

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

16th August, 2018

Dear Councillor

PLANNING COMMITTEE – THURSDAY 23rd AUGUST 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 23rd AUGUST 2018**.

Yours faithfully,

CLERK TO THE TOWN COUNCIL

To: Councillors: Janet Alty, Jill Barker, Heather Calver, Daniel Howe,
Caroline Evetts, Tom Kenyon-Brown, John Knight, Ann Morrison

(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
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 2nd August 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 Notifications, if any:

Application No: 18/0110

Applicant: NJS Investments Ltd

Site: 62A Brunswick Street, Leamington Spa

Description: Proposed second floor extension to the existing property to form 2 additional two bedroom flats

Application No: 18/0239

Applicant: Mr Bhopal

Site: 5 Radford Road

Description: Conversion of front basement room from store to bedroom to facilitate change of use of property from a 6 bed HMO (use class C4) to a 7 bed HMO (sui generis)

9. Planning Appeal Decisions

To consider the following Appeal Decisions, if any:



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 2 AUGUST 2018 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors John Knight (Chair), Ann Morrison, Janet Alty, Caroline Evetts, Jojo Norris and Tom Kenyon Brown.

Apologies: Councillor Heather Calver, Cllr Daniel Howe and Cllr Jill Barker

33. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

34. PUBLIC FORUM

No representations

35. MINUTES

The Minutes of the Planning Committee held on 12 July 2018, having been circulated, were considered and agreed.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 12 July 2018 are confirmed and signed as a correct record.

36. MATTERS ARISING

There were none.

37. 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/18/2413 Mr Narinderpal Birdi Retrospective change of use from two dwellings (C3 use) to 11 bed HMO split into two cluster flats (sui generis use) 68 and 68a Clarendon Street CV32 4PE

RESOLVED that an objection is raised on the following grounds:

1. Contravenes Local Plan policy H6 at 10.98%
2. Lack of outlook and natural light to habitable rooms making the accommodation unacceptable for current and future residents of the property.
3. No parking survey provided as required and no on-site parking spaces proposed, leading to more pressure on on-street parking in this area.
4. Undersized communal sitting area on the second floor is insufficient for current and future residents.

W/18/1062 Mr Ian Skinner Erection of single storey rear extension and two storey side extension 19 Troutbeck Avenue CV32 6NE

RESOLVED that no objection is raised

W/18/1163 Mr Waters Erection of a single storey side extension and loft conversion with rear dormer window 45 Princes Street CV32 4TZ

RESOLVED that an objection is raised on the following grounds:

1. The proposed dormer window is too close to the eaves line of the house and is not sufficiently subservient to the existing building.
2. The proposed extension does not comply with the District Council's Residential Design Guide in terms of the preferred design for extensions to terraced houses - no glazed roof or glazed end wall is proposed.
3. No natural light to the attic room.

W/18/1352 Mr F Roper Proposed change of use from dwelling house (use class C3) to a small 3 bedroomed HMO (use class C4) (resubmission of W/17/1539) 12 Staunton Road CV31 2PN

RESOLVED that an objection is raised to the application on the following grounds:

1. No on-site parking is proposed - Warwick District Council's Parking Standards require 2 parking spaces for a 3 bed HMO. This area is already very busy with parking due to the number of existing HMOs - adding more cars onto on-street parking will exacerbate the situation.
2. The Council notes that this change of use (should it be permitted) will bring the HMO calculation to 10% which is the limit set within policy H6 of the Local Plan. Permanent residents in this area feel that their neighbourhood is being deleteriously affected by the increasing number of student HMO's. Their streets become ghost towns during university holidays, and then they are hit with parking, waste and noise issues during term times. The Town Council would like it noted that just because the HMO calculation limit on this property is 10% this should not mean further consideration is not given to the impact an additional HMO would have on this street/area. The map accompanying the HMO calculation was unclear and thus unhelpful as to where the surrounding HMOs were located

38. PLANNING DETERMINATIONS

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

39. PLANNING APPEAL NOTIFICATIONS

There were none.

40. PLANNING APPEAL DECISIONS

Application No: W/18/0324
Applicant: Mr S Nijjar
Site: 46a Edmondscote Road CV32 6AQ

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Description: Erection of a detached garage
Decision: Dismissed

41. TREE PRESERVATION ORDERS

There were none

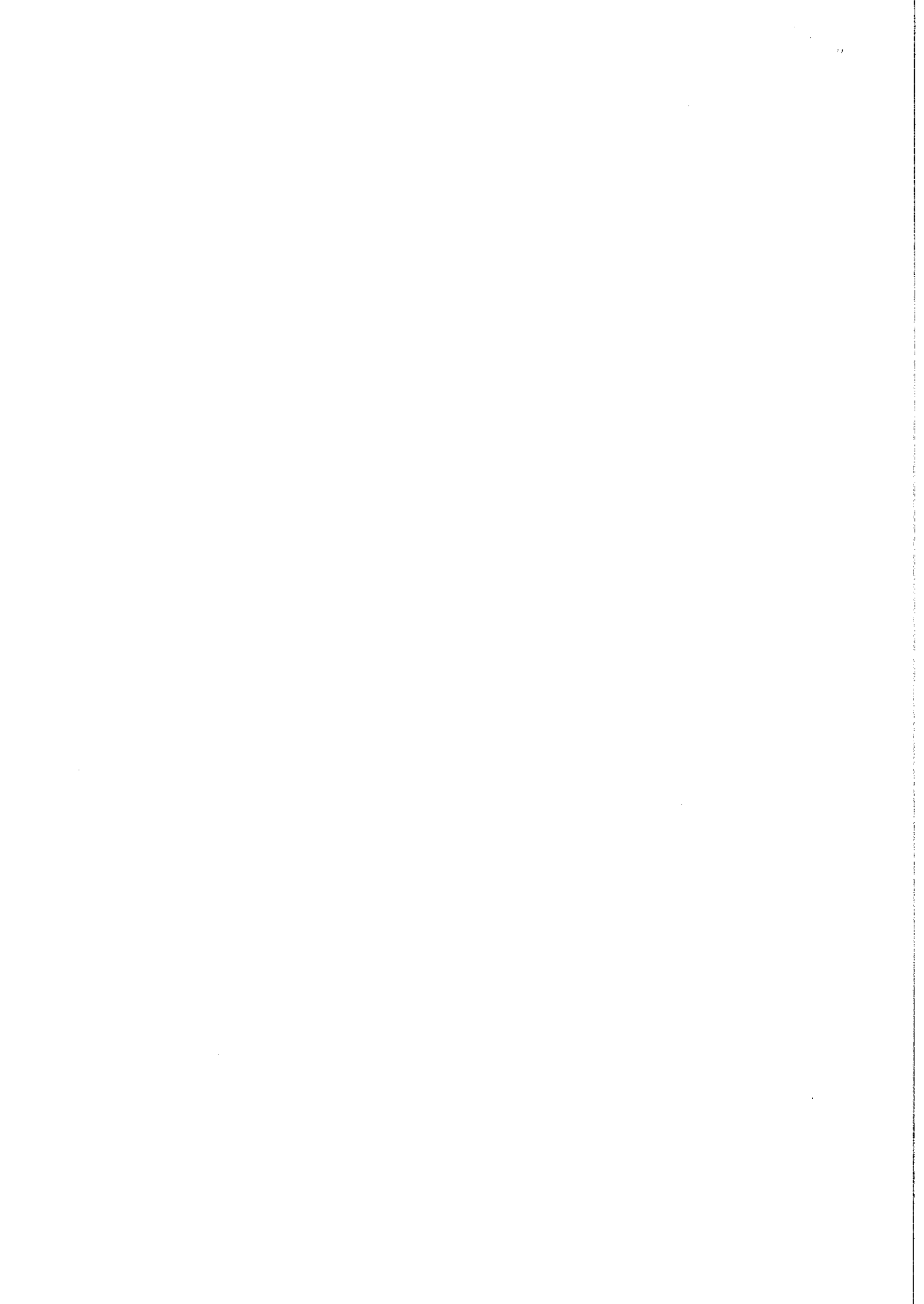
42. ANY OTHER BUSINESS

In response to Cllr Barker's query about planning grounds for objections to the felling of trees in Warwick District, links to the WDC Tree and Woodland Strategy and a useful document on frequently asked questions on protected trees was sent out to members.

The meeting commenced at 6:00 pm and concluded at 6:28pm.

Signed

Dated



Application No	Applicant	Proposal	Address	Ward	Document Link
1	W/18/1456 Mr Dixon	Erection of single storey rear extension.	28 Aylesford St CV31 2AH	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W181456&activeTab=s ummary
2	W/18/1184 Mr S Nijjar	Prior approval under part 3 class M for proposed change of use from mixed retail to residential dwelling (C3).	53 Eagle St CV31 2AT	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W181184&activeTab=s ummary
3	W/18/1190 Stoford Developments Ltd (On behalf of BlackRock UK Property Fund).	Reserved matters application for the appearance, landscaping, layout and scale of phase 2 of outline planning permission W17/1518, for the construction of a commercial unit (B1/B1/B8) with ancillary offices, associated infrastructure, car and cycle parking drainage infrastructure boundary treatments, landscaping and other ancillary works.	Spa Par, Tachbrook Rd.	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W181190&activeTab=s ummary
4	W/18/1191 Stoford Developments Ltd (on behalf of BlackRock UK Property Fund)	Reserved matters application for the appearance, landscaping, layout and scale of Phase 2 of outline planning permission W17/1518 with ancillary offices, associated infrastructure, care and cycle parking, drainage infrastructure, boundary treatments, landscaping and other ancillary works.	Spa Park Tachbrook Road,	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W181191&activeTab=s ummary
5	W/18/1371 Mr Aujja	Erection of 1 no carport to the side of dwelling and 1 no outbuilding to the rear of dwelling.	7 Turpin Court CV31 3JU	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W181371&activeTab=s ummary

Application No	Applicant	Proposal	Address	Ward	Document Link
6	W/18/1454 LB Mr J Balfe	To replace 5 wooden vertically sliding timber sash windows with 5 new wooden vertically sliding sash windows and paint white as existing. Three windows to be replaced at front of property with a vertical bar detail. One kitchen window at rear to be replaced exactly the same as the existing.	Flat 2 14 Portland St CV32 5HE	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81829&activeTab=s-ummary
7	W/18/1429 Mr Mulgrew	Erection of single storey side/rear extension, internal reconfiguration and conversion of loft to include 3 no rear roof lights.	259 Rugby Road CV32 6EB	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81804&activeTab=s-ummary
8	W/18/1396 LB Mr Naysan Mali & Negin Mali Ayers	Listed Building Consent for works associated with proposed subdivision of the ground floor retail unit into 2 no retail units; proposed subdivision of the upper floor flat into 2 no flats with front access to be provided from Regent St; proposed replacement shopfront and associated internal alterations.	57-59 Regent St CV32 5EE	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81770&activeTab=s-ummary

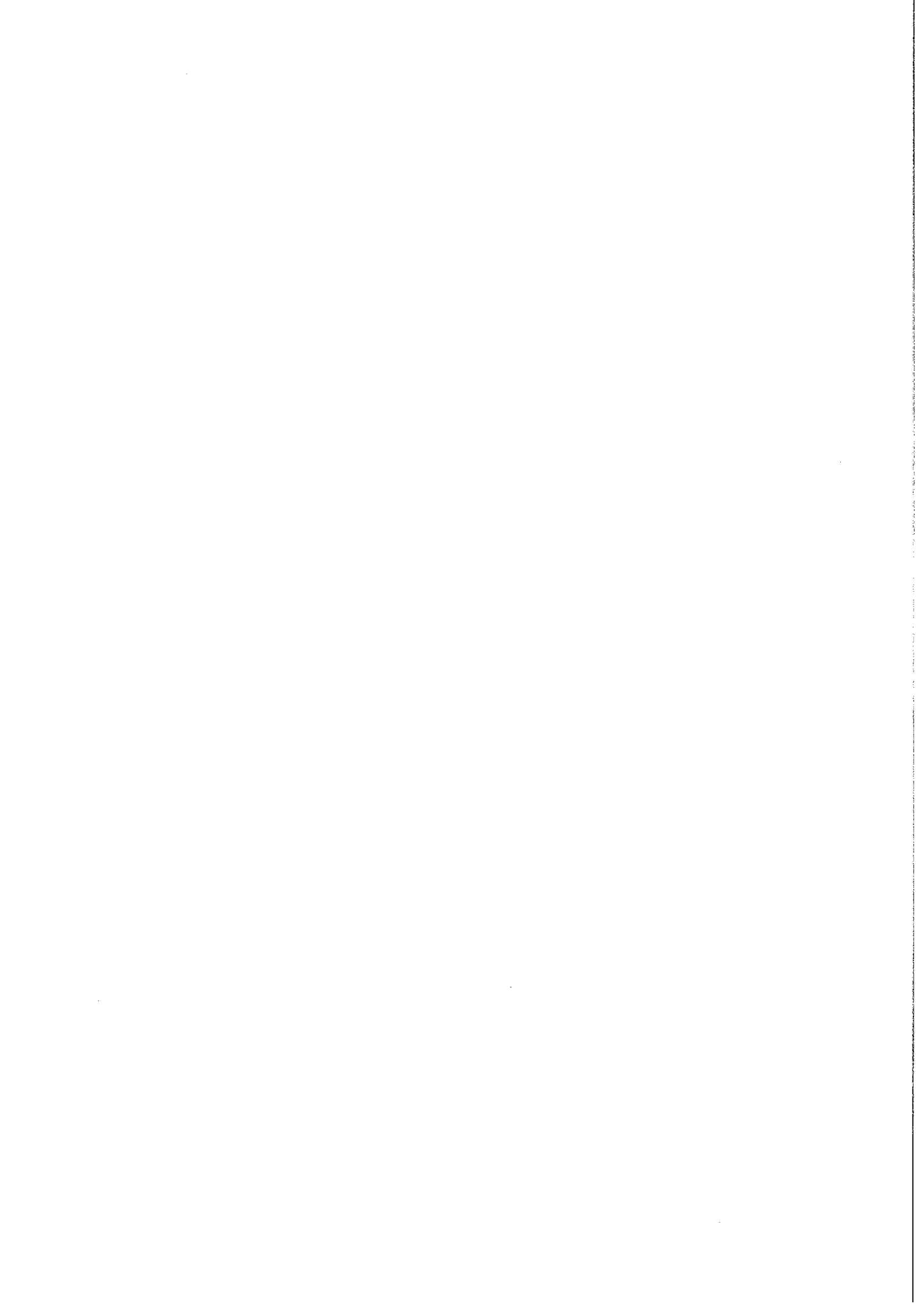
Application No	Applicant	Proposal	Address	Ward	Document Link
9		Variation of condition 2 of planning permission W/17/1694 (change of use of upper floors to 9 no apartments, including demolition of rear and side extensions, rebuilding of side extension & rear wall, repairs to external fabric, re-roofing of pitched roof alterations to rear roof, infill of void adjacent to rear mezzanine levels, internal alterations, replacement of rear windows and dormers, installation of rooflights and associated external works) to allow the omission of the ground floor studio unit thus reducing the total number of apartments to 8 no and to retain the existing use of the ground floor, in its entirety, as Use Clas A4 (drinking establishment).	Victoria Colonnade CV31 3AA	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81844&activeTab=su ummary
10	C/O Agents	Demolition of existing car repair garage and erection of single storey height dwelling (with lower ground floor level).	Brook Street Motors, New Brook Street, CV32 5AS	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81777&activeTab=su ummary
11	Mr & Mrs Spraggett	Installation of two obscure glazed flat roof dormers to the rear elevatin of the same size, design and scale as the existing dormers to the front elevation.	2 Portland Mews, Portland St CV32 5HD	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81705&activeTab=su ummary
12	Mr Smith	Replace 4 doors with firedoors to comply with fire regulations. Upgrade fire alarm system and emergency lighting.	6 Clarence Terrace CV32 5LD	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81730&activeTab=su ummary
13	Miss Y Glover	Demolition of single storey building and construction of 9 no flats (6 no two bed units and 3 no one bed units) with car parking.	2-8 Kenilworth St CV32 4QS	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81808&activeTab=su ummary
	W/18/1468				
	W/18/1403				
	W/18/1343				
	W/18/1365 LB				
	W/18/1433				

Application No	Applicant	Proposal	Address	Ward	Document Link
14	W/18/1434 LB Kigass Ltd	Listed building consent for demolition of single storey building and construction of 9 no flats (6 no two bed units and 3 no one bed units) with car parking.	2-8 Kenilworth St CV32 4QS	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81809&activeTab=sunmary
15	W/18/1279 Mr M Singh Ranautta	Erection of a single storey front, side and rear extension.	23 Parklands Avenue, Lillington CV32 7 BH	Crown	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81634&activeTab=sunmary
16	W/18/1171 GSK Development Solutions Ltd	Conversion of an existing building to a single residential dwelling.	Storage facility, Former Stables, Corner of Plymouth Place and Farley Street.	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81504&activeTab=sunmary
17	W/18/1392 Mr Knowles	Erection of single storey side and rear wrap around extension.	13 Clapham St CV31 1JJ	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81764&activeTab=sunmary
18	W/18/1276 Miss Melanie Duggan	Retrospective permission for installation of fence to front of property.	2 Satchwell Place CV31 1HT	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81630&activeTab=sunmary
19	W/18/1513 Mr & Mrs Head	Erection of a single storey rear extension following the demolition of the existing single storey rear extensions and first floor balcony to rear.	204 Radford Road CV31 1LQ	Leam	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81893&activeTab=sunmary
20	W/18/1280 Mr J Morbin & Mr G Bowen	Notification for prior approval for a proposed larger home extension for erection of single storey rear extension - 4m depth, 3.8m height and 2.5m to the eaves.	87 Kinross Road, Lillington CV32 7EN	Manor	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81635&activeTab=sunmary

Application No	Applicant	Proposal	Address	Ward	Document Link
21 W/18/1501	Mr Finney	Erection of a single storey front, side and rear extension following the demolition of the existing extensions.	47 Lime Avenue, Lillington CV32 7DE	Manor	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81879&activeTab=summary
22 W/18/1474 LB	Mr Panaich	Proposed amendment to previously approved Listed Building Consent (W/17/1695/LB) seeking to omit studio apartment 3 on the ground floor, retain existing ground floor use (use class A4) and rear elevation, together with the necessary internal and external alteration to facilitate the amendments, (including provision of ground floor toilets, admin room, cellar, amendments to apartment 5 elevations, sound insulation to first floor and replacement of rooflights to third floor staircases with smoke vents).	Victoria Colonnade CV31 3AA	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81850&activeTab=summary
23 W/18/1428	Mrs Whitton	Extension and conversion of basement to provide games room, utility room and WC; erection of single storey rear/side extension and erection of rear dormer and roof light to facilitate loft conversion.	65 Greatheed Rd CV32 6ET	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81803&activeTab=summary
24 W/18/1267 LB	The Grove Practice	Listed Building Consent for internal alterations to facilitate proposed change of use from C3 use (residential) at upper floors to D1 (non-residential institutions) dental treatment rooms and staff/office areas.	Grove House, 6 Beauchamp Hill CV32 5NS	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81621&activeTab=summary

Application No	Applicant	Proposal	Address	Ward	Document Link
25	The Grove Practice W/18/1266	Proposed change of use from C3 use (residential) at upper floors to D1 (non-residential institutions) dental treatment rooms and staff/office areas.	Grove House 6 Beauchamp Hill CV32 5NS	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/18/1266&activeTab=summary
26	Mrs Natalie Harris W/18/1311	Erection of a single storey rear extension, installation of 3 no rooflights to the front roofslope and 1 no window in the north west side elevation and 1 no window in the north west side elevation and 2 no dormer window to the rear roofslope to facilitate a loft conversion. Partial render to front, side and rear elevations.	46 The Fairways CV32 6PS	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/18/1311&activeTab=summary
27	Mr & Mrs Twigger W/18/1033	Erection of single storey side/rear extension and 1 no dormer roof extension to the rear roof slope.	100 Northumberland Road CV32 6HG	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/18/1033&activeTab=summary
28	Mr & Mrs Butler W/18/1482	Proposed single storey rear extension.	17 Sherbourne Terrance, Clarendon St CV32 5SP	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/18/1482&activeTab=summary
29	Mrs Helen Jellicoe W/18/1336	Demolition of existing garage and construction of new brickwork boundary wall.	9 Lansdowne Circus CV32 4SW	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/18/1336&activeTab=summary
30	Mrs Helen Jellicoe W/18/1337 LB	Demolition of existing garage and construction of new brickwork boundary wall.	9 Lansdowne Circus CV32 4SW	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=W/18/1337&activeTab=summary

Application No	Applicant	Proposal	Address	Ward	Document Link
31 W/18/1350	Mr Jhutti	Erection of single storey side/rear extension.	1 Hazel Close CV32 5XL	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81712&activeTab=s-ummary
32 W/18/1446	Mr Blower & Bishop	Change of external facing materials to existing porch, replace existing stepped access.	Arden Mews 29A Kenilworth Rd CV32 6JG	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81821&activeTab=s-ummary
33 W/18/1447	Mr Blower & Bishop	First floor side extension over existing garage.	Arden Mews 29A Kenilworth Rd CV32 6JG	Newbold	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81822&activeTab=s-ummary
34 W/18/1435	William Davis Ltd & Hallam Land Management Ltd.	space, landscaping access to Gallowes Hill, sustainable urban drainage systems, footpaths/cycle ways and associated infrastructure. All matters reserved, safe for access points to siet.	Land South of Gallowes Hill/Banbury Road, Warwick CV34 6RN	Warwick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_81810&activeTab=s-ummary





The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 23RD AUGUST 2018

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

W/18/0193 Mr Peter Cooke. Erection of sunken roof terrace to rear of roof. Trinity House Stables, 50 Trinity Street, Leamington Spa

Town Council: **RESOLVED** that no objection is raised

WDC Reason for Decision

1 Policy HE1 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.

The proposed terrace creates the impression of a large and wide roof light, which includes a sliding door and this would not be in keeping with the appearance and character of the property or the Conservation Area, causing an adverse impact to it.

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

2 Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029 state that development will only be permitted which positively contributes to the character and quality of the environment through good layout and design. Furthermore, 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. The proposed terrace would cause direct overlooking to the garden of No 56 Binswood Avenue and into the habitable rooms of The Mews, Trinity House.

The development is thereby considered to be contrary to the aforementioned policies.

W/18/1131 Mr S.Brown. Erection of first floor side extension. 10 Chatsworth Gardens Sydenahm, Leamington Spa

Town Council: **RESOLVED** that no objection is raised

WDC Reason for Decision

1 Policy BE1 of the Warwick District Local Plan 2011-2029 states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design. The Residential Design Guide SPD also states that first floor side extensions should be set in by 1m from the boundary line to avoid a terracing effect. In the opinion of the Local Planning Authority the proposed first floor side extension would have a negative impact on the character and appearance of the street scene by creating a terracing effect in an area which is characterised by properties separated by gaps at first floor.

The proposal would thereby fail to meet the objectives of the aforementioned policies.

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

W/17/2143 Mrs Vicky Bell. Erection of single storey rear extension and extension of a garage. 18 Lillington Road, Leamington Spa

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

The Council supports the observations of the County Highways Department in relation to the size of the proposed garage which fails to meet the minimum size dimensions of 6m x 6m.

WDC conditions and reasons for Decision

1 The development hereby permitted shall begin not later than three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings AL (P) 00 A, AL (P) 03 A, AL (P) 04 A, AL (P) 06, AL (P) 07, AL (P) 10 C and AL (P) 09 D, and specification contained therein, submitted on 13th June 2018 and 27th June 2018. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.

3 All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **REASON:** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy BE1 of the Warwick District Local Plan 2011-2029.