



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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18 September 2013

Dear Councillor

PLANNING COMMITTEE – WEDNESDAY 25 SEPTEMBER 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 **WEDNESDAY 25 SEPTEMBER 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 4 September 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 Planning Appeal Notifications (if any)

8. Enforcement Appeal Notifications

To note the Enforcement Appeal Notifications (if any)

9. Planning Appeal Decisions

To note Planning Appeal Decisions (if any)

10. Tree Preservation Order Notifications

To note the Tree Preservation Order Notification (if any)



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 4 SEPTEMBER 2013 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

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

In attendance: Emma Spandley (WDC Planning Officer)

52. DECLARATIONS OF INTERESTS 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/13/1086 for which they may have a disclosable non-pecuniary interest by virtue of being a Member of Warwick District Council.

53. PUBLIC FORUM

There were no members of the public present.

54. MINUTES

The Minutes of the Meeting of the Planning Committee held on 15 August 2013, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 15 August 2013 are confirmed and signed as a correct record.

55. PLANNING APPLICATIONS

W/13/1059 ADP Properties Ltd. Erection of a two storey rear extension; a rear boundary wall and the conversion of the existing offices to 2no. one bedroom flats (Resubmission of W/13/0590). 25 Clemens street CV31 2DP.

RESOLVED that no objection is raised.

W/13/1060 CA ADP Properties Ltd. Proposed Ground floor rear extension to retail shop to form store and toilet facilities. Demolition of part of the rear store building, building up a side first floor wall to close off a flying freehold area and building of a rear 2.4m high boundary brick wall, where the rear building has been removed. Formation of a first floor rear extension and conversion of first floor offices into 2 one bedroom flats. 25 Clemens Street. CV31 2DP

RESOLVED that no objection is raised

W/13/1029 Mr Costelloe Demolition of existing detached garage before erection of new garage with the same footprint. 59 Hitchman Road CV31 3QH.

RESOLVED that no objection is raised

W/13/1081 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. 72 Waverley Road Cv31 2DE

RESOLVED that no objection is raised

W/13/1105 GSP Construction Erection of first floor extension within courtyard to create new study space within existing raised structure. Station House, Old Warwick Road CV31 3NS.

RESOLVED that no objection is raised

W/13/1146 Mr West Proposed single storey rear and side extension and proposed rear dormer window. 17 Rosefield Street CV32 4HE.

RESOLVED that no objection is raised

W/13/1107 Kigass Conversion of garages and workshops to three flats including parking, cycle storage and bin storage. 18 Hill Street CV32 5XT

RESOLVED that no objection is raised

W/13/1094 Mr Feaczek Change of use from B1 Offices to mixed use of Photographic Studio and Print Studio (Sui Generis). 2 Park Street CV32 4QN.

RESOLVED that no objection is raised

W/13/1088 Mr Chinn Erection of a new dwelling house (Use Class C3) (Resubmission of W/13/0599) 42 Princes Street CV32 4TZ.

RESOLVED that no objection is raised

W/13/0571 LB Travel Management Group PLC Erection of a flood wall system to 2 lower basement doors and 4 air bricks to prevent flooding. 9-11 Dormer Place Cv32 5AA.

RESOLVED that no objection is raised

W/13/0586 Travel Management Group PLC Flood defence system for office. Floodwall door x 2 doors & air brick flood-defence covers x 2.

RESOLVED that no objection is raised

W/13/0616 Mr & Mrs D Clayton-Wright Internal and external alterations. 118 Parade CV32 4AQ.

RESOLVED that no objection is raised but the following comment is made regarding the lack of on-site parking. A Section 106 agreement should be made to prohibit residents of the proposed dwelling from obtaining residents' permits

W/13/0617 LB Mr & Mrs D Clayton-Wright Alterations associated with change of use of upper floor stock rooms to one dwelling. 118 Parade CV32 4AQ.

RESOLVED that no objection is raised but the following comment is made regarding the lack of on-site parking. A Section 106 agreement should be made to prohibit residents of the proposed dwelling from obtaining residents' permits

W/13/1064 LB Mr Hesketh Installation of railings, removal of existing brick steps and installation of new brick steps to basement access to front with a white metal handrail; insertion of an external door to the lower ground floor at rear; replace two windows within the rear extension with timber sliding sash; insert double doors to the ground floor part of the extension; erection of a single storey rear extension to basement level to create a raised platform and steps at first floor level. Internally - block up existing opening between the two lower ground floor rooms; open up the two main rooms at ground level; create a WC with partition walls in the rear room at ground floor; create a shower room between the main rooms at second floor. 35 Binswood Avenue CV32 5SE.

RESOLVED that no objection is raised

W/13/1001 Mr Purba Construction of two storey rear extension. 48 Northumberland Road. CV32 6HB.

RESOLVED that no objection is raised

W/13/1093 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

W/13/1078 Mr G Howard Proposed conversion of basement to study and creation of new light well and window. 29 Highfield Terrace CV32 6EE.

RESOLVED that no objection is raised

W/13/1063 People in Action Proposed new entrance porch. 49 Northumberland Road CV32 6HF.

RESOLVED that no objection is raised

W/13/1086 Warwick District Council Alterations and extensions to Bowls Pavilion. Bowling Pavilion, Victoria Park, Archery Road CV31 3PT.

RESOLVED that no objection is raised

W/13/1135 LB Mr Crowther Repainting of the exterior (part retrospective) Coventry Arms, 23 Guyscliffe Road, CV32 5BZ.

RESOLVED that no objection is raised

W/13/1123 Mr Bahi Demolish industrial unit and erect 7 no. residential studios with bin store, cycle store and boundary walls. Cross Road Commercial Centre, Cross Road CV32 5PD.

RESOLVED that no objection is raised and the following comments are made:
The demolition of this derelict building is welcomed as is the change of use to residential. Members are aware of existing car parking problems in the surrounding area and they would wish Warwick District Council and Warwickshire County Council to discuss and agree an appropriate solution for the benefit of all residents.

W/13/1108 LB EHB Residential Limited. Proposed widening of an internal doorway. Somerset House, Clarendon Place CV32 5QN.

RESOLVED that no objection is raised

W/13/1101 Mr Wright Proposed erection of boundary wall and fence with access gate to side of dwelling house. 2 Bakehouse Cottages, Gordon Street, CV31 1HR.

RESOLVED that no objection is raised

W/13/1141 Mr & Mrs Michael Leahy Proposed first floor extension above garage. 231 Chesterton Drive CV31 1YJ

RESOLVED that no objection is raised

56. 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.

57. PLANNING APPEAL NOTIFICATIONS

To note the following Planning Appeal Notification

Application No.	W/13/0681
Applicant:	Lewis & Lewis
Site:	5-6 Milverton Crescent West, Leamington Spa, CV32 5NE
Development:	Demolition of two buildings; retention of existing coachhouse and conversion into a single dwelling; erection of six new dwellings and provision of car parking.
Appeal:	Refusal of Planning Permission.

RESOLVED that the Planning Appeal Notification is noted.

58. ENFORCEMENT APPEAL NOTIFICATIONS

There were none.

59. PLANNING APPEAL DECISIONS

There were none

60. TREE PRESERVATION ORDER NOTIFICATIONS

There were none.

The meeting commenced at 6.30 pm and finished at 6.55pm

Signed

Dated

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
1	W/13/1189	R W Harris Signs & Display Ltd.	Display of externally illuminated fascia signs and a non-illuminated free-standing sign.	Jewson Ltd. Old Warwick Road, CV31 3NT	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_68814
2	W/13/0833	Intercountry Properties	Erection of side and front extensions; subdivision of building into two separate units; alterations to car park and service yard; and variation of condition 4 of planning permission no. W91/1268 to allow unrestricted Class A1 retail use (condition 4 currently restricts use of the premises to a DIY store only)	Home base Ltd. Myron Road, CV31 3NY.	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_68304
3	W/13/1155	Mr & Mrs Brar	Change of use of a first floor office to 2no. 1 bedroom flats.	13a Park Street CV32 4QN	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_68768
4	W/13/0848	Mr Carlo Valle	Erection of single storey rear extension (retrospective application - amendment to scheme approved under planning permission no W11/1390)	5 Clarendon Square CV32 5QJ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_68345
5	W/13/0849 LB	Mr Carlo Valle	Erection of single storey rear extension (retrospective application - amendment to scheme approved under listed building consent no. W/11/1391 LB)	5 Clarendon Square CV32 5QJ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_68346
6	W/13/1268	Lewis & Lewis	Demolition of existing building and construction of 7 no. 3 storey town houses and 1 no. flat over carport.	Clarendon Hall, Clarendon Street, CV32 4PG	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_68913

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
7	W/13/1277	Mr & Mrs A Dalgleish	Installation of a light well to the front garden area; conversion of basement to a habitable room; installation of stairs and platform to the rear to form access to and from the basement.	26 Clarendon Avenue, CV32 4RY	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_68922
8	W/13/1249	Bank of Ireland	Advertisement consent for illuminated signage associated with new ATM to be installed within the existing shopfront.	Post Office, Clarendon Street, CV32 4PN	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_68887
9	W/13/1248	Bank of Ireland	A new ATM to be installed within the existing shopfront.	Post Office, 69 Clarendon Street, CV32 4PN	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_68886
10	W/13/1082	Coventry Building Society	Creating of new bin store amenity and vehicle access to the rear of 12 Parade, involving the demolition of rear yard party wall and construction of new brick wall to divide proposed bin area from a proposed parking area for 3 cars.	Coventry Building Society, 12 Parade, CV32 4DP	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_68671
11	W/13/1083 CA	Coventry Building Society	Demolition of party fence wall to facilitate new bin store amenity and vehicle access to rear of 12 Parade.	Coventry Building Society, 12 Parade, CV32 4DP	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_68673
12	W/13/1289	Miss H Holland	Change of use of basement to treatment rooms (use Class Sui Generis).	14 Clarendon Avenue, CV32 5PZ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_68946
13	W/13/1200 LB	Royal Leamington Spa Town Council	Erection of a Blue Plaque	Boots The Chemists, 31 Parade, CV32 4BL	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa=WARWI_DCAPR_68825

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
14	W/13/1167	Mr Hesketh	Proposed raised platform at the rear of dwelling house.	35 Binswood Avenue, CV32 5SE	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_68792
15	W/13/1113	Audley (Binswood) Ltd	The construction of two air-source heat pump enclosures, containing heat pumps for the provision of domestic hot water for the heating of the new-build element of the complex.	Binswood Hall, Binswood Avenue, CV32 5SF.	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_68703
16	W/13/1161 LB	Audley (Binswood) Ltd	Sundry external amendments to provide more "family" details to unify the buildings together with a minor increase in width to the east wing of Building F.	Binswood Hall, Binswood Avenue, CV32 5SE	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_68775
17	W/13/1142	Mr & Mrs Jessamine	Proposed two storey side and rear extension.	Clifford House, 23 Kenilworth Road, CV32 6JD	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_68750
18	W/13/1058	Mrs White	Single storey rear extension.	4 Bowers Croft, CV32 6QJ	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_68614
19	W/13/1272	Mr Volpe	Erection of two storey side extension, two storey rear extension and single storey rear extension.	31 Woodnote Road, CV32 6PZ	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_68917
20	W/13/1300	Mrs L Beresford	Erection of first floor side extension over existing garage and single storey flat roof extension following demolition of existing conservatory.	3 Onslow Croft, CV32 6SN	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_68965
21	W/13/1214	Mrs Christine Markham	Erection of a single storey rear extension	212 Rugby Road, CV32 6EH.	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_68839

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
22	W/13/1205	Mr Smith	Installation of a dormer to the rear roof slope and conservation roof lights.	68 Great heed Road CV32 6ET	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa l=WARRWI_DCAPR_68830
23	W/13/1263	Little Angels of Learnington Spa	Application for the variation of Condition 2 of planning permission W04/1794 (change of use from residential to nursery) to allow use from 7.30am-6.00pm (approved as 8.00am-6.00pm).	41A Rugby Road, CV32 6DE	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa l=WARRWI_DCAPR_68906
24	W/13/1206	Mr Pat McHale	Proposed ground floor rear and side extension.	8 Farley Street, CV32 1HB	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa l=WARRWI_DCAPR_68831
25	W/13/1216	Papa Johns Ltd.	Variation of Condition 6 of planning permission ref: W/10/1515 to extend the opening hours of the hot food takeaway (Use Class A5) to between 10.00am to 1.00am from Sunday to Wednesday and 10.00am and 3.00am on Thursday to Saturday.	49 Bath Street CV31 3AG	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa l=WARRWI_DCAPR_68841
26	W/13/1174	Mr Paul Fox	Construction of front light well to existing cellar. Removal of current low brick wall and to be replaced with steel/wrought iron railings. Insertion of 3no. UP windows below ground level and dry lining of existing two chamber cellar.	98 Plymouth Place, CV31 1HW	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa l=WARRWI_DCAPR_68799
27	W/13/1261	Ms Caroline Blower	Demolition of existing single brick thick lean-to extension and erection of new single storey extension.	42 Clap ham Terrace, CV31 1HZ	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVa l=WARRWI_DCAPR_68899

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
28	W/13/1118	Mr Dyal Dhami	New dwelling to rear / side garden of 15 Waters field Gardens.	15 Watersfield Gardens, CV31 1NT	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVaI=WARWI_DCAPR_68708



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 25 SEPTEMBER 2013

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

W/13/0715 Mr L Saidi Retention of timber pergola to front elevation
(retrospective application). 31 Augusta Place, CV32 5EL

RESOLVED that an objection is raised for the following reason:
The proposal is unsympathetic and not in keeping with the character of the street scene and area.



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 25 SEPTEMBER 2013

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

W/13/1018 Mr Emmett 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. 1 St Marks Road, CV32 6DL

RESOLVED that no objection is raised.

WDC Reason for Decision

The sub-division of the original frontage and partial removal of a key original architectural wall feature, that contributes positively to the historic integrity of the Conservation Area, is not supported by the Local Planning Authority, as the resulting impact on the character of the Conservation Area would be considered to be significantly harmful. The development may also set a precedent which would be difficult for the LPA to resist future applications, and would cumulatively erode or cause further detrimental harm to the historic distinctiveness of the Conservation Area.

W/13/1019 CA Mr Emmett Proposed part demolition of boundary wall to create a new access to frontage. 1 St Marks Road, CV32 6DL

RESOLVED that no objection is raised.

WDC Reason for Decision

The sub-division of the original frontage and partial removal of a key original architectural wall feature, that contributes positively to the historic integrity of the Conservation Area, is not supported by the Local Planning Authority, as the resulting impact on the character of the Conservation Area would be considered to be significantly harmful. The development may also set a precedent which would be difficult for the LPA to resist future applications, and would cumulatively erode or cause further detrimental harm to the historic distinctiveness of the Conservation Area.

W/13/0706 Mrs Blakeman Demolition of existing garage and erection of new two storey dwelling and associated car parking at the rear (resubmission of withdrawn application No. W/10/0558) 34 Russell Terrace, CV31 1EZ

RESOLVED that no objection is raised.

WDC Reason for Decision

The current proposals are for a two storey dwelling occupying the full width of the application site, with a first floor abutting the side elevation of No. 32. This would detract from the established character of No.32 as a traditional detached dwelling and would create an awkward junction between two different architectural styles. The proposals would cause unacceptable harm to the character and appearance of the Conservation Area.

The proposed car parking and access arrangements are considered to be substandard and detrimental to highway safety and would cause inconvenience to existing residents.

In view of the height and bulk of the proposed building along the boundary with the adjacent dwelling at No. 36 Russell Terrace, the proposal would cause significant overshadowing and loss of sunlight to parts of the garden to that property and an overbearing impact on the outlook from that garden.

Without any private amenity space, and with such a poor outlook, the proposals fail to provide acceptable standards of amenity for future occupants.

