



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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12<sup>th</sup> April 2018

Dear Councillor

### **PLANNING COMMITTEE – THURSDAY 19<sup>th</sup> APRIL 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 19<sup>th</sup> APRIL 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)

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**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 29<sup>th</sup> March 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.
9. Planning Appeal Decisions  
To consider the following Appeal Decision:  
  
Applicant No: W/17/1084  
Applicant: Mr N Rai  
Site: The Barbican Willes Road CV31 1BY  
Description: Change of use to a house in multiple occupation  
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 29 MARCH 2018 AT THE TOWN HALL,**  
**ROYAL LEAMINGTON SPA**

Present: Councillors John Knight (Chair), Heather Calver, Ann Morrison, Jill Barker, Janet Alty, Daniel Howe and Andrew Thompson.

Apologies: Councillors Tom Kenyon Brown and Hayley Grainger

**145. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS**

Councillor Alty declared a non-pecuniary interest in application W/18/0218 by virtue of a personal knowledge of the applicant and Councillor Thompson declared a non-pecuniary interest in application W/18/0389 by virtue of being the Portfolio Holder for Health and Community Protection at Warwick District Council.

**146. PUBLIC FORUM**

Mrs Raj Chohan made a representation regarding application W/18/0128 – 16 Clemens Street CV31 2DL:

Mrs Chohan is the applicant in this instance and explained that the property was purchased in November 2017. The property had planning permission granted in January 2009 for the erection of a second floor extension and a single second and third storey rear extension to create enlarged retail units and six no. 1, 2 & 3 bedroom flats; installation of new shopfronts; replacement of windows; and installation of new windows. That permission expired in January 2012 as no foundations were dug, therefore a material commencement was not begun on the site and the permission as granted was not implemented.

Mrs Chohan would like to extend the property both in height to create second floor accommodation and by means of a three storey rear extension. The proposal would result in eight flats and two shops on the site. Mrs Chohan explained that she would be marketing and letting the accommodation as serviced apartments (a type of furnished apartment available for short-term or long-term stays, which provides amenities, housekeeping and a range of services for guests and where most taxes and utilities are included within the rental price). The flats would therefore not be targeted as long term lets or as students lets. This would reduce the need for dedicated car parking spaces on site.

Mrs Chohan is keen to renovate and improve the property as currently it is derelict and unused.

The Chair thanked Mrs Chohan for her representation and agreed to consider application W/18/0128 first.

Mrs Kate Harris made a representation regarding application W/18/0389 – Land off Leam Street CV31 1DY:

Mrs Harris spoke on this application as a nearby resident and on behalf of other residents whose properties neighbour the application site. The previous application

on this site for two semi detached dwellings was refused by Warwick District Council in July 2014 and an appeal dismissed by the Planning Inspectorate in April 2015 on the grounds of unneighbourly development and negative effect on no 29 Leam Street and the proposed development failing to achieve satisfactory privacy and amenity levels for future occupiers.

Mrs Harris noted that some mature trees appear to have been removed from the site already (not sure if they carried TPOs?) and thus possible habitats have been removed. Half of the old pub car park has been filled in with hard core so it now stands approximately 3 ft higher than the alleyway and surrounding gardens. Cars parking there in future will overlook rooms of neighbouring properties.

Cars entering and exiting the application site will have to pass the front door of no 29 Leam Street, and would result in an increase in traffic on Leam Street/Leam Terrace. Access for construction traffic would be difficult given the narrow entryway to the site – question whether such traffic would have sufficient room to turn around.

Mrs Harris stated that she was of the opinion that the proposed houses would contravene the recommended separation distance with no 29 Leam Street.

The Chair thanked Mrs Harris for her representation and agreed to consider application W/18/0389 second.

#### **147. MINUTES**

The Minutes of the Planning Committee held on 8 March 2018, having been circulated, were considered and agreed.

**RESOLVED** that the Minutes of the Meeting of the Planning Committee held on 8 March 2018 are confirmed and signed as a correct record.

#### **148. MATTERS ARISING**

There were none.

#### **149. 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/18/0128                      Mrs R Chohan                      Increase in ridge height to create 2nd floor accommodation and erection of 3 storey rear extension to existing commercial property to create 8 flats and 2 shops with all associated works                      16 Clemens Street CV31 2DL

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

1. Lack of a sufficient bin storage area on site. The town council supports the comments of the recycling and development officer regarding the lack of sufficient provision for residents of this proposed development which would potentially exacerbate an existing problem of black refuse bags being left on the public highway on a daily basis due to a similar lack of sufficient bin storage at nearby properties on this road.

2. Proposed onsite parking provision is insufficient for the size of the development/number of bedrooms. Six car parking spaces are proposed which falls below the requirements laid out in the District Council's Parking SPD. The town council appreciates the applicant aims to rent these flats as serviced apartments and therefore the necessity for on site parking spaces should reduce - however, there can be no guarantee that this will remain the case under future owners of the property. On street parking in this area is already under significant pressure and to add more cars from this development would only serve to add to this pressure. Policy TR3 of the Local Plan states that development will be expected to comply with the parking standards set out in the most recent Parking Supplementary Planning Document.

(Mrs Chohan left the meeting)

W/18/0389 LD Estates Ltd Proposed construction of 2n two bedroom cottages Land off Leam Street CV31 1DY

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

1. Local Plan policy H1) states that "housing development on garden land, in urban and rural areas, will not be permitted unless the development reinforces, or harmonises with, the established character of the street and/or locality and respects surrounding buildings in terms of scale, height, form and massing." This is further reinforced by policy BE1f) which determines that developments should "respect surrounding buildings in terms of scale, height, form and massing". The proposed development does not meet these policies and results in excessive infill development and a negative impact on neighbours' amenity. The dwellings are too large for such a constrained site and would overlook both the terraced houses which back onto the site from Leam Terrace and, in particular, No 29 Leam Street. Part of the site has already been raised significantly so the existing car parking area overlooks existing properties.

2. Town council wishes to resubmit its objection submitted to application W/14/0728 - inadequate and contrived access provision. Policy TR1c) of the Local Plan states that new development should "create safe and secure layouts for motorised vehicles, cyclists, pedestrians and public transport and integrate the access routes into the overall development." The issues raised by the challenging access to this site are unchanged i.e. the access to the proposed dwellings would cross the front of No.'s 27 and 29 Leam Street, passing very close to the front of No 29. Vehicles entering and exiting the site would have to carefully and slowly negotiate a narrow, awkwardly positioned access point, thus potentially causing noise and disturbance for those at No.'s 29 and 27. This therefore would cause significant intrusion on No 29 and not be in keeping with policy TR1c)

3. Leam Street already has ongoing problems with on street parking and this proposed development will add construction traffic with associated noise issues. There is also the question of how large lorries etc will be able to negotiate the street and access the site via the narrow entry point. Three parking spaces are proposed but there is no confirmation that should the residents have visitors with cars or should each household have two cars or more that Leam Street will be able to cope with the additional on street parking this would bring. An up to date on street parking survey would have been of assistance.

4. Town Council questions whether WDC distance separation guidelines are adhered to in this case and would like confirmation that this is indeed the case.

The town council is also concerned that trees with TPOs may have already been removed from this site and would like to know (if this is the case) was this done with permission? Such removal would mean this development is already impacting on the site and the conservation area.

(Mrs Harris left the meeting)

W/18/0373            Azzurri Group            Proposed display of replacement halo-illuminated and non-illuminated fascia signage, replacement externally illuminated projecting hanging sign and replacement internally illuminated menu board  
Zizzi 85-87 Parade CV32 4AY

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

The town council supports the comments of the conservation officer regarding a) the height of the branded lettering proposed which exceeds the recommended height of 300 mm within the Shopfront Design Guidance by 100mm and b) the secondary lettering as described also contravening the Shopfront Design Guidance for shops on the Parade.

The application states that this advertisement as described is not already in place. This is clearly not the case as this signage has already been installed on this shopfront and the application has become retrospective. The issues as outlined above could have been adjusted and made acceptable in the design stage - this is now not an option unfortunately.

W/18/0321LB            Mr S Hain            Erection of a single storey rear extension  
1 Clarendon Place CV32 5QL

**RESOLVED** that no objection is raised

W/18/0320            Mr S Hain            Erection of a single storey rear extension            1  
Clarendon Place CV32 5QL

**RESOLVED** that no objection is raised

W/18/0435            Mr Berte            Erection of a new single bed dwelling (C3 residential)  
Land to the rear of 37 Haddon Road Lillington CV32 7QY

**RESOLVED** that no objection is raised

W/18/0234            Mr Hartland            Erection of single storey side rear infill extension and other internal alterations            56 Plymouth Place CV31 1HN

**RESOLVED** that no objection is raised

W/18/0330            Deeley Homes Ltd & Norman Ernest Brown & Wilga Myburgh Brown  
Development of 4 residential dwellings together with associated access, parking and landscaping            Land to the rear of 2-8 Vicarage Road Lillington CV32 7RH

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

1. The proposed development contravenes policy H1 of the Local Plan which states that "housing development on garden land, in urban and rural areas, will not be permitted unless the development reinforces or harmonises with the established character of the...locality and respects surrounding buildings in terms of scale, height, form and massing". The proposed dwellings comprise four large 5 bedroom houses and considered together their scale, mass and bulk result in an effect which is overdominant within the setting and comprises overdevelopment of this site.

2. Policy NE4 b) of the Local Plan requires that a development proposal should "consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquility" and NE4 c) states development should "relate well to local topography and built form and enhance key landscape features". The dwellings as proposed would impact negatively upon the setting and significance of the Grade 2 listed St Mary Magdalene Church, the old vicarage and the octagonal houses, as well as the wider Lillington conservation area. The design of the properties do not reflect the surrounding styles or vernacular of any existing neighbouring properties. The development would also have a detrimental effect on this area of natural habitat and upon trees with TPOs.

3. The town council considers that the public benefit of this development does not outweigh the harm that would be caused to the significance of the neighbouring heritage assets as listed above. Four 5 bedroom houses do not meet local housing needs and such properties are already on offer at the developments to the south of Leamington. Policy DS4 e) of the Local Plan is not therefore met.

4. Likewise, policy BE1 d), e) and f) of the Local Plan cannot be satisfied by this proposal. The design of these properties and the constrained site layout with houses backing onto the church do not contribute positively to the character and quality of their environment.

5. Finally, policy HE2 states that "gardens and open spaces that add to the historic appearance and interest of conservation areas should be protected from development" and this is supported by paragraph 48 of the NPPF which states that residential gardens should not be considered as windfall sites. This site is not included within the agreed allocated housing sites within the Local Plan. This garden area which visually links to the churchyard next door is highly valued by the local community as a green asset and greater thought should be given to the design and layout of this site.

#### **150. PLANNING DETERMINATIONS**

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

#### **151. PLANNING APPEAL NOTIFICATIONS**

Application No: W/17/1545  
Applicant: Starstone Capital Ltd  
Site: 13 St Marys Road CV31 1JN  
Description: Erection of 1 no. dwelling

**152. PLANNING APPEAL DECISIONS**

There were none.

**153. TREE PRESERVATION ORDERS**

There were none.

**154. ANY OTHER BUSINESS**

The meeting commenced at 6:00pm and finished at 7:03pm.

Signed .....

Dated .....



No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
1	W/18/0135	Cardtronics UK Ltd	The retention of an Automated Teller Machine. The retention of 3 no fascia signs.	ATM 143-145 Tachbrook Rd	Brunswick	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_80353">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_80353</a>
2	W/18/0134	Cardtronics UK Ltd	Installation of an Automated Teller Machine (retrospective)	ATM 143 - 145 Tachbrook Rd	Brunswick	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_80352">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_80352</a>
3	W/18/0536	Mr John Wallis	Conversion of basement to form 1 no one bedroom flat.	35 Tachbrook Road CV/31 3DW	Brunswick	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_80789">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_80789</a>
4	W/18/0528 LB	Chiltern Railways Ltd	Construction of new Customer Information Point on Platform 3.	Leamington Spa Railway Station, Old Warwick Rd CV/31 3NS	Brunswick	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_80774">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_80774</a>
5	W/18/0397	Mr J Pal	Erection of two storey side and rear extension and front porch extension.	47 Nevill Close CV/31 3HG	Brunswick	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_80635">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_80635</a>
6	W/18/0440	Mr Awesti	Variation of condition 2 of planning permission W/09/0276 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 CV/31 3LJ	Brunswick	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_80679">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_80679</a>
7	W/18/0438	Mr Holleyhead	Erection of a first floor side extension.	18 Mill House Terrace, Portobello CV/32 6AL	Clarendon	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_80678">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_80678</a>

No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
8	W/18/0579	E I Group	Installation of replacement illuminated and non illuminated signs to the exterior of the building.	Cricketers Arms 19 Archery Rd CV31 3PT	Clarendon	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80836">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80836</a>
9	W/18/0575	H B Invest	Erection of a single storey residential unit to replace 3 old lock up garages.	Land rear of 21 Dale St CV32 5HH	Clarendon	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80828">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80828</a>
10	W/18/0485 LB	Mr Butterfield	Demolition of existing rear extension to be replaced with new 3 storey rear extension and internal alterations. Parapet wall extended at rear and ridge height increased, current dormer windows removed and new velux windows installed. Repairs to stucco and mouldings on front façade and new stairs to front light well.	30 Grove St CV32 5AJ	Clarendon	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80724">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80724</a>
11	W/18/0484	Mr Butterfield	Demolition of existing rear extension to be replaced with new 3 storey rear extension and internal alterations. Parapet wall extended at rear and ridge height increased, current dormer windows removed and new velux windows installed. Repairs to stucco and mouldings on front façade and new stairs to front light well.	30 Grove St CV32 5AJ	Clarendon	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80723">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80723</a>
12	W/18/0573	Playground Games	Proposed installation of diesel generator at the rear of Rossmore House, with brick housing.	9 Rossmore House, Newbold Terrace CV32 4EA	Clarendon	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80828">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80828</a>

No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
13	W/18/0182	Star Pubs	Proposed display of various signage: sign a: 2x timber effect gable boards with individual letters with through-light illumination; sign b: 1x non illuminated amenity board; sign c: 1x externally illuminated projecting sign; sign d: 2x non illuminated fascia boards; sign e: 2x new A2 internally illuminated menu cases; sign f: refurbish 2x existing lanterns; sign g: 7x new led flood lights; sign h: 3x window vinyls.	The Fox and Vivian 32 Clarendon Ave CV32 4RZ	Clarendon	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80403">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80403</a>
14	W/18/0427	Mr R Moberd	Erection of single storey rear/side extension and external alterations	2 Adelaide Rd CV31 3PW	Clarendon	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80666">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80666</a>
15	W/18/0568	Mr Jitender Gangar	Porch to front.	190a Buckley Rd Lillington CV32 7QN	Crown	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80623">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80623</a>
16	W/18/0265	Mrs Tess Robinson	Erection of part single storey and part two storey rear extension with balcony and render to proposed and existing.	60 Cubbington Rd., Lillington CV32 7AB	Crown	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80495">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80495</a>
17	W/18/0535	Ms Welby	Proposed erection of a two storey rear extension.	20 East Dene Lillington CV32 7RF	Crown	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80788">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80788</a>

No.	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
18	W/18/0584	Ms P Sohal	Proposed change of use of workshop to one-bedroom dwelling.	5a Camberwell Terrace CV31 1LP	Leam	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80847">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80847</a>
19	W/18/0563	Mr & Mrs West	Erection of a single storey rear and side extension with associated alterations.	20 St Marys Crescent CV31 1JL	Leam	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80818">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80818</a>
20	W/18/0591	Mr J Whitehead & Ms D Hepburn	Erection of a single storey dwelling.	Land adjacent to 2 Mill Rd, CV31 1BE	Leam	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80854">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80854</a>
21	W/18/0614	Mrs Darling	Single Storey side and rear extension.	32 Kelvin Rd. Lillington CV32 7TE	Manor	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80878">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80878</a>
22	W/18/0558	Mr M Davies	Erection of a two storey side extension, single storey rear extension, single storey front extension, front canopy and pitch roof to garage.	23 Park Road CV32 6LG	Manor	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80812">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80812</a>
23	W/18/0526	Mr Garcia	Erection of replacement garage following demolition of existing and the erection of an ancillary workshop.	77 Cubbington Rd Lillington CV32 7AQ	Manor	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80772">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80772</a>
24	W/18/0597	Mr G Gill	Erection of a first floor side extension.	141 Cubbington Rd, Lillington CV32 7AP	Manor	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80861">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI DCAP R_80861</a>

No	Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
25	W/18/0468	Mrs M Bawden	Proposed extension to existing car park at the rear of the building to provide 12 additional spaces.	Castel Froma Nursing Home, 93 Lillington Rd CV32 6LL	Manor	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80707">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80707</a>
26	W/18/0642	Mr & Mrs Shilton	Erection of a two storey side extension, part two storey part single storey rear extension and pitched roof over existing porch and garage to the front.	35 Lillington Close, Lillington CV32 7RW	Manor	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80908">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80908</a>
27	W/18/0604	Mr Charasley	Erection of a front bay window to facilitate a garage conversion.	11 Penrith Close, CV32 6NJ	Milverton	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80868">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80868</a>
28	W/18/0512	Mrs J Grant	Application for render to all elevations, replace the garage door with a window, replace the existing front door and window and replace ground floor window with a fully glazed door. Windows and doors will be timber framed & double glazed to match existing.	56 Strathearn Rd CV32 5NW	Milverton	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80758">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80758</a>
29	W/18/0417	Mid Counties Co-Operative	New signs to advertise child care premises	3 Upper Grove St CV32 5An	Milverton	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80655">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80655</a>
30	W/18/0235	Mr & Mrs Owen	Partial demolition to rear elevation, erection of single storey rear extension and partial first floor rear extension.	57 Highfield Terrace CV32 6EE	Milverton	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80457">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80457</a>
31	W/18/0571	Ms S Sheldrick	The demolition of two existing light wells to the front elevation and constructing two new enlarged light wells.	55 Beauchamp Avenue CV32 5TB	Newbold	<a href="https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80826">https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAP_R_80826</a>





## The Town Council of Royal Leamington Spa

### PLANNING DETERMINATIONS 19 APRIL 2018

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

W/18/0164LB                      Mr & Mrs Saikhon                      Internal and external alterations associated with change of use of first and second floors to residential (C3) to provide 2 no. 2 bedroom flats                      60-62 Regent Street CV32 5EG

**RESOLVED** that no objection is raised

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

Policy HE1 of the Warwick District Local Plan 2011-2029 states that consent will not be granted to alter or extend a listed building where those works will adversely affect its special character or historic interest, integrity or setting.

The two internal walls that currently separate the smaller bedroom and kitchen on floors 1 and 2 appear to be original, as the same dimensions are repeated from ground to second floor. The demolition would alter the building's historic plan form, thereby impacting its historic significance.

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

W/18/0255                      Ms T Gaston                      The Coach House 17A Sherbourne Terrace Clarendon Street CV32 5SP

**RESOLVED** that no objection is raised

#### **WDC Reasons for Decision**

1. The Council has adopted guidance in relation to alterations to roofslopes in the Conservation Area which specifically states that traditional rooflights, set flush with the roofslope should be used which avoid a considerable upstand. The installed rooflights however are set in an upstand which protrudes well from the existing roofslope. These affect views within the Conservation Area, and therefore their installation is considered to be harmful to the traditional character of the Conservation Area, and could set a dangerous precedent which the Council would seek to avoid. The development is thereby considered to be contrary to Local Plan policies HE1, HE2 and the adopted relevant guidance on alterations to roofslopes within the Conservation Area.

2 Policy BE3 of the Warwick District Local Plan 2011-2029 states (inter alia) that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents and/or does not provide acceptable standards of amenity for future users/occupiers of the development. Furthermore, the District Council has also adopted Supplementary Planning Guidance on minimum distance separation between properties which aims to prevent any unreasonable effect on the neighbouring properties or future occupiers by reason of loss of privacy, outlook or sunlight, and by creating an unneighbourly and overbearing effect. The property is considered to have a lack of adequate outlook and light to habitable rooms serving the property owing to substandard distance separation and reliance on the use of rooflights. This is considered to provide substandard living conditions for the

occupiers of the property. The proposal also fails to provide adequate outside amenity space for the occupiers of the dwelling, which is considered to be constrained, cramped and oppressive.

The proposal is thereby considered to be unneighbourly and contrary to the aforementioned policy and guidance.

3. Policy HS4 of the Warwick District Local Plan 2011 - 2029 states that contributions from residential developments will be sought to provide, improve and maintain appropriate open space, sport or recreational facilities to meet local needs. The Council have also adopted a Supplementary Planning Document entitled Open Space together with associated guidance on developer contributions for commuted payments for off-site provision and enhancement of public open space where it is not provided on site. The Open Space team have requested a contribution of £1,228 towards identified improvements to local open spaces. No unilateral undertaking has been put forward to secure such a contribution and therefore, in the opinion of the Local Planning Authority, the proposals do not make adequate provision for open space. The proposals would therefore be contrary to the aforementioned policy and guidance.

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

W/17/1700                      PSP Warwick LLP                      Full planning application including means of access, appearance, landscaping, layout and scale, for the demolition of Covent Garden Multi-Storey car park and pedestrian footbridge, and the erection of mixed use buildings comprising new 2,685m<sup>2</sup> (GIA) offices (use class B1) over four floors including plant room; a new multi-storey car park over four floors, comprising 617 car park spaces and 3 external spaces, 20 motor cycle spaces and 30 cycle spaces; and 44 residential units (use class C3) with 44 cycle spaces for the apartments Covent Garden Multi-Storey Car Park Russell Street CV32 5HZ

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

1. Lack of provision of any affordable housing on site Policy H2 of the adopted Local Plan states that residential development within an urban area on sites of 11 or more dwellings will not be permitted unless provision is made for 40% affordable housing. The adoption and integration of affordable homes into this development would encourage inclusive and mixed communities as recommended in Policy H2. The town council feels strongly that a part of this development within this town centre site should be made available as affordable housing to people wishing to purchase a property in Leamington Spa but who are unable to reach market prices.