



THE TOWN COUNCIL

OF

ROYAL LEAMINGTON SPA

TOWN HALL, PARADE,

ROYAL LEAMINGTON SPA

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ROBERT NASH ACIS DMS

Clerk to the Town Council

12th September 2019

Dear Councillor

PLANNING COMMITTEE – THURSDAY 19th SEPTEMBER 2019

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 19th SEPTEMBER 2019**.

Yours faithfully,

CLERK TO THE TOWN COUNCIL

To: Councillors: Alty, Atwal, Boulton, Brunson, Calver, Choudry, McAllister and Wilkins

(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 for absence.
2. Declarations of Interest and 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 meeting of the Planning Committee held on 29th August 2019 (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 note the following Planning Appeal Notifications:

Application No: W/19/0554

Applicant: Mr J Jarvis

Site: 28 Charnwood Way Lillington CV32 7BU

Description: Extension to existing 2m fence along the northern boundary

9. Planning Appeal Decisions

To consider the following Planning Appeal Decision:

Application No: W/18/2212

Applicant: Sureway Property Services Group

Site: Unit 1 Moss Street CV31 2DA

Description: Removal of Condition 15 of planning permission ref: W/15/2154 [Demolition of existing commercial buildings and erection of a 47 bedroomed House in Multiple Occupation (HMO)] to allow for unrestricted occupancy.

Decision: Dismissed

Application No: W/18/1276

Applicant: Miss Melanie Duggan

Site: 2 Satchwell Place CV31 1HT

Description: Replacing high 6ft fencing panels in poor condition on both sides and across garden with new feather boarding – 4ft high (with small 6ft privacy fence) – to enclose 3 sides of new garden

Decision: Dismissed

10. Tree Preservation Orders

To consider the following Tree Preservation Orders, if any.

11. AOB



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 29th AUGUST 2019 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA**

Present: Councillors Julija Boulton, Janet Alty, Navdeep Kaur Atwal, Mubarik Chowdry, Jennifer McAllister, David Brunson, Sarah Boad and Nick Wilkins

Apologies: Councillor Heather Calver

53. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

Councillor Boulton declared a non-pecuniary interest in application W/19/1310 by reason of being a near neighbour of the application site and knowing other neighbours and Councillor Alty declared a non-pecuniary interest in application W/19/1310 by reason of being a former neighbor of the application site and knowing other current neighbours.

54. PUBLIC FORUM

No representations were made

55. MINUTES

The Minutes of the Planning Committee held on 8th August 2019, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 8th August 2019 are confirmed and signed as a correct record.

56. MATTERS ARISING

There were none.

57. 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/19/1172 Mr G Singh Hip to gable roof conversion, erection
of two storey side and rear extension and single storey front extension 9
Grosvenor Road CV31 2NN

RESOLVED that no objection is raised

W/19/1166 Ms G Johal Change of use of existing 6 bed house in
multiple occupation (C4) to a 9 bed house in multiple occupation (sui generis)
48 Kingsway CV31 3LF

RESOLVED that no objection is raised - the Town Council notes there could be some potential noise issues between the main lounge and the bedroom coming off it on the ground floor

W/19/1176 Mrs Jagdish Malle Retrospective change of use from C3 residential to 4 bedroom C4 House in Multiple Occupation 6 Villiers Street CV32 5YH

RESOLVED that no objection is raised - the Town Council notes a lack of on site parking provision for this HMO meaning more cars potentially parking in surrounding streets and the very poor quality of the plans submitted (lines not drawn straight, no room dimensions shown and written on the back of a letter from Western Power Distribution).

In accordance with the Council's Code of Conduct, Councillor Boulton, having declared a non-pecuniary interest in the below item by reason of being a near neighbour of the application site and knowing other neighbours, and Councillor Alty, having declared a non-pecuniary interest in the below item by reason of being a former neighbour of the application site and knowing other current neighbours, remained in the meeting and took part in the discussion.

W/19/1310 Housing Services Change of use from a 11 bed hostel (sui generis) to a hostel for up to 30 people (sui generis) (retrospective) William Wallsgrove House 26 Lillington Road

RESOLVED that an objection is raised on the following grounds:

1. Negative impact on the neighbours' amenity in terms of noise, disturbance and nuisance
2. Detrimental effect on the character of the Conservation Area

The Town Council is very concerned that no planning permissions were sought prior to these works taking place on a building owned by the local planning authority and as a consequence no consultations with neighbours took place. Issues such as those described in the planning grounds above could have been addressed/avoided much earlier in the process.

W/19/1055 Mr Tony Johnson Demolition of existing chimney and proposed erection of 3 new dormer windows within the rear roofslope and a first floor rear extension, installation of roof lights to front elevation. Addition of 2nd floor side facing window and replacement of side facing window at first floor level within the side elevation of the existing two storey rear extension. This application is a resubmission of W/19/0120 The Limes 21 Beauchamp Avenue Leamington Spa CV32 5RG

RESOLVED that no objection is raised - the Town Council concurs with the Conservation officer with regard to the need to have the middle dormer be moved on the roof so it is evenly spaced between the other two, the lack of evidenced need for the front rooflights and the materials to be used for the new windows.

W/19/1056LB Mr Tony Johnson Demolition of existing chimney and proposed erection of 3 new dormer windows within the rear roofslope and a first floor rear extension, installation of roof lights to front elevation. Addition of 2nd floor side facing window and replacement of side facing window at first floor level within the side elevation of the existing two storey rear extension. This application is a

resubmission of W/19/0120 The Limes 21 Beauchamp Avenue Leamington
Spa CV32 5RG

RESOLVED that no objection is raised - the Town Council concurs with the Conservation officer with regard to the need to have the middle dormer be moved on the roof so it is evenly spaced between the other two, the lack of evidenced need for the front rooflights and the materials to be used for the new windows.

W/19/1173 Mr Dass Erection of two storey rear extension 50
Cubbington Road CV32 7AB

RESOLVED that no objection is raised

W/19/1269 Mr Liddar Singh Erection of two storey side extension, wrap
around single storey rear extension, and a porch extension. 28 Kelvin Road
Lillington CV32 7TE

RESOLVED that no objection is raised

W/19/1167 Mr David Manning Retention of existing boundary wall,
gates, piers and railings in a modified form (stone pier caps and top two courses of
brickwork on each pier to be removed and replaced by a single soldier course of
matching bricks) 77 Northumberland Road CV32 6HQ

RESOLVED that no objection is raised

W/19/1198 Mr & Mrs Davis Proposed erection of a single storey front
extension, two storey rear extension, pitched roof over existing side extension and
changes to the external facing materials on all elevations of the dwelling house
7 The Fairways CV32 6PU

RESOLVED that no objection is raised

W/19/1236 Bennetts Bricklaying Contractors Internal refurbishment of
existing dwelling including the conversion of the existing basement 33 Fairlawn
Close CV32 6EN

RESOLVED that no objection is raised

W/19/1215 Mr H Rivera New dormer windows to rear of existing roof
41 Northumberland Road CV32 6HF

RESOLVED that no objection is raised - however, the Town Council notes that the large dormer window appears to cut through the eaves line of the house and is neither a sensitive nor modest dormer window therefore contravenes WDC's Residential Design Guide

W/19/1181 Mr & Mrs McElligot Application for variation of condition 2
(approved plans) of planning permission W/18/2318, for the erection of a two storey
side extension following the demolition of the existing garage 9 Radford
Road CV31 1NG

RESOLVED that no objection is raised - however, the Town Council concurs with the Conservation officer with regard to the dormer window needing to be smaller, located in the lower 2/3rds and not be cutting through the eaves line.

W/19/0868 Mr Greaves Demolition of existing garage and erection of 1
no. new dwelling 63 Russell Terrace CV31 1HE

RESOLVED that an objection is raised on the following grounds:

1. The proposed building is overdevelopment of the front of this site and unbalances the existing building.
2. Not in keeping with the Conservation Area and having an adverse impact on the streetscene

58. PLANNING DETERMINATIONS

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

59. PLANNING APPEAL NOTIFICATIONS

There were none

60. PLANNING APPEAL DECISIONS

Application No: W/19/0281
Applicant: K. Kandola
Site: Eversleigh House, 2 & 4 Clarendon Place
Description: Development of external works to provide car parking and landscaping
Decision: Appeal Dismissed

61. TREE PRESERVATION ORDERS

There were none.

62. ANY OTHER BUSINESS

There was none

The meeting commenced at 6:00pm and concluded at 7:15pm.

Signed

Dated



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 19TH SEPTEMBER 2019

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

W 19/0737 Mr A Johnson Erection of front wall and railings along front boundary The Limes 21 Beauchamp Avenue CV32 5RG

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. Furthermore, Policy HE2 of the Warwick District Local Plan 1996-2011 requires that development preserves or enhances the special architectural and historic interest and appearance of the District's Conservation Areas.

The proposal relates to a Listed Building within a Conservation Area and it is considered that the proposed development would be harmful to the character and appearance of both the setting of the listed building and character and appearance of the wider Conservation Area by reason of the proposed scale and design of the front boundary treatment. Remnants of the original front boundary wall remain in situ along with a hedge. It is considered that the proposed boundary treatment should be of similar design and scale to the original boundary treatment, comprised of a low brick plinth and railings drilled individually into the coping stone, in order to preserve the character and appearance of both the building itself and the Conservation Area.

The proposed boundary treatment fails to relate to the prevailing character of Beauchamp Avenue because the height of the proposed wall and piers is at odds with the majority of boundary treatments on the street scene, therefore causing harm to the character of the Conservation Area.

W/19/1167 Mr David Manning Retention of existing boundary wall, gates, piers and railings in a modified form (stone pier caps and top two courses of brickwork on each pier to be removed and replaced by a single soldier course of matching bricks) 77 Northumberland Road CV32 6HQ

Policy BE1 of the Warwick District Local Plan 2011-2029 states that new development will be permitted where it positively contributes to the character and quality of its environment through good layout and design. Development proposals should demonstrate that they harmonise with, or enhance, the existing settlement in terms of physical form so that the established character of the streetscene is respected. Policy BE1 states that in order to do this the development should adopt appropriate materials and details and respect the surrounding buildings in terms of scale, height, form and massing.

Policy HE2 of the Warwick District Local Plan 2011-2029 requires development to preserve or enhance the special architectural and historic interest of the District's Conservation Areas. In the opinion of the

Local Planning Authority, the front boundary treatment, comprised of brick pillars which decrease in height from approx. 1.89 metres to 1.60 metres, with soldier brick course topping, metal railings and gates, is considered to be at odds with the established character of the Northumberland Road and this part of the Conservation Area.

It is considered that the height of the brick pillars coupled with the railings creates a fortress like structure, at odds with the relatively open character of the Northumberland Road. By virtue of its height and design, the development creates unacceptable prominence and is at odds with the character of what is a very modest dwelling. The prevailing character for boundary treatments of this immediate area is comprised of low lying, discrete walls that do not create any sense of grandeur or status in the street scene. The development fails to preserve or enhance the special architectural and historic interest of the Conservation Area by virtue of its height and therefore the boundary treatment appears incongruous within the streetscene. The proposal is therefore contrary to the above Local Plan policies.

To grant permission would set an undesirable precedent whereby the LPA would find it increasingly difficult to resist similar proposals.

| No | Application | Applicant | Proposal | Location | Ward | Link to Portal |
|----|-------------|---------------------|---|--|-----------|---|
| 1 | W/19/1186 | Mr Kulvinder Sahota | Erection of additional upper floor and change of use from 3 bed flat (Class C3) to 5 bed HMO (Class C4) | 19 Brunswick Street CV31 2DS | Brunswick | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84273&activeTab=summary |
| 2 | W/19/1265 | Mr S Walton | Change of use of Class C3 (residential unit) to Class C4 (HMO) | 21 Elizabeth Road Queensway CV31 3LJ | Brunswick | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84362&activeTab=summary |
| 3 | W/19/1299 | RLS Property Ltd | Change of use of C3 dwelling to C4 House in Multiple Occupation for up to six residents (retrospective) | 19 Camberwell Terrace CV31 1LP | Brunswick | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84396&activeTab=summary |
| 4 | W/19/1539 | Mr Jaswinder Uppal | Prior Approval for proposed change of use from retail (Class A1) to dwellinghouse (Class C3) under schedule 2, part 3, class M of the GPDO 2015 | 36 Lee Road CV31 3JQ | Brunswick | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84666&activeTab=summary |
| 5 | W/19/1538 | Mr A Baag | Single storey rear extension and proposed dormer extension | 6 Prospect Road CV31 2BY | Brunswick | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84663&activeTab=summary |

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| 6 | W/19/1437 | Mr M Hither | Erection of single storey rear extension | 57 Waverley Road CV31 2DE | Brunswick | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84540&activeTab=summary |
| 7 | W/19/0686 | Mr Mike Cant | Proposed alterations to dwelling to create a separate live-work unit | 95 Upper Holly Walk CV32 4JS | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 83724&activeTab=summary |
| 8 | W/19/1041 | Mr & Mrs Newman | Proposed change of use from existing offices to 3 no. one bed residential flats to first, second and third floors only | 3 Euston Place CV32 4LN | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84111&activeTab=summary |
| 9 | W/19/1179 | Freemont Property Ltd | Removal of all existing timber framed windows and balcony doors and replacement in double-glazed aluminium framed alternatives. Colour and design to match existing | Carlton House 16 Regent Street CV32 5HQ | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84266&activeTab=summary |
| 10 | W/19/1298 | Mr I Dopson | Construction of rear dormer window, internal alterations and replan of existing covered entrance porch | 162 Trinity Street CV32 5GY | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84395&activeTab=summary |
| 11 | W/19/1312 | Mr S Duthie | Erection of timber sun house in rear garden and work to front entrance comprising of removing existing concrete steps and replace Yorkstone to same design, provision of wrought iron balustrade and handrail to either side entrance 900mm high | 30 Church Hill CV32 5AY | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84409&activeTab=summary |

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| 12 | W/19/1420LB | Mr & Mrs Fairbairn | Installation of 2 no. rear rooflights in single storey rear extension (retrospective) | 4 Binswood Avenue CV32 5SQ | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84520&activeTab=summary |
| 13 | W/19/1317 | Mr Prustin | Reinstate existing lightwell and window to front elevation | 35 Portland Street CV32 5EY | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84414&activeTab=summary |
| 14 | W/19/1535 | CMP Ltd | Prior Approval for proposed change of use of building from office use (B1a) to residential use (C3) under schedule 2, part 3, class O of the GPDO 2015 | 62 Brandon Parade CV32 4JE | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84659&activeTab=summary |
| 15 | W/19/1247LB | Mrs Susie Roberts | Proposed removal of sections of basement internal wall and the insertion of additional steel supports to form open plan accommodation for an alternative layout to the Kitchen and Living Room areas. Proposed installation of doors on the west elevation of front light well underneath the front bridge to ground floor entrance. | 11 Binswood Avenue CV32 5SE | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84341&activeTab=summary |
| 16 | W/19/2387 | TAG Exclusive Properties Urban Ltd; Mr David J Tucker and Mrs Barbara L Tucker | Amended plans: Demolition of existing building (currently Peacocks) and construction of new building comprising retail space and servicing area on ground floor with residential accommodation above on five floors creating 26 apartments consisting of 9x one beds; 16x two beds and 1x three bed. | 73 Warwick Street CV32 4RQ | Clarendon | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 82845&activeTab=summary |
| 17 | W/19/1184 | Mr H Corrick | Proposed erection of two storey side and rear extension | 2 St Andrews Road Lillington CV32 7EU | Lillington | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84271&activeTab=summary |

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| 18 | W/19/1322 | Mr C Hewison | Erection of two storey side and single storey rear extension. Materials to match existing. | 14 Kinross Road CV32 7EE | Lillington | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_844198&activeTab=summary |
| 19 | W/19/1431 | Mr Joe Lloyd | Erection of single storey side extension | 77 Taylor Avenue Lillington CV32 7SA | Lillington | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84533&activeTab=summary |
| 20 | W/19/1336 | Mrs J Rigby | Rear and part side traditional single storey extension, demolition of existing extension and stand alone garage | 28 Highland Road Lillington CV32 7EG | Lillington | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84433&activeTab=summary |
| 21 | W/19/1450 | Mr & Mrs Welby | Single storey rear extension following demolition of conservatory and infilling existing porch | 6 Overall Grove CV32 6HP | Milverton | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84554&activeTab=summary |
| 22 | W/19/1397 | Mr David Fisher | New rear extension | 167 Rugby Road CV32 6DP | Milverton | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84496&activeTab=summary |
| 23 | W/19/1435 | Mr J Pamham | Erection of single storey rear extension | 10 MossPaul Close CV32 6NP | Milverton | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84538&activeTab=summary |

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| 24 | W/19/1443 | Ms A Collins | Following removal of existing ground floor garage and conservatory, the proposal is for the construction of a 2 storey side, single storey rear extension and enlarged porch to provide an enlarged kitchen/dining room, utility room, WC, study and play room at ground floor level and a further bedroom at first floor level. Materials to match existing. | 5 Freemans Close CV32 6EY | Milverton | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84546&activeTab=summary |
| 25 | W/19/1447 | Mrs Rachel Field | Proposed change of use from light industrial uses to D1 (drum teaching) | Unit 5 Railway Arches Bath Place CV31 3AQ | Victoria Park | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84551&activeTab=summary |
| 26 | W/19/0755 | The Box Factory | Amended plans: Extension to existing unloading bay canopy and relocation of existing 2.4 metre high boundary fence adjacent to Berrington Road | U B Foods St Marys Road CV31 1QB | Willes | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_83799&activeTab=summary |
| 27 | W/19/1355 | Leamington Central Ltd | Sub-division of existing unit to create 5 B1/B2/B8 units with associated access, parking and external alterations including partial demolition and re-cladding | Polestar Foods Ltd St Marys Road CV31 1QB | Willes | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84452&activeTab=summary |
| 28 | W/19/1393 | Ms S Cassidy | Demolition of conservatory and erection of single storey rear extension with balcony area and rear roof dormer | 157 Leam Terrace CV31 1DF | Willes | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84492&activeTab=summary |
| 29 | W/19/1413 | GSK Developments Ltd | Notification for prior approval for a proposed change of use from an existing office (Class B1a) to a dwelling (Class C3) | Ground Floor, 2A Leam Terrace CV31 1BB | Willes | https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84513&activeTab=summary |

