



## THE TOWN COUNCIL

OF

ROYAL LEAMINGTON SPA

TOWN HALL, PARADE,

ROYAL LEAMINGTON SPA

WARWICKSHIRE CV32 4AT

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8 March 2012

Dear Councillor

### **PLANNING COMMITTEE – THURSDAY 15 MARCH 2012**

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 15 MARCH 2012**

Copies of relevant plans and drawings will be displayed from **4.30 p.m.**

Yours faithfully,

### **CLERK TO THE TOWN COUNCIL**

To: Councillors B Gill (Chair), J Clarke, G Dulay, B Gifford, S Lytton,  
A Stevens

(All other Members of the Town Council – Agenda for information only, via website)

Full set to Councillor R Copping (for information)

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**MEMBERS ARE INVITED TO DECLARE ANY INTEREST THEY MAY HAVE  
IN ITEMS IDENTIFIED FOR DISCUSSION AT THE MEETING**

### **AGENDA**

1. Apologies

2. Public Forum

To receive any representation from Members of the Public in accordance with Standing Order No. 36.

3. Minutes

To approve and sign the Minutes of the Meeting of the Planning Committee held on 23 February 2012 (Report No 3)

4. Planning Applications

To consider a schedule of planning applications received from the Planning Authority ( Report No 4)

5. Determination of Planning Applications

To note Applications determined by the Planning Authority since the last Meeting (if any)

6. Planning Appeal Notifications

To note Planning Appeal Notifications received since last meeting (if any)

7. Planning Appeal Decisions

Application No: W11/0798  
Applicant: Mr Chris Matthews  
Address: 32 Granville St, Royal Leamington Spa CV32 5XN  
Appeal against refusal to grant planning permission for proposed loft conversion including two dormers to the rear and two rooflights to the front.  
Appeal: Dismissed

8. Tree Preservation Order Notifications

Tree Preservation Order No: 463  
Address: Newbold Lawn, Newbold Terrace East  
Royal Leamington Spa CV32 4EU



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON 23 FEBRUARY 2012 AT THE TOWN HALL,  
ROYAL LEAMINGTON SPA**

Present: Councillors Balvinder Gill (Chair); Judith Clarke; Bill Gifford; Simon Lytton, Ann Morrison (substituting for Gurpreet Dulay) and Amanda Stevens.

Apologies were received from: Councillor Gurpreet Dulay.

**89. PUBLIC FORUM**

Mr & Mrs Saunders of 54 Leam Terrace, attended in support of applications W12/0068 & W 12/ 0069LB. Mr Saunders described the background to the applications and explained that they referred to a party wall between nos. 52 and 54 Leam Terrace which had been rebuilt to an original Victorian design rather than replicating the existing wall so necessitating the need for planning approval.

An e-mail from Tracy Stanton, a resident of 52 Leam Terrace, supporting the applications, was read out to the meeting. (copy attached to the minutes)

**90. MINUTES**

The Minutes of the Meeting held on 2 February 2012, having been circulated, were considered.

**RESOLVED** that the Minutes of the Meeting held 2 February 2012 are confirmed and signed as a correct record.

**91. PLANNING APPLICATIONS**

**W 12 / 0068 Mr G Saunders. Retention of alterations to the boundary wall between rear 52 & 54 Leam Terrace. Rear of 52 & 54 Leam Terrace CV31 1BQ.**

**RESOLVED** that no objection is raised and the following comment is made: Members support the rebuilding of the party wall to its original Victorian design.

**W 12 / 0061 & W 12 / 0062 LB Mr Lemberger Proposed change of use of the first floor from commercial into residential use. 35 Warwick Street CV32 5JX.**

**RESOLVED** that no objection is raised and the following comment is made: Members welcome the provision of more residential properties in the Town Centre.

**W 12 / 0078 Mr S Khakh Erection of single storey rear extension. 2 St Davids Close Sydenham CV31 1NN.**

**RESOLVED** that No objection is raised.

**W 12 / 0086 Table Top Properties Ltd. Erection of a two storey rear extension to 9 bed HMO (house in multiple occupation) to provide 10 bed HMO together with the removal of rear chimney. York Corner 21 Adelaide Road Cv31 3PN.**

Richard Ashworth, Chairman of the Leamington Society, wrote objecting to this application on the grounds that the proposals would unbalance the existing composition of the property and have a detrimental effect on the Conservation Area and the lack of parking provision was considered by Members. (copy attached to the minutes)

**RESOLVED** that an objection is raised for the following reasons:

1. The large 'rear' extension will be highly visible from adjoining properties, public roads and park areas and will have a detrimental effect on the Conservation Area.
2. The loss of several unique features will have a detrimental effect on the character of the property.
3. The proposed increase from a 9-bed to a 10-bed HMO will exacerbate the lack of parking facilities both on and off-street.

**W 12 / 0092 Mr Vitish Rear extension to replace existing extension. 11 Northway CV31 2BN.**

**RESOLVED** that the quality of the submitted plans are considered inadequate to identify clearly the impact the proposal would have on adjoining properties.

**W 12 / 0114 & 0116LB Mountain Warehouse formerly Clinton Cards. Display of a non-illuminated fascia sign and non-illuminated window vinyls. 102 Parade CV32 4AQ**

**RESOLVED** that no objection is raised but Members considered that a shallower sign would have less impact on the Conservation Area.

**W 12 / 0118 Cable and Wireless. Installation of a back up generator and an access gate within the existing palisade fence. Relay Transmitting Station Black lane CV32 7UA.**

**RESOLVED** that no objection is raised.

**W 11 / 1494 Mr Herminder Cheema Change of use of basement and ground floor from a shop ( Use Class A1) to a hot food takeaway (Use Class A5) and installation of extraction flue to rear elevation. 10 regent Street CV32 5HQ.**

**RESOLVED** that an objection is raised for the following reasons:

1. This is an inappropriate change of use for this property which is situated within a residential area and adjacent to a listed building. Noise, smells and litter associated with hot food takeaways will cause a severe risk of disturbance to local residents.
2. Given the closeness to the Town centre and to similar fast food outlets, it is considered inappropriate for further provision to be made.
3. Members agree with the views of the Conservation Architect regarding the unsympathetic design of the flue.

W 11 / 1457 Mr Kohli Demolition of existing single storey side extension and erection of replacement single storey side extension; and demolition of existing front boundary wall and erection of replacement front boundary wall and gates. Mortimer Lodge 52 Kenilworth Road CV32 6JW.

**RESOLVED** that no objection is raised but the following comment is made: Members expressed disappointment that the amended proposals do not include the retention of the mature hedge.

W 11 / 1451 Mr Kohli Erection of detached garage and workshop in rear garden. Mortimer Lodge 52 Kenilworth Road CV32 6JW.

**RESOLVED** that no objection is raised.

W 12 / 0121 Mr J Dainty Application for the variation of condition 2 of planning permission W 11 / 0061 with drawings 118 (P) 06-B and 118(P)-B under section 73. 2 Wheathill Close CV32 6PL.

**RESOLVED** that no objection is raised.

W 12 / 0135 Ms Johnson Erection of a proposed two storey and single storey rear extensions incorporating two rear facing dormer windows. 19 St James Meadow Road CV32 6BZ.

**RESOLVED** that an objection is raised for the following reason: The overlarge extensions are out of keeping with and have a detrimental impact on the adjoining properties.

W 12 / 0159 Mr R Verso Erection of a pitch roof to garage and pitch roof to existing side extension. 44 Newbold Terrace East CV32 4EZ.

**RESOLVED** that no objection is raised but the following comment is made: The provision of a pitch roof to the existing extension is considered an improvement to the original flat roof.

W 11 / 1649 Mr Mark Farthing. Extension and alterations to existing garage/coach house situated to the north boundary of the dwelling. 29 Leam Terrace CV31 1BQ

**RESOLVED** that no objection is raised.

W12 / 0120 Mr A McArthur. Erection of single storey side extension. Flat 9, 38 Warwick New Road CV32 6AA

**RESOLVED** that no objection is raised.

## 92. **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.

**93. APPEAL NOTIFICATION**

There were none.

**94. PLANNING APPEAL DECISIONS**

The following Appeal Decision was considered;

**W 11 / 0605 PROPCO2 Ltd. Change of use from offices to a 14 bedroom house in multiple occupation (HMO) 59 Holly Walk CV32 4HY**

An Appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal by Warwick District Council to grant planning permission.

**Appeal Decision:** Appeal allowed and Planning Permission Granted.

**RESOLVED** that the Appeal Decision is noted.

**95. TREE PRESERVATION ORDER NOTIFICATIONS**

Order No. 462  
Address: 27 Leam Terrace, Royal Leamington Spa CV31 1BQ.

**RESOLVED** that the Tree Preservation Order is noted.

The meeting commenced at 6.30 pm and finished at 8.15pm

Signed .....

Dated .....

Item	Application No	Applicant	Proposal	Location	Comments
1	W 12 / 0122	Mrs J Mcallister	Proposed erection of a two storey side extension, single storey rear extension and new porch.	3 Lillington Close, Lillington, CV32 7RW	
2	W 12 / 0196 LB	Mr M Farthing	Extension and alterations to existing garage/coach house situated to the north boundary of the dwelling.	29 Leam Terrace CV31 1BQ	
3	W 12 / 0140	Mr A King	Change of use from a shop (use Class A1) to financial and professional services (use Class A2) (retrospective application).	144 Parade, CV32 4AG	
4	W 12 / 0129	Mr Jhutti	Change of use of office room to bedroom and internal and external alterations.	33 Brunswick Street, CV31 2EB	
5	W 12 / 0050	Mr Bagwell	Erection of a two storey side extension.	The Mews, 18 Kenilworth Road, CV32 6JB	
6	W 11 / 1534 & W 11 / 1535 LB	Mr Hartog	Full refurbishment of dilapidated dwelling including reroofing, construction of new dormers, refurbishment of windows, installation of balcony, replacement of stone steps to basement, re-rendering, refurbishment of railings, alteration to soil and rainwater pipes, demolition of garage, erection of replacement garage, rear extension to basement room with glazed roof, part tanking of basement, installation of thermal insulation, removal of internal walls and subdivision of rooms.	24 Portland Street, CV32 5EY	

Item	Application No.	Applicant	Proposal	Location	Comments
7	W 12 / 0191 & W 12 / 0192 LB	Audley (Binswood) Ltd	Alteration to scheme approved under planning permission W08/0924 to omit the previously approved extension to the gymnasium building and to replace this with an infill extension to link the art building and gymnasium building, together with other internal alterations, to create 3 additional extra-care apartments. Original planning permission was for part demolition, conversion, refurbishment and partial rebuilding of Class D1 (non residential institution) to Class C2 (residential institution), with construction of new buildings to form an extra-care centre for the elderly consisting of 82 extra care apartments and ancillary accommodation including treatment rooms, hydrotherapy, restaurant, bar bistro gymnasium, guest room, remedial care and hairdressing facilities.	Binswood Hall, Binswood Avenue	
8	W 12 / 0194 & W 12 / 0195 LB	Audley (Binswood) Ltd	Erection of single storey transformer and switchgear building.	Binswood Hall, Binswood Avenue	
9	W 12 / 0166	Peach Pubs	Erection of a two storey rear extension, ballustrading to front elevation at first floor level together with alterations to windows at the front.	Star and Garter, 4-6 Warwick Street, CV32 5LL	
10	W 12 / 0207	Mr S Ferris	Erection of 2 gates to site frontage.	15 Leam Terrace, CV31 1BB	
11	W 12 / 0015 & W 12 / 0014 LB	Mr Viver Gohil St Marys	Installation & Display of halo-illuminated and non-illuminated individual fascia letters. Erection of 2 metre high railings along part of Radford Road frontage.	53 Parade CV32 4BA Allotments site Radford Road Leamington Spa	
12	W 12 / 0210	Allotments			



Item	Application No	Applicant	Proposal	Location	Comments
13	W 12 / 0211	Mr J Uppal	Removal of condition 4 of planning application W 05/1705 to allow the conversion of the garage to a habitable room (retrospective)	36 Lee Road CV31 3JQ	
14	W 12/ 0198	Bank Machine	Installation of a cash machine (ATM) (retrospective application)	32 Bath Street CV31 3AE	
15	W 12 / 0199	Bank Machine	Retention of internally illuminated signage "free cash withdrawals" to ATM cash machine	32 Bath Street CV31 3AE	

