



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

21st December 2017

Dear Councillor

PLANNING COMMITTEE – THURSDAY 4th JANUARY 2018

You are invited to attend a Meeting of the Planning Committee in ROOM 5, at the **TOWN HALL, ROYAL LEAMINGTON SPA**, commencing at **6.00 p.m.** on **THURSDAY 4th JANUARY 2018**.

Yours faithfully,

CLERK TO THE TOWN COUNCIL

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

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

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

AGENDA

1. Apologies
2. Declarations of Interest and Requirements for Dispensations
3. Public Forum
To receive any representation from Members of the Public in accordance with Standing Order No. 36.
4. Minutes
To approve and sign the Minutes of the Meeting of the Planning Committee held on 7th December 2017 (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/17/1077

Applicant: Housestyle Countrywide Ltd

Site: The Limes 21 Guys Cliffe Avenue CV32 6LZ

Description: Variation of condition 2 of previously approved application (ref. W/17/0147 - variation of original permission W/16/0793) to allow an increase in the height of the building by 500mm.

Demolition Notice: W/17/2158

Applicant: Stoford Developments Ltd

Site: Spa Park Tachbrook Road CV31 3DE

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

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

9. Planning Appeal Decisions

To consider the following Appeal Decisions:

Application No: W/17/0643

Applicant: Mr I Tabor

Site: 32 Stephenson Close CV32 6BS

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

Decision: Dismissed

10. Tree Preservation Orders

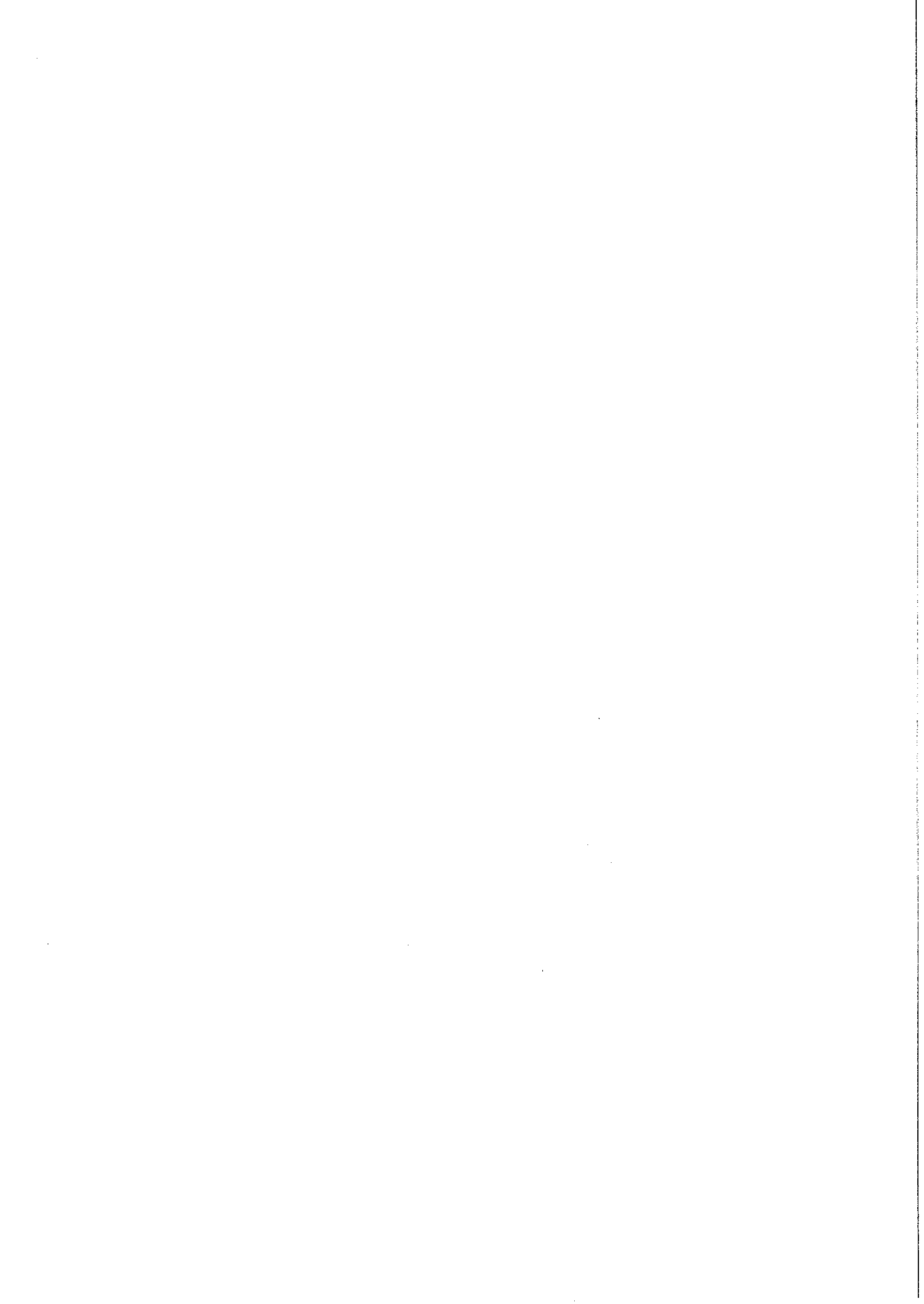
To consider the following Tree Preservation Order, if any

11. Any Other Business

No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
1	W/17/2297	Mr B Hutchings	Erection of a single storey rear extension following demolition of existing rear extension	7 Woodbine Street CV32 5BG	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP R 80054
2	W/17/1610	Mr Richard Clarke	Proposed replacement of shop front with new entrance to first floor flat and internal alterations.	110 Warwick St CV32 4QP	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP R 79285
3	W/17/2230	Mrs Collins	Erection of a detached dormer bungalow. Erection of a new garage for 45 Haddon Rd	45 Haddon Rd, Lillington CV32 7QY	Crown	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP R 79982
4	W/17/1990	AT Architects Ltd	Change of use from hotel to HMO for students (resubmission of W/16/1679)	Thomas James Hotel 45-47 Bath St CV31 3AG	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP R 79711
5	W/17/2278	Stonewater	Replacement of all windows and communal entrance door	1-9 Warneford Mews Radford Rd, CV31 1LL	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP R 80035
6	W/17/2245	Mr Loveridge	Re-submission of planning ref W/17/0040 to include a velux window to the front elevation.	Flat 3 46 Russell Terrace CV31 1HE	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP R 80000
7	W/17/2332	Mr James Robbins	Two storey side extension forming garage & kitchen with bedroom/ensuite over & single storey rear extension to kitchen/dining	174 Radford Rd, CV31 1LQ	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP R 80093

No.	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
8	W/17/2334	Mr Frank Webster	Erection of a single storey side and rear extension. Erection of a new porch at front of property	10 Kinross Rd Lillington CV32 7EE	Manor	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80096
9	W/17/2262	Mr Seddon	Erection of single storey front, side and rear extension, re-submission of planning ref W/17/0138	32 Almond Avenue CV32 6QD	Manor	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80017
10	W/17/2283	Ms Caroline Menadue	Proposed single storey extension to rear and conversion of garage to bedroom and replacement windows	9 Cedar Close, Lillington CV32 7DD	Manor	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80040
11	W/17/2248	Mr P Lad	Single storey rear extension, erection of a front canopy and single storey side extension to form a garage. Construction of a front & side garage & porch/canopy extension, a 2 storey side & rear extension to the existing 2 storey rear extension and an extension to the existing single storey rear extension to provide an enlarged	14 Montrose Ave, Lillington CV32 7DY	Manor	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80003
12	W/17/2179	Mr & Mrs Fredenham	Proposed erection of 2 bedroom bungalow with parking and new access from Windermere Drive	7 Farm Rd, Lillington CV32 7RP	Manor	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_79918
13	W/17/2323	Mr & Mrs Ellison	Retrospective application for conversion of existing annex to a separate dwelling (Coach House building to the rear of 17A Sherbourne Terrace)	Land rear of 62 The Fairways CV32 6PS	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80083
14	W/17/2247	Ms Trudi Gaston	Retrospective change of use from C3 to C4 property (small HMO for 5 people)	Third Floor Flat 28 Clarendon Square CV32 5QX	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80002
15	W/17/2106	Mr D Ramsey	Retrospective change of use from C3 to C4 property (small HMO for 5 people)	Third Floor Flat 28 Clarendon Square CV32 5QX	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAP_R_80002

No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
16	W/17/2269 LB	Mr M Harvey	Installation of standarde new connection 32 mm diameter gas service pipe and standard surface mounted meter box in front external basement	47A Lansdowne Crescent CV32 4PR	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=WARWI DCAPR_80024
17	W/17/2252	Mrs Langdell	Proposed increase of rear window and internal alterations to provide study and home gym area to basement	17 The Maltings CV32 5FF	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR_80007
18	W/17/2253	Mr S Sandha	Change of use of a building from a dwelling hosue to a 5 bed HMO (C3 to C4)	34 St Fremund Way, Whitnash CV31 1AB	Sydenham	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR_80008
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THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 7 DECEMBER 2017 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

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

Apologies: Councillors Daniel Howe and Tom Kenyon Brown

95. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

96. PUBLIC FORUM

No representations

97. MINUTES

The Minutes of the Planning Committee held on 16 November 2017, having been circulated, were considered and agreed.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 16 November 2017 are confirmed and signed as a correct record.

98. MATTERS ARISING

There were none.

99. PLANNING APPLICATIONS

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

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

W/17/2040 Mr Chardanjit Nijjar Proposed sub-division of existing dwelling
into 2 no. semi detached dwellings 14 Edinburgh Crescent CV31 3LL

RESOLVED that no objection is raised.

W/17/2074 Mr G Bains Erection of a two storey side and rear extension
and single storey rear extension following demolition of existing rear conservatory
15 Newnham Road CV32 7SW

RESOLVED that no objection is raised subject to the initial bat survey being carried out as requested by Ecological Services

W/17/2063 Mr Rivera Erection of a single and two storey front extension and
single storey and first floor rear extensions 225 Valley Road Lillington CV32 7UF

RESOLVED that no objection is raised

(Councillor Alty entered the meeting at this point)

W/17/1840 Mr Gill Change of use of No. 36 (3no bedroomed HMO (Use Class C4)) and No.36a (5no bedroomed flat (Use Class C3)) to 8no. studio flats and 3no 1no bedroomed flats. demolition of part of & reduction in height of the boundary wall fronting Wathen Road and the creation of a new access 36 Lillington Road CV32 5YZ

RESOLVED that the Town Council wishes to maintain its original objection on ground no.1:

Inadequate parking provided for residents on the proposed site and lack of alternative provision on street, leading to potential issues with road safety for traffic and pedestrians. There are still problems with accessibility of parking spaces proposed on site and visibility for vehicles exiting the site in an area where on street parking is highly used. A parking survey would be helpful.

100. PLANNING DETERMINATIONS

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

101. PLANNING APPEAL NOTIFICATIONS:

Application No: W/17/0280
Applicant: Chestnut Court (Leamington Spa Ltd)
Site: Chestnut Court 4 Guys Cliffe Avenue CV32 6LY
Description: Replacement windows

Application No:W/17/0354
Applicant: Mr & Mrs J Grzegorzcyk
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

The Planning Appeal Notifications were noted.

102. PLANNING APPEAL DECISIONS

There were none.

103. TREE PRESERVATION ORDERS

There were none.

104. ANY OTHER BUSINESS

There was none.

The meeting commenced at 6:00pm and finished at 6:22pm.

Signed

Dated



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 4 JANUARY 2018

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

W/17/1887 Mrs Stephens Single storey rear extension, two storey front and side extension 14 Beverley Road CV32 6PJ

RESOLVED that no objection is raised

WDC Reason for Decision

Policy BE1 of the Warwick District Local Plan 2011-2029 states that development will only be permitted which positively contributes to the character and quality of the environment through good layout and design.

In the opinion of the Local Planning Authority, the proposed front extensions comprising the ground floor and first floor aspects, by reason of their significant forward projection beyond the main front elevation, would not be respectful of the scale and form of the host dwelling, and further would be an incongruous and visually obtrusive addition within the street scene. Accordingly, the Local Planning Authority does not consider the development proposal represents good layout and design and would thus fail to positively contribute to the character and quality of the environment.

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

W/17/1938 Mr Jandu Erection of a first floor side extension and porch to front 35 Helmsdale Road Lillington CV32 7DN

RESOLVED that no objection is raised

Policy BE1 of the Warwick District Local Plan 2011-2029 states that development will only be permitted which positively contributes to the character and quality of the environment through good layout and design.

The proposal would cause further harm to the original character and scale of what was originally a typical and modest semi-detached dwelling. The additional width proposed would render the extension entirely disproportionate to the original property, resulting in substantial overdevelopment of the plot. The characteristic gap between the property and its neighbour (No.33) which currently reflects the open and spacious gaps found within the local area would be lost, to the detriment of the appearance of the street scene.

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

