



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 8TH JUNE 2022

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

W/21/2282 Mr Mudan Change of use from printing shop
(Use Class E) to a drinking establishment (Sui Generis) 28 Clemens
Street CV31 2DL

RESOLVED that no objection is raised.

WDC Reasons for Refusal:

Warwick District Local Plan Policy BE3 requires all development to have an acceptable impact on the amenity of nearby users or residents.

In the opinion of the Local Planning Authority it is considered that the proposed change of use from a shop to a drinking establishment would result in material harm to the living conditions of neighbouring residents by reason of unacceptable levels of noise disturbance and anti-social behaviour. The applicant has been unable to suitably demonstrate how these adverse impacts could be effectively mitigated.

W/22/0394TC Freshwave Facilities Limited Prior
approval for the erection of an 20.0m telecommunications monopole, 4no. equipment
housing cabinets and associated ancillary works Verge adjacent
to MKM Building Supplies Junction of Juno Drive/Queensway CV31 3RG

RESOLVED that no objection is raised.

WDC Reasons for Refusal:

In the opinion of the Local Planning Authority the introduction of an 2.4m tall boundary enclosure surrounding the proposed monopole in this location would not accord with the provisions of Schedule 2, Part 16, Class A of the General Permitted Development Order (2015) as amended, as it is not a structure ancillary to and reasonably required for the purposes of the radio equipment housing. No other street telecoms installation in the District has such a feature and therefore it is not considered to be "required". Furthermore, the fence would cause unacceptable harm to the character and appearance of the area.