owner to reconfigure the space to allow more customers but agrees with the Conservation officer that the current proposed shopfront alterations are not in keeping with the Conservation area. Further consultation with the Conservation officer should hopefully be able to resolve this issue.

W/18/0099LB Mr David Guilding Listed Building Consent for installation of
vinyl design to windows on side and main entrance. Installation of vinyl design to
internal wall in public concourse area Royal Pump Rooms Parade, CV32 4AA

RESOLVED that no objection is raised.

W/18/0160LB Marie Curie Shop Fit-Out Works to currently vacant and
empty retail unit, to include provision of sales area, fitting rooms and ancillary staff
areas. Shop frontage is to be decorated primarily with in RAL 7038 Agate Grey with
the stall riser being RAL 9005 Jet Black. Signage is to be provided in the form of an
aluminium composite tray sign with 30mm returns, over layed with matt finish white
wood effect print and finished with built up foamex matt finish lettering and logo
mounted on locators. Existing shop frontage and internal structure to be maintained in
their existing condition with new finished applied 84 Warwick Street, CV32 4QG

RESOLVED that an objection is raised on the following ground:

The town council wishes to raise an objection to this application supporting the comments of the Conservation officer regarding the proposed aluminium tray sign above the window which is not in keeping with the Conservation area nor is it appropriate on this Listed property.

W/18/0164LB Mr & Mrs Saikhon Change of use first and second floors to
residential (Use Class C3) to provide 2 no 2 bedroom flats 60-62 Regent Street
CV32 5EG

RESOLVED that no objection is raised.

W/18/0118 Mr Tanna Proposed change of use from Class C3
(dwelling) to Class C4 (HMO) 2 East Dene Lillington CV32 7RF

RESOLVED that no objection is raised.

W/18/0103 Royal Mail Group Ltd Change of use of part of former
Delivery Office from A1 (retail) to A3 (café) and interior works Leamington Spa
Delivery Office 1 Priory Terrace CV31 1AA

RESOLVED that no objection is raised.

W/18/0104LB Royal Mail Group Ltd Change of use of part of former
Delivery Office from A1 (retail) to A3 (café) and interior works Leamington Spa
Delivery Office 1 Priory Terrace CV31 1AA

RESOLVED that no objection is raised.

W/17/2284 Mr D Thomas Alterations to form self contained flat in basement and alterations to rear elevation The Cottage 42 Heath Terrace CV32 5NA

RESOLVED that an objection is raised on the following ground:

Both proposed bedrooms have very little access to natural light or ventilation within a basement area resulting in poor living conditions for any future resident.

W/18/0066 Mr Franchi Change of use from C3 (dwelling) to C4 (HMO)
222 Rugby Road CV32 6DZ

RESOLVED that no objection is raised, subject to confirmation that the off street parking provision proposed meets the number of spaces required for this HMO.

W/18/0092 Diageo Pension Trust Ltd Full planning application for retail warehousing floorspace (Use Class A1: bulky goods) up to 10,405.6 sq m, including associated ancillary uses; a restaurant and cafe unit (Use Class A3) up to 139 sq m; access off Princes Drive and Myton Road; car parking; landscaping; boundary treatments; sub-station building, cycle storage and trolley parking structures; lighting; engineering operations including re-profiling and changes to land levels, services and diversion of a public sewer; and all other ancillary and enabling works on land at Princes Drive, Royal Leamington Spa Land at Princes Drive Edmondscote

RESOLVED that an objection is raised on the following grounds:

1. The proposed ingress and egress of traffic, including delivery lorries, onto this site via Princes Drive will result in a seriously detrimental effect on traffic flow and highway safety on this road, surrounding roads and the roundabout. Princes Drive is already notorious for traffic jams and close misses due to the close proximity of the tip and existing retail units plus through traffic, and adding further weight of traffic for this development will only serve to exacerbate this situation. Therefore policy TR1 of the Local Plan, points a), b) and c), are not met.
2. The town council has serious concerns that this development would create the significant negative impacts on health and wellbeing of people in the area as a result of pollution, noise or vibration caused by traffic generation specifically argued against in policy TR2 of the Local Plan, as well as significant negative impacts on air quality in that area.
3. Policy TC2, points a) and b), of the Local Plan are also not met by this proposal.
The town council also has serious concerns about the removal of the bund and the resulting effect of noise and disturbance on neighbouring residential properties.

W/18/0029 Mr B Gill Change of use from 6 bed apartment (Use Class C3) to 6 bed apartment for use as House in Multiple Occupation (Use Class C4) together with proposed demolition of pre-fabricated garage 36a Lillington Road CV32 5YZ

RESOLVED that no objection is raised.

W/18/0191 Mr David Ramsey Resubmission of W/17/2106: retrospective change of use from C3 to C4 property (small HMO for 5 people) Third floor flat 28 Clarendon Square CV32 5QX

RESOLVED that no objection is raised.

130. PLANNING DETERMINATIONS

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

131. PLANNING APPEAL NOTIFICATIONS

There were none.

132. PLANNING APPEAL DECISIONS

Application No: W/17/0280
Applicant: Mr Ian Potter
Site: Chestnut Court 4 Guys Cliffe Avenue CV32 6LY
Description: Replacement of existing timber sash/casement windows with new uPVC/composite sash/casement windows.
Decision: Dismissed

Application No: W/17/0354
Applicant: Mr Jan Grzegorzczuk
Site: 18 Sandown Close Lillington CV32 7SX
Description: Change of use of land to residential garden and the erection of a 2.2m high brick boundary wall with 2.4m high brick pillars
Decision: Dismissed

Application No: ACT363/15 (listed building enforcement notice)
Applicant: Mr Mohan Kandola
Site: Fizzy Moon 35 Regent Street CV32 5EE
Description: The contravention of listed building control alleged in the notice is, without listed building consent:
a) The painting of the first and second floor windows sills, reveals and flat rusticated arches grey
b) The painting of all the ground floor windows grey.
c) The painting of the reveals and sills to the single storey extension fronting Windsor Street grey
d) The display of a metal menu board
e) The installation of timber cladding to the front entrance steps of Regent Street elevation
f) The installation of planters on the flat roof and above the bay windows fronting Windsor Street.
The requirements of the notice are:
(i) Paint all of the first and second floor sills, reveals and flat rusticated arches WHITE
(ii) Paint all of the ground floor windows to Windsor Street elevation WHITE.
(iii) Paint all of the ground floor sills and reveals WHITE
(iv) Permanently remove the metal menu board and all associated fixtures and fittings from the Regent Street elevation.
(v) Permanently remove the timber cladding from the front steps of the building.

(vi) Permanently remove the planters on the flat roof and above the bay windows fronting Windsor Street.

The period for compliance with the requirements is one month.

Decision: It is directed that the listed building enforcement notice be corrected by renumbering the Requirements as shown above and varied by adding the words 'where fixed' to Requirement (vi). Subject to the correction and the variation, the appeal is dismissed and the listed building enforcement notice is upheld, and listed building consent is refused for the retention of the works

Application No: ACT038/17 (enforcement notice)

Applicant: Mrs Janette George

Site: 66 Radford Road CV31 1JG

Description: Change of use from C3 (dwelling house) to C4 (small HMO)

Appeal A

The breach of planning control as alleged in the notice is: Without planning permission change of use of the Land from Dwellinghouse (C3) to House in Multiple Occupancy ("HMO") (C4) use.

The requirements of the notice are: (i) Permanently cease the use of the Land as a class use C4 HMO; and (ii) Return the Land to its C3 use as a dwellinghouse.

The period for compliance with the requirements is 3 months from the date the notice takes effect.

The appeal is proceeding on the grounds set out in section 174(2)(a) of the Town and Country Planning Act 1990 as amended.

Decision: The appeal is allowed, the enforcement notice is quashed and planning permission is granted on the application deemed to have been made under section 177(5) of the Act as amended for the development already carried out, namely the use of the land and buildings at 66 Radford Road, Royal Leamington Spa CV31 1JG, as a House in Multiple Occupancy ("HMO") (C4) use.

Appeal B

The application Ref W/16/2169, dated 27 November 2016, was refused by notice dated 06 February 2017.

The development proposed is a change of use from C3 (Dwelling House) to C4 (Small HMO).

Decision: The appeal is allowed and planning permission is granted for a change of use from C3 (Dwelling House) to C4 (Small HMO) at 66 Radford Road, Royal Leamington Spa CV31 1JG in accordance with the terms of the application, Ref W/16/2169, dated 27 November 2016.

Application No: ACT 167/17 (enforcement notice)

Applicant: Mr R Dover

Site: Flat 2 Upper Holly Walk CV32 4JU

Description: The breach of planning control as alleged in the notice is: Without planning permission, the erection of a balcony structure to the rear of the property at first floor level.

The requirements of the notice are: (i) Permanently remove from the land the unauthorised balcony structure in its entirety (as shown in Appendix B attached to the notice) and; (ii) Permanently remove from the land all resulting waste and materials.

Decision: The appeal is dismissed and the enforcement notice is upheld.

10. Tree Preservation Orders

To consider any relevant Tree Preservation Orders.

The Tree Preservation Orders were noted.

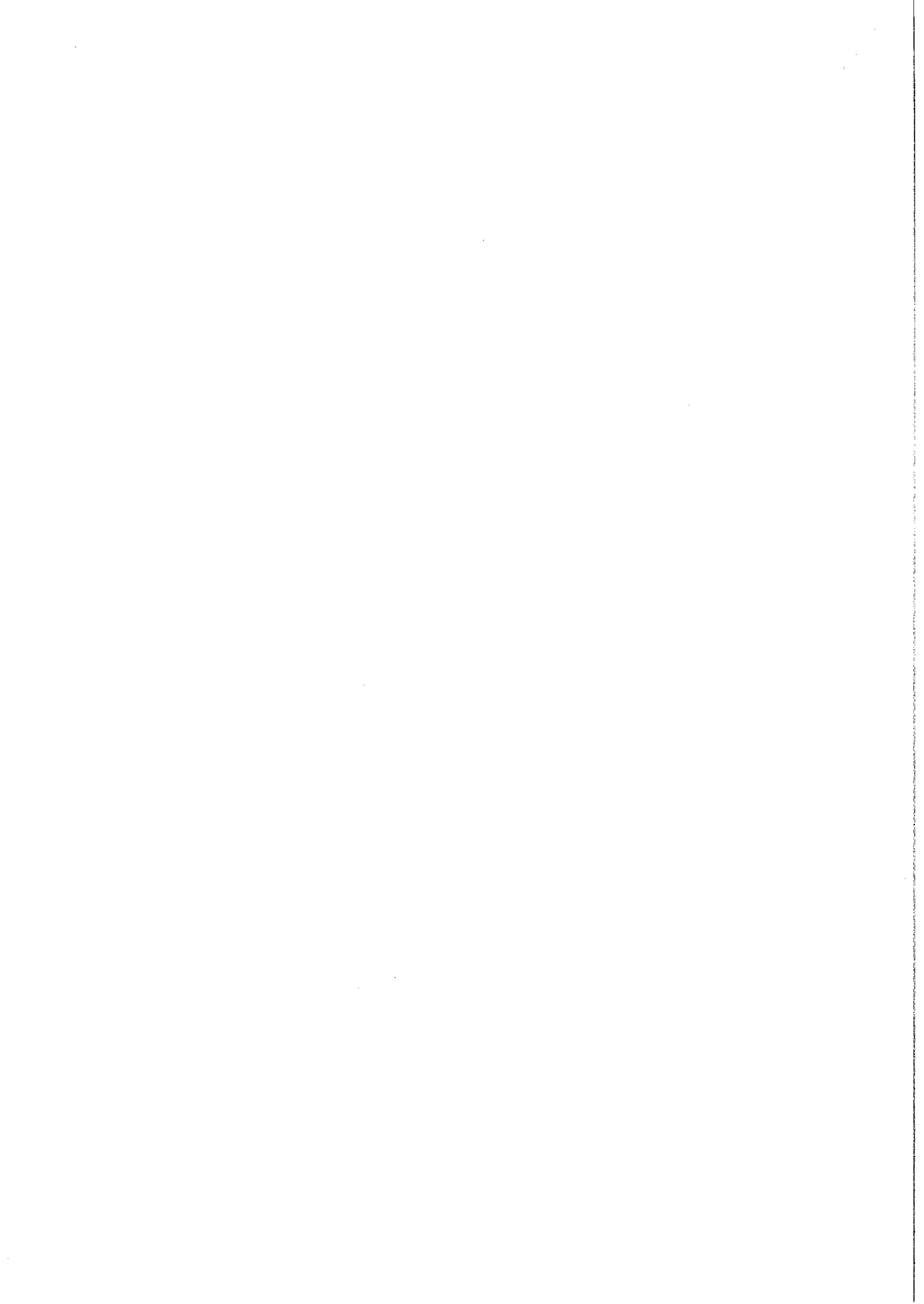
11. Any Other Business

There was none.

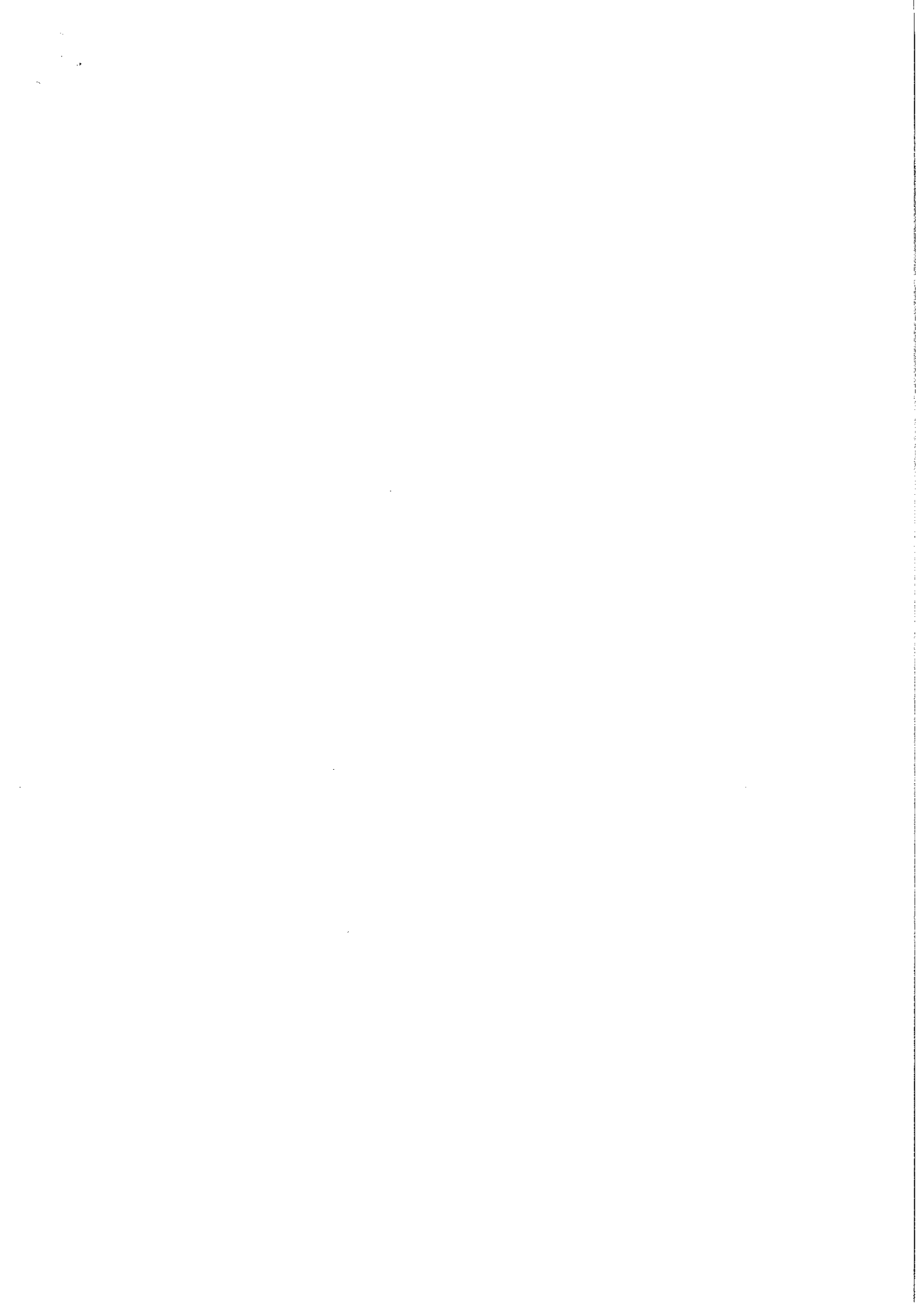
The meeting commenced at 6:00pm and finished at 6:55pm.

Signed

Dated



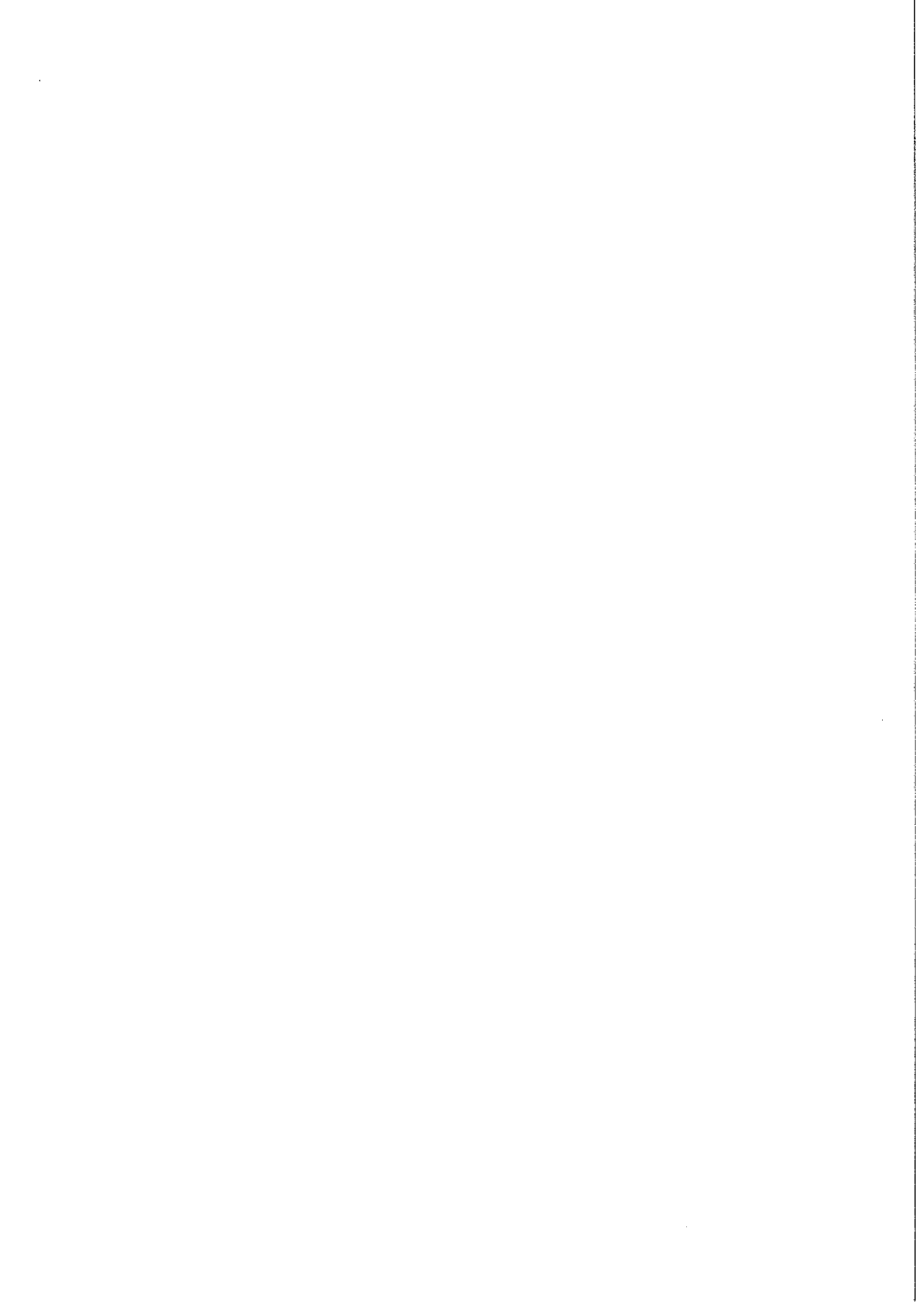
No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
1	W/18/0253 LB	Mr R Chandi	1) Remove internal cupboard near entrance, non structural. 2) Close existing bathroom door. 3) Create opening for bathroom door towards living room. 4) Build partition wall at entrance to maximise space towards bedrooms. 5) Remove 2 internal cupboards next to the bathroom to maximise space - non structural. 6) Install Full Gas central heating system; boiler and flue.	10 High St CV31 3AN	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80479
2	W/18/0190	Queensway Conference Centre Ltd	The demolition of the existing workshop and the construction of a mixed use development; change of use from sui generis (scrap yard) to D1 (health) and C3 (domestic) complimentary health suite, and 19 flats.	Unit 3 Holly House, Queensway CV31 3LZ	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80412
3	W/18/0110	NJS Investments Ltd	Proposed second floor extension to the existing property to form 2 no additional two bedroom flats.	62A Brunswick St CV31 2EG	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80327
4	W/18/0186	Mr Huw Westmoreland	Erection of single storey front and rear extensions.	1 Maple Road, CV31 3HA	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80407
5	W/18/0222	Miss R Scannell	Replacement sash windows and fixed lights (W1, W2, W3, W4, W5, W6 & W7) new railings and gate to front.	6 Church Hill CV32 5AY	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80444
6	W/18/0231	Ms Whitby	Change of use of building from B1 (office) to D2 (assembly and leisure).	27 Park St, CV32 4QN	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80453



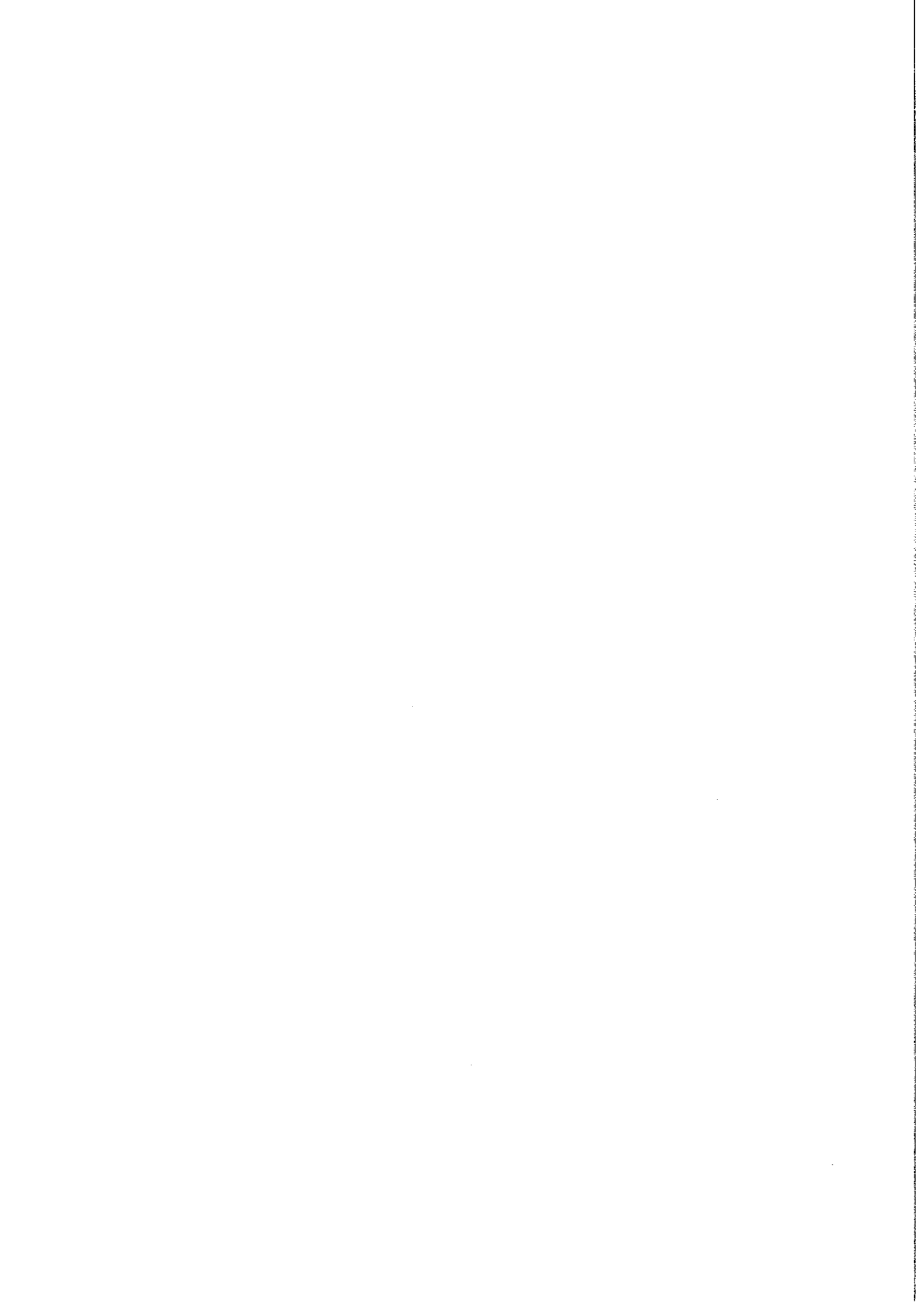
No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
7	W/18/0213	Royal Bank of Scotland Plc	Installation of 2 no flues to the rear roof pitch of the property.	Royal Priors, 59 Parade CV32 4BA	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI_DCAP_R_80435
8	W/18/0212	Mrs Courtney-Evans	Erection of a single storey rear extension.	23 Victoria St CV31 3PU	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI_DCAP_R_80434
9	W/18/0176 LB	Mr & Mrs Bari	Erection of rear extension and associated demolition, external alterations, internal alterations, rear terrace to match internal floor area and alterations to rear garage and conversion to studio.	12 Milverton Terrace CV32 5BA	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI_DCAP_R_80397
10	W/18/0175	Mr & Mrs Bari	Erection of rear extension and associated demolition, external alterations, internal alterations, rear terrace to match internal floor area and alterations and extension to rear garage and conversion to art studio.	12 Milverton Terrace CV32 5BA	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI_DCAP_R_80396
11	W/18/0223	Marie Curie	Proposed display of non illuminated fascia signabe board and non illuminated projecting sign.	84 Warwick St CV32 4QG	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI_DCAP_R_80445
12	W/18/0205	Royal London Property Fund	Proposed display of single halo illuminated hanging projecting sign.	Regent Square House, Regent St CV32 4NS	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI_DCAP
13	W/18/0206	Royal London Property Fund	Proposed display of two halo illuminated fascia signs.	Regent Square House, Regent St CV32 4NS	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI_DCAP_R_80428



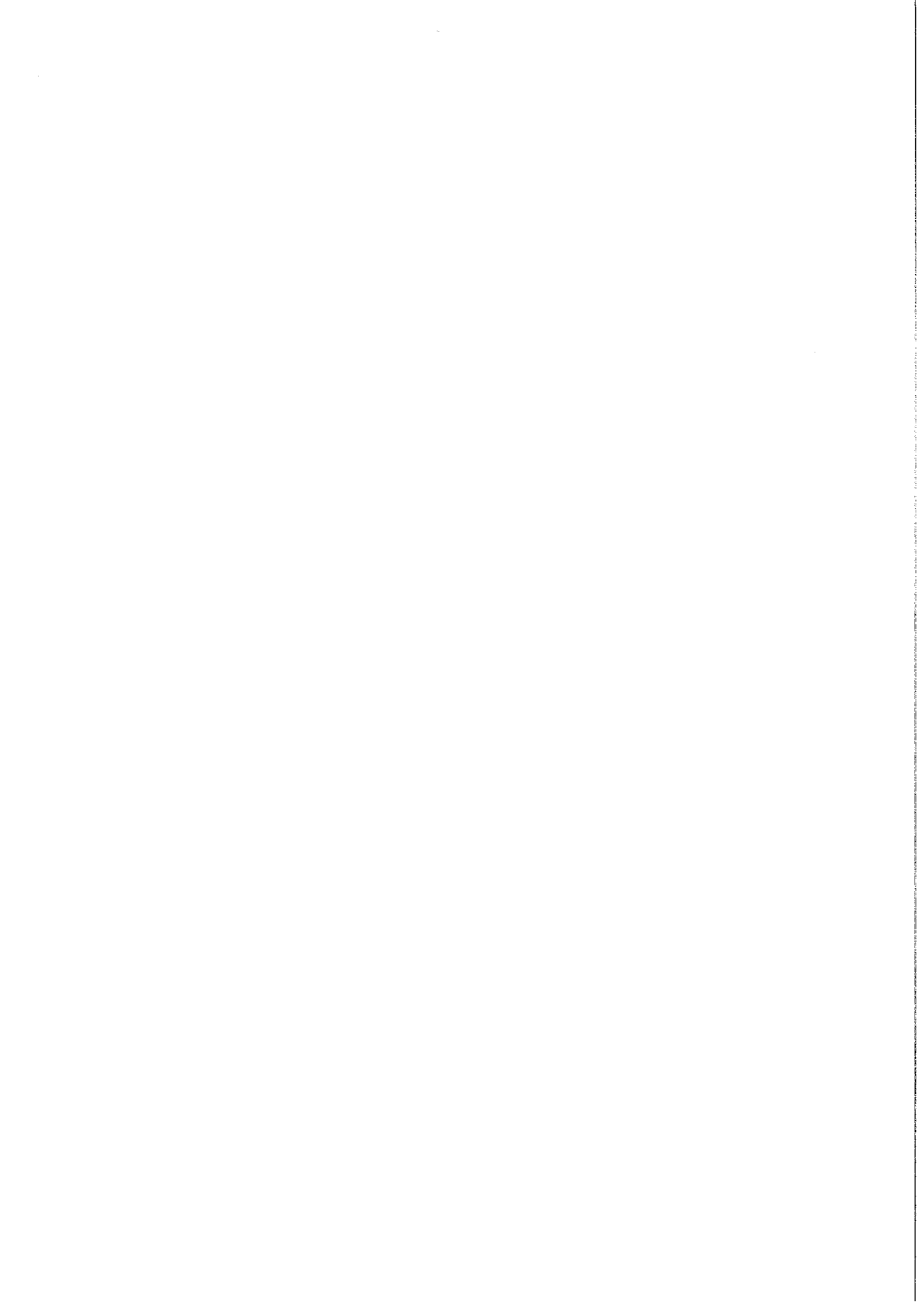
No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
14	W/18/0196	Mr & Mrs Sandher	Erection of a single storey rear extension following the demolition of the existing single storey rear extension.	52 Warwick New Road CV32 6AA	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_80418
15	W/18/0243	Mr & Mrs Hill	Erection of porch and single storey rear extension.	10 Redcar Close, Lillington CV32 7SU	Crown	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_80469
16	W/18/0290	Ms & Mr Mulley & Stevens	Erection of a two storey side extension.	44 St Mary's Rd, CV31 1JP	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_80524
17	W/18/0151	Mr Gurj Boyal	Erection of two storey side and rear extension and conversion of internal garage to habitable accommodation.	11 Gullmans Way CV31 1LA	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_80372
18	W/17/2234 LB	Mr & Mrs Knights	Proposed restoration of existing building incorporating alterations/reinstatements, replacement of decayed conservatory, erection of new hovel and workshop.	Willies House, 63 Willies Rd CV31 1BN	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=WARWI_DCAPR_79986
19	W/18/0281	Midway Warwickshire Care Ltd	Retrospective change of use from residential institution (Use class C") to no 5 flats providing supported living accommodation with ancillary office (use class C3).	Glebe House, 50 Radford Rd, CV31 1LZ	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_80515
20	W/18/0047	DSD Ltd	Erection of two storey side extension.	Unit B, 8 Berrington Rd, Sydenham Industrial Estate, CV31 1NB	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_80258



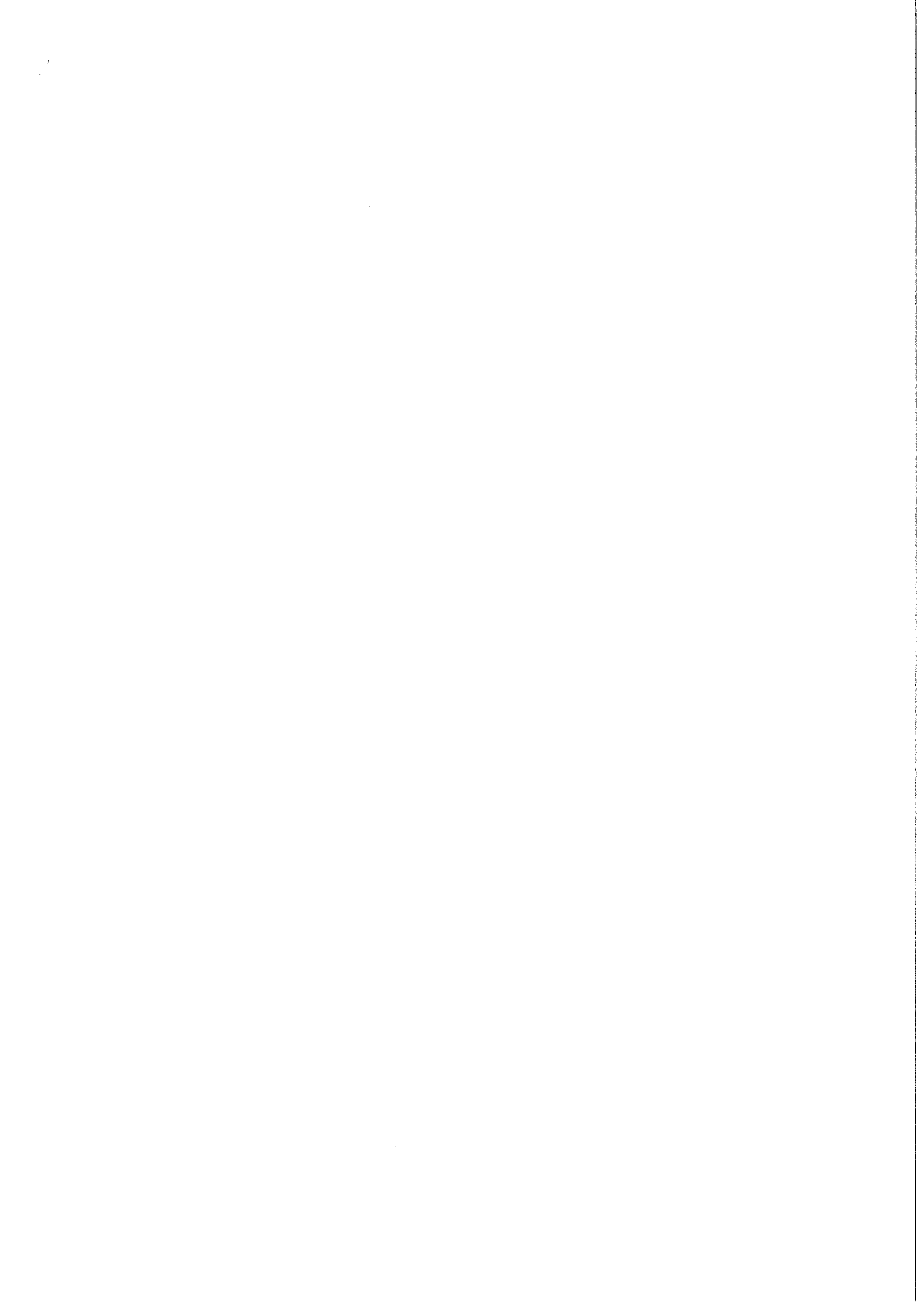
No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
21	W/18/0239	Mr Bhopal	Conversion of front basement room from store to bedroom to facilitate change of use of property from a 6 bed HMO (Use Class C4) to a 7 bed HMO (Sue Generis)	5 Radford Rd CV31 1NG	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80464
22	W/18/0315	Mr & Mrs Hutchinson	Erection of a single storey rear extension.	67 Kinross Rd, Lillington CV32 7EN	Manor	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80552
23	W/18/0237	James Hirons Care Home	New external escape ramp from the care home social space.	James Hirons Home, 53 Lillington Rd CV32 6LD	Manor	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80462
24	W/18/0263	Mr Wong	Resubmission of application W/17/1162: Erection of single storey detached dwelling on land to the rear of 215 Rugby Road with access via Conway Road.	Land to the rear of 215 Rugby Rd CV32 6DY	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80493
25	W/18/0200	Spitfire Bespoke Homes Ltd	Removal of condition 19 (provision of 10% energy statement) of planning permission W/16/0801 (Demolition of existing buildings and erection of 44 dwellings with associated access, landscaping and infrastructure).	Former North Leamington School, Cloister Way.	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80422
26	W/18/0096	Mr & Mrs Armitage	Erection of front and side first floor extensions, single storey rear extension and application of render to all elevations (resubmission of W/17/0492) with alterations to fenestration and doors, alteration to porch area, and internal reconfiguration.	58 Beverley Rd CV32 6PJ	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80313
27	W/18/0057	Mrs Whittton	Extension and conversion of basement to games room, utility room and WC, erection of single storey rear/side extension. Loft conversion with erection of two rear dormers.	65 Greathed Rd CV32 6ET	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80269



No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
28	W/18/0208	Mr. Gomme	Erection of part single storey and part two storey side and rear extensions	77 Wathen Rd CV32 5UY	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80430
29	W/18/0294	Ms Yvonne Rouse	Application for the enlargement of two existing front light wells.	2 Champion Rd, CV32 5XQ	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80528
30	W/18/0193	Mr Peter Cooke	Erection of sunken roof terrace to rear of roof.	Trinity House Stables, 50 Trinity St. CV32 5YN	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80415
31	W/17/2362	Mr & Mrs Bennett	Erection of replacement front boundary wall and gates and replacement drive.	98 Northumberland Rd CV32 6HG	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=WARWI_DCAPR_80136
32	W/18/0255	Ms T Gaston	Resubmission of W/17/2247. Retrospective application for conversion of existing annex to a separate dwelling (Coach House building to the rear of 17a Sherbourne Terrace).	The Coach House 17A Sherbourne Terrace, Clarendon St CV32 5SP	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_80481
33	W/17/2366	Mr Richard Lemberger	Application for a lawful development certificate seeking to confirm that internal and external works carried out on the first and second floors of the building were carried out prior to the listing of the building on the 25th March 1970. The works carried out are detailed in the letter received from the agent dated the 15th January 2018.	3b Arlington Avenue, CV32 5UA	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=WARWI_DCAPR_80140



No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
34	W/17/1914 LB	Mr Richard Lemberger	Retrospective application for the rebuilding of the conservatory including the reinforcement of the wall supporting its gable end to provided added structural stability.	3 Arlington Avenue CV32 5UA	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=WARWI_DCAPR_79627
35	W/17/1915 LB	Mr Richard Lemberger	Rebuilding of low wall to the garage block on the west side of the site and construction of the eastern range of garage block.	3 Arlington Avenue CV32 5UA	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_79628
36	W/18/0173 LB	Mrs A L Summers	The request comprises 4 elements: 1. Removal of a stud wall. 2. Installation of a new stud wall slightly further into the roof void. 3. Installation of a velux conservation roof light. 4. Replace an existing single pane roof light with new velux conservation roof light.	41 Lansdowne Crescent CV32 4PR	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_80394
37	W/18/0335	Mrs C Boudet	Erection of a two storey rear extension and front porch extension	93 Leicester St., CV32 4TB	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=WARWI_DCAPR_80573
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The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 8 MARCH 2018

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

W/17/2341 Ms Bothwell Increase in roof height and erection of 2 no pitched roof dormers in front four slope and installation of 4 no Velux rooflights in rear roof slope 21 Gulistan Road CV32 5LU

RESOLVED that no objection is raised

WDC Reason for Decision

Policy BE3 of the Local Plan states that development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents. The Council has also adopted the Residential Design Guide as Supplementary Planning Guidance. In the opinion of the Local Planning Authority the increase in height of the existing bungalow will result in material harm to the living conditions of the occupiers of the neighbouring property at No. 19 by reason of harm to light, outlook and privacy. The proposal is therefore contrary to the aforementioned policies.

Policy HE1 requires development to preserve or enhance the special architectural and historic interest and appearance of Conservation Areas. In the opinion of the Local Planning Authority the proposal will harm the character and appearance of the Conservation Area by reason of its size, bulk, position and inappropriate design which will result in the property appearing as an alien and unsympathetic feature in the streetscene. The proposal is therefore contrary to the aforementioned policy.

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

W/17/2345LB Mr P Karim Listed Building Consent for proposed alterations to rear yard to provide covered outside seating area, various alterations including the installation of a flue to the interior of the chimney to rear elevation, erection of a single storey rear extension, replacement shop front and internal alterations 53 Regent Street CV32 5EE

RESOLVED that an objection is raised for the following reason:

Supporting the comments of the Conservation officer with regard to the unacceptability of the proposed garden area structure, proposed bifold doors to the frontage, proposal to remove the sash window to the rear and the proposed design of the kitchen window. The town council is keen to support a revamp of this commercial property, subject to the changes recommended by the Conservation officer.

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 Street CV32 5EE

RESOLVED that an objection is raised for the following reason:

Supporting the comments of the Conservation officer with regard to the unacceptability of the proposed garden area structure, proposed bifold doors to the frontage, proposal to remove the sash window to the rear and the proposed design of the kitchen window. The town council is keen to support a revamp of this commercial property, subject to the changes recommended by the Conservation officer.