



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

12 December 2013

Dear Councillor

PLANNING COMMITTEE –THURSDAY 19 DECEMBER 2013

You are invited to attend a Meeting of the Planning Committee in ROOM 5, at the **TOWN HALL, ROYAL LEAMINGTON SPA**, commencing at **6.30 p.m.** on **THURSDAY 19 DECEMBER 2013**

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 27 November 2013 (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 since the last Meeting (Report No.6)

7. Planning Appeal Notifications

To note the following Planning Appeal Notification:

Application No: W/13/0896
Applicant: Mr R Mann
Site: 12 Grove Place, Leamington Spa, CV31 2DB
Reason: Refusal of Planning Permission for change of use from dwellinghouse to house in multiple occupation.
Appeal Start Date: 22/11/2013

Application No: W/13/0706
Applicant: Mrs Blakeman
Site: 34 Russell Terrace, Leamington Spa, CV31 1EZ
Reason: Refusal of Planning permission for erection of two storey dwellinghouse with associated car parking at the rear after demolition of existing garage.
Appeal Start Date: 22/11/2013

Application No: W/13/1018
Applicant: Mr C Emmett
Site: 1 St Marks Road, Leamington Spa, CV32 6DL
Reason: Refusal of Planning Permission for a proposed new access to frontage from St Marks Road; removal of part of an existing wall and adding a dropped kerb. Proposed construction of wall to create a partition to the parking area.
Appeal Start Date: 14/11/2013

Application No: W/13/1009
Applicant: Mrs Sheila Kleinmann
Site: 77 Coniston Road, CV32 6PF
Reason: Refusal of planning permission for formation of hardstanding to provide driveway in front garden (retrospective application).
Appeal Start Date: Not given

8. Enforcement Appeal Notifications

To note the Enforcement Appeal Notifications (if any)

9. Planning Appeal Decisions

To note the following Planning Appeal Decisions:

Application No. W/13/0337
Applicant: Mr G Ballinger
Site: 113 Radford Road, Leamington Spa, CV31 1JZ
Reason: Appeal against refusal of Planning Permission for change of use from former public house to residential unit.
Appeal: Allowed.

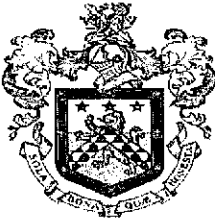
Application No. W/12/1513
Applicant: Mr Gill
Site: 4 Warwick Terrace, Leamington Spa, CV32 5NT
Reason: Appeal against refusal of Planning Permission for the alteration and two storey extension to form mews type dwelling.
Appeal: Allowed.

10. Licensing Applications

To consider a schedule of Licensing Applications (if any)

11. Tree Preservation Order Notifications

To note Tree Preservation Order Notifications (if any)



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 27 NOVEMBER 2013 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

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

An apology was received from Councillor Bill Gifford

In attendance: Sally Panayi (WDC Planning Officer)

90. DECLARATIONS OF INTERESTS AND REQUIREMENTS FOR DISPENSATIONS

There were none.

91. PUBLIC FORUM

There were no members of the public present.

92. MINUTES

The Minutes of the Meeting of the Planning Committee held on 07 November 2013, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 07 November 2013 are confirmed and signed as a correct record.

93. PLANNING APPLICATIONS

W/13/1553 Erection of a single storey dwelling (use Class C3) (Revised proposal. Original granted under W/13/0765). Land r/o 61 eagle Street, CV31 2AT.

RESOLVED that no objection is raised.

W/13/1507 A C Lloyd (Holdings) Ltd. Variation of condition 14 of planning permission No. W/13/0883 to allow external storage on a part of the site to the rear of the proposed building. Site 2100, Hermes Close, CV34 6NY.

RESOLVED that no objection is raised.

W/13/1569 Mr Ralph Gleeson Variation of condition no. 3 imposed on planning permission reference W/05/0841 granted on 5th October 2005 to use the annex as a separate dwelling (Resubmission) 72 Waverley Road, CV31 2DE.

RESOLVED that no objection is raised.

W/13/1573 R J Liggatt Esq. Construction of single storey rear extension. 1 Llewellyn Road CV31 2BJ.

RESOLVED that no objection is raised.

W/13/1531 Mr Lawrence Installation of 2 sash windows to basement with on-structural internal alterations. 55A Willes Road, CV32 4PR.

RESOLVED that no objection is raised.

W/13/1531 Mr Lawrence Installation of 2 sash windows to basement with non-structural internal alterations. 55A Willes Road, CV32 4PR.

RESOLVED that no objection is raised.

W/13/1364 My Friends & Family Ltd. Change of use to a single dwelling house (Use Class 3); demolition of existing rear wing and erection of a two and three storey rear extension incorporating a second floor roof terrace; and erection of a roof extension comprising an increase in the front parapet and ridge height and a rear dormer/second floor extension. The Lodge, Trinity Street, CV32 5UT.

RESOLVED that no objection is raised but the following comments are made: It is noted that the archeological survey is still awaited which may impact on the proposals. The comment made by the Conservation Officer with regard to the unsuitability and impact of the proposed solar panels in the Conservation Area is noted.

W/13/1251 Mr Barney Loft conversion with dormer window to rear and conservation rooflights. 15 Campion Terrace, CV32 4SU.

RESOLVED that no objection is raised.

W/13/1578 NewRiver Retail Change of use of ground floor retail units (Use Class A1) to cafes/restaurants (Use Class A3) (known as units SU1C, SU2A, SU3A, SU3B, SU4, SU5, SU6, SU7A, SU7B, SU8, SU12); construction of a new retailing kiosk (Use Class A3); shopfront alterations; public realm works; and alterations to highway land at the Regent Street entrance. Regent Court, Livery Street.

RESOLVED that no objection is raised but the following comment is made: It is noted that the change of use may increase the risk of an unreasonable degree of noise and disturbance both from the premises and customers which may adversely impact on residents living above these properties. Opening hours should therefore be reasonable.

W/13/1520 Mr Jaswinder Paddan Demolition of outside toilet and conservatory, erection of two storey and construction of single storey extension to provide enlarged kitchen, ground floor bathroom and third bedroom.

RESOLVED that no objection is raised.

W/13/1517 Mr Z Maralani Application for variation of condition 6 of planning application reference W/07/1202 – to allow sale of late night refreshments after 2300 as follows (subject to a valid premises licence); Monday, Wednesday & Sunday 2300-0000, Tuesday, Thursday, Friday & Saturday 23.00-03.00 12A Clarendon Avenue, CV32 5PZ.

RESOLVED that an objection is raised for the following reasons;

1. The extended hours would increase the risk of an unreasonable degree of noise and disturbance which would adversely impact on the occupants living in residential properties in the immediate area.
2. The Police concern that there is no CCTV provision.

W/13/1246 LB Mr Mehrabanpour Change of façade colour from Iceplant green (BS4800 14C 35) to Johnstone's Sandstone (BS 4800 08 C 35) with Pepper at the base. Fixing a wooden cover over an unused door (retrospective). Lansdowne Hotel, 87-89 Clarendon Street, CV32 4PE.

RESOLVED that an objection is raised to the fixing of the wooden cover over the unused door and the door should be reinstated. No objection is raised to the change of façade colour.

W/13/1595 Mr D Dickinson Demolition of existing showroom/offices and erection of a HMO (sui generis) 1 Morrell Street, CV32 5SZ.

RESOLVED that no objection is raised.

W/13/1547 Mr & Mrs Putt. Two storey and single storey side extension. 60 Keir Close CV32 5WE.

RESOLVED that no objection is raised.

W/13/1559 Churchill Retirement Living Variation of Condition 8 of planning permission no. W/13/0897 to prohibit excavations, site works, trenches, channels, pipes, services or fires within the root protection area of any retained tree, rather than within 10m of the canopy as currently stated. Planning permission no. W/13/0897 was for demolition of existing building and redevelopment to form 51 no. sheltered apartments for the elderly. Parmiter House, Arlington Avenue, CV32 5XS.

RESOLVED that no objection is raised.

W/13/1565 Mr & Mrs Rushton. Partial re-roofing of existing garages changing from corrugated flat roof to tiled pitched roof to match existing. 15 Vicarage Road, Lillington CV32 7RH.

RESOLVED that no objection is raised.

W/13/0771 Claremont Homes Internal alterations and change of use of the second floor from self-contained flat to three lettable rooms (C1 Use Class) creating an increase in lettable rooms on site from 5 to 8. Avenue Hotel, Spencer Street, CV31 3 NE.

RESOLVED that no objection is raised.

W/13/1199 Miss Coates Installation of new front door and canopy. 2a Warwick Terrace, CV32 5NT.

RESOLVED that no objection is raised.

W/13/1414 LB Miss Coates Remove existing front door and replace with a new period style front door. 2a Warwick Terrace, CV32 5NT.

RESOLVED that no objection is raised.

W/13/1581 Mr Chander Shukla Erection of single storey rear extension, front porch and demolition of detached garage and new build detached garage to rear garden. 184 Brunswick Street, CV31 2ER

RESOLVED that no objection is raised.

W/13/1541 Sainsbury's Supermarkets Ltd. Minor Material amendment to planning permission no. W/12/0913 comprising the addition of an ATM and subsequent relocation of cycle parking (planning permission no. W/12/0913 was for part demolition, internal alterations, conversion and extension to create a convenience retail food store (use Class A1). The Oak Inn, 89 Radford Road, CV31 1 JY.

RESOLVED that no objection is raised but the following comment is made:
The provision of an ATM for customers and non-customers could potentially lead to extra traffic in the area.

W/13/1568 Mr & Mrs Dulay Conversion of a garage to bedroom and raising of garage roof line. 27 Cowdray Close, Sydenham, CV31 1LB.

RESOLVED that no objection is raised.

W/13/1574 Mr T Bains Rebuilding of part of single storey rear projecting wing with a flat rather than a pitched roof. 6 Clapham Terrace, Cv31 1HY.

RESOLVED that no objection is raised.

W/13/1492 Ms G Hurst Proposed extensions and alterations to create a two storey dwelling with single storey extension to rear. 84 Leicester Lane, Lillington, CV32 7HH

RESOLVED that no objection is raised.

94. **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.

95. **PLANNING APPEAL NOTIFICATIONS**

The following Planning Appeal Notification was reported:

| | |
|-----------------|--|
| Application No: | W/13/0257 |
| Applicant: | Techaid Facilities Ltd. |
| Site: | 1-5 Russell Street, Royal Leamington Spa, CV32 5QA |
| Reason: | Refusal of planning permission for change of use from office use to residential consisting of no. 1 converted into a 7 bedroomed HMO; no. 3 converted to 2 no. flats and no. 5 converted to 2 no. flats. |
| Appeal Date: | 10 December 2013 |

RESOLVED that the Planning Appeal Notification is noted.

96. **ENFORCEMENT APPEAL NOTIFICATIONS**

There were none.

97. **PLANNING APPEAL DECISIONS**

There were none

98. LICENSING APPLICATIONS

The following Premise Licensing Applications were considered:

Application No. WDCPREM00782
Applicant: Turtle Bay Restaurants Ltd.
Address: Unit 11, 17-19 Livery Street, Regents court, CV32 4NG

RESOLVED that an objection is raised to the above application for the following reason:

The Council raised concerns that the granting of a license will increase the risk of unacceptable disruption and noise which would adversely impact on the occupants living in residential properties in the immediate area and may result in the premises becoming predominantly a bar rather than a restaurant.

Should the Licence be approved then the Council recommends that the following conditions are imposed:

1. The provision of service to tables by waiters / waitresses.
2. Alcohol only to be served with substantial meals.
3. Opening hours should be reasonable and should not be extended.

Councillor Copping requested that where the Town Council raises an objection to a licensing application a member of the Town Council's Planning Committee attends the appropriate District Council's Licensing Panel to present the Town Council's objection whenever possible.

100. TREE PRESERVATION ORDER NOTIFICATIONS

There were none.

The meeting commenced at 6.30 pm and finished at 7.25pm

Signed

Dated

| No. | Application No | Applicant | Proposal | Location | Ward | Link to Warwick DC Planning Portal |
|-----|----------------|--------------------------|--|---|-----------|---|
| 1 | W/13/1601 | Parochial Church Council | Refurbishment of church hall, replacing timber cladding with PVC cladding and replacement UPVC windows. | St John the Baptist Church Hall, Tachbrook Street, CV31 3BN | Brunswick | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa[=WARWI_DCAPR_69371 |
| 2 | W/13/1592 | Mr Dal Theora | Replacement of large single window on first floor with two smaller matching windows to facilitate internal alterations to create an additional bedroom for rented accommodation. | 29 Clemens Street, CV31 2DP | Brunswick | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa[=WARWI_DCAPR_69362 |
| 3 | W/13/1615 | Mr Singh | Erection of a detached dwelling after demolition of existing workshop (amendment to scheme previously approved under planning permission No. W/11/1365 including an increased eaves and ridge height and a front porch). | 2a Alexander Road, CV31 2DG | Brunswick | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa[=WARWI_DCAPR_69385 |
| 4 | W/13/1687 | Waterloo House Group | Demolition of garages and construction of 7 no new dwellings (5 no 2 storey houses and 2 no maisonettes) with associated access, parking and landscaping. | Site off Henley Road, CV31 2NY | Brunswick | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa[=WARWI_DCAPR_69503 |
| 5 | W/13/1682 | Ms Jenny Crowther | Demolition of garages and construction of 5no. New dwellings (3 no. 2 storey houses and 2no. Bungalows) with associated access, parking and landscaping. | Garages 1-40, Bourton Drive, Whitnash, Learnington Spa | Brunswick | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa[=WARWI_DCAPR_69498 |

| No. | Application No | Applicant | Proposal | Location | Ward | Link to Warwick DC Planning Portal |
|-----|----------------|----------------------------------|--|---|-----------|---|
| 6 | W/13/1566 | Cash Generator | Display of non-illuminated individual letters on an aluminium fascia panel. | 138 Parade, CV32 4AG | Clarendon | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 69336 |
| 7 | W/13/1622 LB | Cash Generator | Installation of non-illuminated individual letters on an aluminium fascia panel and painting of shopfront. | 138 Parade, CV32 4AG | Clarendon | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 69392 |
| 8 | W/13/1603 | Midland Assured Developments LLP | Removal of condition 3 of planning permission W/12/0241 (Condition requires 10% on-site renewable energy production. | 131-135 Regent Street, CV32 4NX | Clarendon | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 69373 |
| 9 | W/13/1642 | Revelan UK Ltd | Variation of condition 2 imposed upon W/12/0655 to allow a minor material amendment to approved drawings to include single storey rear side extension to kitchen and amendments to external ground floor openings on the rear elevation. | 33-39 Regent Grove | Clarendon | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 69431 |
| 10 | W/13/1612 | Miss Ashington | Part demolition of roof of existing rear extension; conversion of remaining loft space in rear extension to an enclosed garden room; construction of a second floor roof terrace and a third floor sun terrace. | The Mews, Trinity House, Trinity Street, CV32 5YN | Clarendon | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 69382 |
| 11 | W/13/1677 | Mr & Mrs Powling | Erection of a single storey side extension. | 20 Binswood Avenue, CV32 5SQ | Clarendon | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 69493 |

| No. | Application No. | Applicant | Proposal | Location | Ward | Link to Warwick DC Planning Portal |
|-----|-----------------|------------------|---|---|-----------|---|
| 12 | W/13/1644 | Mr Satpal Gangar | Change of use of ground floor from offices and conversion to residential (Use Class C3) to form a single dwelling unit in the entire building. | 18 Lansdowne Street, CV32 4SP | Clarendon | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69436 |
| 13 | W/13/1690 | Mr Botsis | Change of use from a shop (Use Class A1) to a café/restaurant (Use Class A3) | The Sandwich shop, 17 Parade, CV32 4AE. | Clarendon | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69506 |
| 14 | W/13/1691 LB | Mr Botsis | Installation of non-illuminated individual fascia letters. | The Sandwich Shop, 17 Parade, CV32 4AE | Clarendon | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69507 |
| 15 | W/13/1597 | Mr & Mrs Bull | Construction of a 2 storey side extension, rear extension and garage conversion to provide a new garage and further bedroom, orangery, utility room and study. | 8 Redcar Close, Lillington, CV32 7SU | Crown | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69367 |
| 16 | W/13/1604 | Mr Cardall | Construction of a rear single storey extension and decking at finished floor level. Conversion of and front extension to existing carport/store to become a habitable space. Construction of front porch. | 12 Kelvin Road, Lillington, CV32 7TE | Manor | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa =WARWI_DCAPR_69374 |

| No. | Application No | Applicant | Proposal | Location | Ward | Link to Warwick DC Planning Portal |
|-----|----------------|-------------------------|--|-------------------------------|-----------|---|
| 17 | W/13/1643 | Binswood Mansions Trust | Demolition of house and garages; construction of block of 6 flats with new garaging with accommodation over including ancillary site management office, closure of 1 existing access and widening of another with provision of additional parking spaces, siting of 26 solar panels on new building and existing garage roofs. | 16 Arlington Avenue, CV32 5UD | Manor | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI DCAPR 69435 |
| 18 | W/13/1590 | Mr Dave Bowcutt | Erection of rear boundary wall and modification to existing garden wall. | 24 Granville Street, CV32 5XN | Manor | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI DCAPR 69360 |
| 19 | W/13/1605 | Mr Wilson | Erection of single storey and part double storey rear extension. New porch to front of house. | 27 Beverley Road, CV32 6PH | Milverton | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI DCAPR 69375 |
| 20 | W/13/1610 | Mr & Mrs Loeffler | Demolition of an existing single storey rear / side extension. | 14 Warwick Place, CV32 5BJ | Milverton | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI DCAPR 69380 |
| 21 | W/13/1537 | Puddleducks & Posh Ltd | Proposed erection of open sided canopy to the children's play area to the rear of the building. | 20 Rugby Road, CV32 6DG | Milverton | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI DCAPR 69260 |
| 22 | W/13/1630 | Mr & Mrs Ruffell | Demolish existing rear single storey building and erection of single storey rear and single storey side extension. | 8 York Road, CV31 3PR | Milverton | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI DCAPR 69404 |
| 23 | W/13/1649 | Mr Scott Simpson | Alterations / extensions | 12 Church Hill, CV32 5AY | Milverton | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI DCAPR 69443 |

| No. | Application No. | Applicant | Proposal | Location | Ward | Link to Warwick DC Planning Portal |
|-----|-----------------|--------------------------------|--|---|-----------|---|
| 24 | W/13/1680 | Mr Sanghera | Internal re-modelling to combine 28a & 28 Grove St into single family dwelling house, replacement rooflights on front elevation, insertion of rooflight on rear elevation, insertion of window to front lightwell, replacement of rear lightwell window with glazed folding doors. | 28 Grove Street CV32 5AJ | Milverton | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69496 |
| 25 | W/13/1681 LB | Mr Sanghera | Internal re-modelling to combine 28a & 28 Grove St into single family dwelling house, replacement rooflights on front elevation, insertion of rooflight on rear elevation, insertion of window to front lightwell, replacement of rear lightwell window with glazed folding doors. | 28 Grove Street CV32 5AJ | Milverton | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69497 |
| 26 | W/13/1639 | Warwickshire County Council | Removal of section of existing railings and installation of a replacement gate and railings. | Leamington Spa Railway Station, Old Warwick Road, CV31 3NS | Milverton | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69424 |
| 27 | W/13/1640 LB | Warwickshire County Council | Removal of section of existing railings and installation of a replacement gate and railings. | Leamington Spa Railway Station, Old Warwick Road, CV31 3NS | Milverton | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69425 |
| 28 | W/13/1606 | Ms Rickett | Single storey rear extension. | 38 Plymouth Place, CV31 1HN | Willes | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69376 |
| 29 | W/13/1679 | Mr Humphries | Erection of two storey detached outbuilding. | 1 Waterloo Street CV31 1JU | Willes | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_69495 |

| No. | Application No | Applicant | Proposal | Location | Ward | Link to Warwick DC Planning Portal |
|-----|----------------|-----------|---|------------------------------|---------|---|
| 30 | W/13/1562 | Mr Nayyar | Conversion of shop into a separate self-contained flat (use Class C3) (retrospective application) | 6 Farley Street, CV31 1HB | Willies | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyValue=WARWI DCAPR 69315 |



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 19 DECEMBER 2013

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

W/13/1432 Tara & Company Change of use of the existing residential dwelling (C3 Use Class) to a 7-bedroom house of multiple occupancy (C4 Use Class) with the retention of two existing 2-bedroom apartments. 1 Charlotte Street, CV31 3EB

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

The Council considered that some of the accommodation appeared rather small.

WDC Reason for Decision

1. *The proposals would cause unacceptable harm to the living conditions of nearby residents by exacerbating the concentration of HMOs and student accommodation in this area.*
2. *The existing access is of insufficient width to serve multiple residences and should have a minimum width of 5 metres for a distance of 7.5 metres to enable two cars to pass one another. The proposed scheme will have a higher off-street parking requirement and there is concern that the higher intensity of vehicular movements will result in cars having to wait within the limits of the public highway while another exists, creating a potential conflict between vehicles and an obstruction to the free flow of traffic, exacerbating the situation to the detriment of highway safety.*

W/13/1496 RW Harris Signs & Display Ltd New signs and refurbishment of existing signs (retrospective). Jewson, Rugby Road, CV32 6AR

RESOLVED that no objection is raised.

WDC Reason for Decision to refuse Advertisement Consent for display of new Flag signs.

The flag signs taken together with existing sign boards result in visual clutter and adversely impact upon the visual amenities and character of the street scene and setting of the adjacent conservation area by reason of their height and prominent position.

