



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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24 September 2014

Dear Councillor

PLANNING COMMITTEE –WEDNESDAY 1 OCTOBER 2014

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 **1 OCTOBER 2014**.

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)

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 3 September 2014 (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 (Report No. 6)

7. Planning Appeal Notifications

To note the Planning Appeal Notifications (if any)

8. Planning Appeal Decisions

To note the Planning Appeal Decisions (if any)

9. Enforcement Appeal Notifications

To note the Enforcement Appeal Notifications (if any)

10. Enforcement Appeal Decisions

To note the Enforcement Appeal Decisions (if any)

11. Licensing Applications

To note the schedule of licensing applications received from the Licensing Authority (If any)

12. Tree Preservation Order Notifications

To consider Tree Preservation Order Notifications (if any)

13. Discontinuance Appeal Notification

To note the following Discontinuance Appeal Notification:

Ref: ACT 012/14

Name: Bills Restaurants Ltd.

Site: 140-142 Parade, CV32 4AG

Description: The continued use of the Land for the display of the advertisement is considered to cause a substantial injury to the amenity of the locality because the dimensions, style and level of luminance is considered to seriously affect the setting of the building within the Leamington Spa Conservation Area and is within a terrace of Grade II listed buildings.

The District Authority considers it necessary to take action as it has not been possible to resolve the injury to amenity through negotiation with the Advertiser.



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 3 SEPTEMBER 2014 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

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

There were no apologies.

47. DECLARATIONS OF INTEREST 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/14/1267 (Waterloo Housing Group) for which they may have a disclosable non-pecuniary interest by virtue of being a Member of Warwick District Council.

48. PUBLIC FORUM

There were no members of the public present.

49. MINUTES

The Minutes of the Meeting of the Planning Committee held on 14 August 2014, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 14 August 2014 are confirmed and signed as a correct record.

50. PLANNING APPLICATIONS

W/14/1190 Mr J Uppal. Single storey rear extension. 55 Kingsway, CV31 3LG

RESOLVED that no objection is raised.

W/14/1208 Mr & Mrs Howe. Proposed demolition of existing single storey rear extension and erection of a single storey garden room and two storey side extension. 18 Stretton Crescent, CV31 2PH.

RESOLVED that no objection is raised.

W/14/1243 Mr S Perry Proposed modification of garage from a flat roof to a dual pitched roof. 9 Offa Road, CV31 2BT.

RESOLVED that no objection is raised.

W/14/1248 Mr John Edwards Drop kerb for off road parking for two cars. 114 Brunswick Street, CV31 2EQ.

RESOLVED that no objection is raised.

W/14/1240 Mr Stephen Barnett Change of use from use Class C3 to use Class C4
8 Hitchman Road, CV31 3QH

RESOLVED that no objection is raised.

W/14/1181 Mrs V Mander Single storey extension, kitchen extension, utility room
and granny flat. 75 Leicester Street, CV32 4TD.

RESOLVED that no objection is raised but the following comment is made:
Any further consideration of this application should take note of the
neighbour's comments.

W/14/1102 Mr Kumar Installation of new fascia panel to line through signage zone
with adjacent retailers. Introduction of corporate colour to bring customer awareness
to store. Specsavers, 69 Parade, CV32 4BA

RESOLVED that no objection is raised.

W/14/1136 New River Retail Variation of condition 6 of planning permission
W/13/1578 to allow for the creation of an outdoor seating area in front of Unit SU7a
Regent Court; the restriction will remain in place for the remainder of the units
covered by planning permission no. W13/1578, except units 2 and 6 where outdoor
seating areas have previously been expressly authorized. Regents Court, Livery
Street.

RESOLVED that no objection is raised.

W/14/1168 Mrs Hill Rear single storey kitchen extension. 4 Waller Street, CV32
5UR.

RESOLVED that no objection is raised.

W/14/1158 Barclays Bank plc Installation of 3 no. AC condensers; 1 no. air handling
unit and 1 no. extract fan all at first floor roof level. 48-50 Parade, CV32 4DD.

RESOLVED that no objection is raised.

W/14/1157 NewRiver Retail Removal of condition 15 of planning permission No.
W/13/1578 for change of use of ground floor retail units to cafes/restaurants and
other alterations (condition 15 requires on-site renewable energy production) Regent
Court, Livery Street, CV32 4NG.

RESOLVED that no objection is raised,

W/14/1146 LB Restful Developments Ltd. Part demolition and internal alterations
associated with a conversion to a residential care home. 18-22 Russell Street, CV32
5QA.

RESOLVED that no objection is raised.

W/14/0983 Mr Oaten Proposed box dormer window to loft conversion to the rear
elevation with roof light. 18 Clarendon Street, CV32 4PG

RESOLVED that no objection is raised.

W/14/1267 Waterloo Housing Group Demolition of existing building and erection of 31 dwellings. Newbold Centre, Leicester Street, CV32 4TE.

RESOLVED that no objection is raised and the following comment was made: Members welcomed this development as it would provide much needed housing in this area.

Note: In accordance with the Council's Code of Conduct, Councillors Gifford and Gill declared a non-pecuniary interest in the above item by reason of being Members of Warwick District Council who is working in partnership with Waterloo Housing Group on this project, remained in the meeting and took part in the discussion and voting thereon.

W/14/1251 LB Mr Dosangh Proposed internal alterations, repainting and alterations to shop front and display of non- illuminated fascia signage. 77-79 Warwick Street, CV32 4RR.

RESOLVED that no objection is raised.

W/14/1142 Mr Stone Proposed demolition of existing conservatory and garage and proposed construction of pitched roof front, side and rear extension, attaching to rear orangery extension. 6 Telford Avenue, Lillington, CV32 7HL.

RESOLVED that no objection is raised.

W/14/1235 LB Mrs Roberts Internal alterations at ground and first floor. 11 Binswood Avenue, CV32 5SE.

RESOLVED that no objection is raised.

W/14/1242 Mr Hurst Single storey pitched roof rear extension & raised Patio area. Flat 3, 23 Lillington Road, CV32 5YS.

RESOLVED that no objection is raised.

W/14/1221 Miss James Single storey side extension and new roof over existing garage. 3 Montrose Avenue, Lillington, CV32 7DT

RESOLVED that no objection is raised.

W/14/1096 PeakGen Power Ltd Installation of a standby generator plant (revised siting following planning permission W/12/0491) Former Ford Car Park, Princes Drive, Edmondscote, CV32 2AF.

RESOLVED that no objection is raised.

W/14/1144 Mr Platt Proposed single storey rear extension. 11 Strathearn Road, CV32 5NN

RESOLVED that no objection is raised.

W/14/1180 Mrs Salter Proposed erection of a single storey extension to the side of the existing dwelling. 25 Riversleigh Road, Milverton, CV32 6BG

RESOLVED that no objection is raised.

W/14/1182 Gidney Developments Ltd. Removal of condition 6 of planning permission W/14/0404 5 Milverton Crescent West, CV32 5NE.

RESOLVED that no objection is raised.

W/14/1239 Mr George Khera Change of use from Class A (restaurant) to use Class A5 (hot food takeaway) subject to hours of use condition. 32a Bath Street, CV32 3AE

RESOLVED that an objection is raised for the following reasons:

1. The change of use to a hot food takeaway is likely to increase anti-social behavior in this area and consequently lead to an increase in crime.
2. The current number of fast food outlets in this location of the town is creating an adverse impact on the Conservation Area.

W/14/1258 Mr M Ormerod Reinstatement of light well to front of dwelling and new railings. Erection of a single storey rear extension. Garage demolition and new garden wall to rear of property. 99 Rugby Road, CV32 6DH.

RESOLVED that no objection is raised.

W/14/0933 Mr Michael Brewer Dropped kerb for vehicular access onto A452 Avenue Road. 26 Avenue Road, CV31 3PQ.

RESOLVED that no objection is raised.

W/14/1262 Mr Batra Proposed two storey front, side and rear extensions. 10 Wheathill Close, CV32 6PL.

RESOLVED that no objection is raised.

W/14/1154 Mr H & Mrs S Pitchers Erection of wrought iron railings. Twyford House, 94 Leam Terrace, CV31 1DE.

RESOLVED that no objection is raised.

51. 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.

52. PLANNING APPEAL NOTIFICATIONS

The following Planning Appeal Notifications were considered:

Ref: W/14/0848
Name: Mr. Vik Tara
Site: 1 Charlotte Street, CV31 3EB
Description: Change of use from dwelling house (Use Class C3) to a 7- bedroomed house in multiple occupancy (HMO) (Sui Generis) with the retention of two existing 2-bedroomed apartments. (Resubmission)(Retrospective)

Ref: W/14/0465
Name: Mr. A Guthrie
Site: 88 Radford Road, CV31 1JX.
Description: Change of use from a single dwelling house (Use Class C3) to a house in multiple occupation (Use Class C4)

RESOLVED that the Planning Appeal Notifications are noted.

53. PLANNING APPEAL DECISIONS

The following Planning Appeal Decision was considered:

Ref: W/13/1787
Name: Mr. J O’Sullivan
Site: 12 Augusta Place, CV32 5EL
Description: Refusal to grant planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted.
Decision: Appeal Allowed.

RESOLVED that the Planning Appeal Decision is noted.

54. ENFORCEMENT APPEAL NOTIFICATIONS

There were none.

55. ENFORCEMENT APPEAL DECISIONS

There were none.

56. LICENSING APPLICATIONS

There were none

57. TREE PRESERVATION ORDER NOTIFICATIONS

There were none.

The meeting commenced at 6.00 pm and finished at 7.02pm

Signed

Dated

No	Application No.	Applicant	Proposal	Location	Ward	Link to WDC Planning Portal
1	W/14/1334	Equals Consulting	Erection of new 1.786 sq.m. gross external single storey production building and site landscape for a furniture manufacturer. Sui Generis application to include the following uses: Office accommodation (B1a); research and design development of products (B1b); industrial process-assembly of furniture (B1c); storage and distribution of goods (B8); ancillary overnight accommodation for visiting Vitsoe employees, interns, students or similar; staff kitchen/canteen; and Vitsoe archive/museum.	Former Ford Foundry Site, Old Warwick Road, Leamington Spa	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71328
2	W/14/1280	Mr & Mrs Monkhouse	Proposed demolition of existing rear conservatory, kitchen and utility room, replacement with a two storey rear and single storey rear extension and new bay window to the front elevation.	3 Eastfield Road, CV32 4EX	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71244
3	W/14/1283 LB	Mrs Pandit	Refurbish the basement to become more habitable and create a gym, office, utility and shower room. Partially removing one wall to provide an open plan layout.	5 Willes Road, CV32 4PP	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71247
4	W/14/1323	Mr Clifford Davies	Proposed change of use of part ground floor from retail to a 1 bed flat.	28 Regent Street, CV32 5EH	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71311

No	Application No.	Applicant	Proposal	Location	Ward	Link to WDC Planning Portal
5	W/14/1324 LB	Mr Clifford Davies	Proposed internal alterations incorporating stud partitions and new doorways at ground floor level.	28 Regent Street, CV32 5EH	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71312
6	W/14/1336 LB	Pizza Express (Restaurants) Ltd.	Minor internal alterations and repainting exterior.	Pizza Express, 168-170 Parade, CV32 4AE	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71335
7	W/14/1363	YO! Sushi	Display of 2no. internally illuminated fascia signs; 2 no. projecting hanging sign; an internally illuminated logo sign on shop front wall; 2 no. internally illuminated menu/POS signs (one on an external column and one suspended internally)	Yo Sushi, 12 Regents Court, CV32 4NR	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71367
8	W/14/1373	Mr Adjari	Alterations to shopfront and conversion of upper floors into a two bed self contained flat.	12A Clarendon Avenue CV32 5PZ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71378
9	W/14/1374	Mr Adjari	Display of replacement illuminated fascia signage and internally illuminated box sign.	12A Clarendon Avenue, CV32 5PZ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71379
10	W/14/1391	Miss Lawrence	Refurbish and rebuild step archway; replace steel beam beneath balcony; replace balcony with reclaimed/new York stone; insert new support post to balcony; relocate and replace steps to basement well to reconfigure basement area; dismantle, refurbish and reinstall all iron work.	41 Lansdowne Crescent, CV32 4PR	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71398

No	Application No.	Applicant	Proposal	Location	Ward	Link to WDC Planning Portal
11	W/14/1392 LB	Miss Lawrence	Refurbish and rebuild step archway; replace steel beam beneath balcony; replace balcony with reclaimed/new York stone; insert new support post to balcony; relocate and replace steps to basement well to reconfigure basement area; dismantle, refurbish and reinstall all iron work	41 Lansdowne Crescent, CV32 4PR	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71399
12	W/14/1328	Mr & Mrs A Leavers	Proposed single storey side extension & garage conversion.	18 Elan Close, Lillington, CV32 7BX	Crown	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71318
13	W/14/1044	Mr & Mrs Atkins	Proposed bungalow	Rear of 21 Farm Road, Lillington, CV32 7RP	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_70972
14	W/14/1265	Mr Wykes	First floor side extension, two storey and single storey rear extension and extension to front porch	33 Lillington Road, CV32 5YS	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71229
15	W/14/1231	Ms Durrant	Proposed erection of a single storey first floor side and rear extension, roof modification to change from hip to gable, installation of a rear dormer, three roof lights to the front elevation and new roof to the ground floor front, side & rear extension	5 Braemar Road, Lillington, CV32 7EZ	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71189
16	W/14/1137	Mr & Mrs Holmes	Proposed single storey extension to rear	6 The Fairways, CV32 6PR	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71084

No	Application No.	Applicant	Proposal	Location	Ward	Link to WDC Planning Portal
17	W/14/1278	Mr & Mrs Henshaw	Two storey front/side extension; a two storey side extension; a single storey side extension; a single storey side/rear extension and a box dormer.	11 Wheathill Close, CV32 6PL	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71242
18	W/14/1287	Table Top Properties Ltd.	Single storey extension to form larger dining room and enlarged kitchen.	York Corner, 21 Adelaide Road, CV31 3PN	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71254
19	W/14/1313	Mr J Freeman	Proposed conversion of garage to dining room and widening of drive	6 St James Meadow Road, CV32 6BZ	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71295
20	W/14/1155	My Friends & Family Ltd.	Erection of a two storey extension on top of the existing building and the rection of a two and half storey rear extension to provide a 6 bedroom HMO (Use Class C4) to the first and second floors.	8a Spencer Street, CV31 3NF	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71103
21	W/14/1347	Mr Clark	Removal of existing porch, extension to enlarge hall with the erection of a new porch.	64 The Fairways, CV32 6PP	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=WARWI DCAPR 71347
22	W/14/1337	Mrs R Sinclair	Proposal to apply render to rear and side elevation.	171 Rugby Road, CV32 6DP	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71336
23	W/14/1397	Mr Manning	Proposed single storey rear extensions, new pitched roof covers to the ground floor garage and single storey extension.	77 Northumberland Road, CV32 6HQ	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71404
24	W/14/0925	Mr Prudham	Proposed erection of first floor side extension and conversion of garage to living accommodation.	5 Cundall Close, Sydenham, CV31 1YU	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 70805

No	Application No.	Applicant	Proposal	Location	Ward	Link to WDC Planning Portal
25	W/14/1318	Mr M Holland	Extensions and alterations in the rear part of the existing house.	27 Russell Terrace, CV31 1EZ	Willis	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71306
26	W/14/1329	Danielle Eley	Alterations to existing single storey rear structure to mono-pitched, tiled roof and revised window arrangements.	25 Northcote Street, CV31 1DX	Willis	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71322
27	W/14/1376	Ms Sheila Coughlan	Variation of condition 4 of planning permission W/14/0764 to fit alternative white painted top opening, timber framed window.	3 Rushmore Terrace, CV31 1JB	Willis	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71381



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 1 OCTOBER 2014

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

W/14/1084 Rontec Watford Ltd. Removal of condition 5 (opening hours) of planning application W/96/0559 so as to allow 24 hour opening. Milverton Service Station, 130 Rugby Road, CV32 6DN.

RESOLVED that no objection is raised but the following comment is made:

The Town Council considers that restrictions should be placed on the tanker delivery hours to reduce anti-social disturbance to neighbouring properties.

WDC Reason for Decision

The application site is located within a predominantly residential area where residential properties are located in close proximity. The proposed revision to the opening hours of the premises would result in their use throughout the night in a manner which would generate noise and disturbance to the detriment of the amenities of the occupants of nearby residential properties.

W/14/1146 LB Restful Developments Ltd. Part demolition and internal alterations associated with a conversion to a residential care home. 18-22 Russell Street, CV32 5QA.

RESOLVED that no objection is raised.

WDC Reason for Decision

The buildings proposed for demolition represent a surviving 19th century mews complex, which retain their historic plan form and principal elements of the mews complex survive and are still readable as such. NPPF states as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification and substantial harm or loss of a grade II listed building should be exceptional. The LPA do not consider that it has been demonstrated that the substantial harm and loss is necessary to achieve substantial public benefits that outweigh that harm and loss to the listed building or that all the tests within NPPF paragraph 133 apply. Furthermore the proposed replacement structure by virtue of its excessive scale and massing and failure to appropriately integrate with the style and character of the retained section of the listed building is considered to have a detrimental effect upon the special architectural/historic interest, integrity and setting of the listed building.



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 1 OCTOBER 2014

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

W/14/1062 Mr Liddar Single storey games room/gym in the rear garden.
1 Oak Tree Close, CV32 5YT

RESOLVED that an objection is raised for the following reasons:

1. The proposed development is out of keeping with the neighbouring properties.
2. There is insufficient information to show the size of the development in comparison to the garden size.

WDC Reason for Decision

The building shall be used only for purposes ancillary to the use of the site for domestic residential purposes and for no other purpose to protect the amenities of the occupiers of nearby properties.