



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

27 August 2014

Dear Councillor

PLANNING COMMITTEE –WEDNESDAY 3 SEPTEMBER 2014

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 **3 SEPTEMBER 2014**.

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 14 August 2014 (Report No 4)

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 (Report No. 6)

7. Planning Appeal Notifications

To note the following Planning Appeal Notifications:

Ref: W/14/0848
Name: Mr Vik Tara
Site: 1 Charlotte Street, CV31 3EB
Description: Change of use from dwelling house (Use Class C3) to a 7-
bedroomed house in multiple occupancy (HMO) (Sui Generis) with
the retention of two existing 2-bedroomed apartments.
(Resubmission)(Retrospective)

Ref: W/14/0465
Name: Mr A Guthrie
Site: 88 Radford Road, CV31 1JX.
Description: Change of use from a single dwelling house (Use Class C3) to a
house in multiple occupation (Use Class C4)

8. Planning Appeal Decisions

To note the following Planning Appeal Decision:

Ref: W/13/1787
Name: Mr J O'Sullivan
Site: 12 Augusta Place, CV32 5EL
Description: Refusal to grant planning permission for the development of land
without complying with conditions subject to which a previous
planning permission was granted.
Decision: Appeal Allowed.

9. Enforcement Appeal Notifications

To note the Enforcement Appeal Notifications (if any)

10. Enforcement Appeal Decisions

To note the Enforcement Appeal Decisions (if any)

11. Licensing Applications

To note the schedule of licensing applications received from the Licensing Authority (If any)

12. Tree Preservation Order Notifications

To consider Tree Preservation Order Notifications (if any)



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 14 AUGUST 2014 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors: John Knight (Chair), Roger Copping (substituting for Cllr Gifford), Balvinder Gill, Simon Lytton, Ann Morrison and Amanda Stevens.

An apology for absence was received from Cllr Bill Gifford.

There were two members of the public present.

36. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

Councillor Stevens declared a non-pecuniary interest in Planning Application W/14/1100 and Councillors Copping and Gill declared non-pecuniary interests in Planning Application W/14/1062.

37. PUBLIC FORUM

Mr Keith Hillyard of 106 Telford Avenue and Mr Ken Everett of 98 Telford Avenue made representations objecting to Planning Application No. W/14/0954 – 104 Telford Avenue – for the following reasons:

1. The proposal does not respect the surround buildings in terms of scale, height, form and massing.
2. The proposed development is larger than the previous application which was refused.
3. The proposal is a totally unsympathetic development of a bungalow.
3. The development will reduce the natural sunlight with the garden of No. 106 Telford Avenue.
4. The proposed siting of windows will encroach on the privacy of No. 106 Telford Avenue.
5. The front elevation creates an unpleasing appearance.
6. The proposed extension will impact on the garden privacy of a number of adjoining properties in Leicester Lane.
7. There are concerns that the drawing supplied is inaccurate and misleading and does not correctly represent the proposed extension.

A full copy of Mr Hillyard's objections are attached to the signed copy of the Minutes.

Written representations were received from Mr Hugh Thomas of 10 York Road and Mr Pete Cousen of 12 York Road objecting to Planning Application No. W/14/1100 – 11 York Road – for the following reasons:

1. The application cites the proposal “to erect a large single garage”. The drawings show a massive structure on two floors.
2. The development could be used as living accommodation.
3. The height of the wall between house numbers 10 and 11 would be raised by over one third to approximately 12ft.
4. The apex of the roof would rise a further 5ft above the new wall height.
5. Daylight and sunlight would be significantly reduced.
6. Privacy for No. 10 would be unacceptably compromised.

Copies of Mr Thomas' and Mr Cousen's objections are attached to the signed copy of the Minutes.

38. MINUTES

The Minutes of the Meeting of the Planning Committee held on 23 July 2014, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 23 July 2014 are confirmed and signed as a correct record.

39. PLANNING APPLICATIONS

W/14/0954 Mr & Mrs Doxey Proposed two storey side and rear extension, raising the ridge height by 1.0metre, erection of chimney and front porch. 104 Telford Avenue, Lillington, CV32 7HG

RESOLVED that an objection is raised for the following reasons:

1. The Town Council considers that no significant changes have been made to this application from the previous proposal which was refused.
2. The development continues to result in an unacceptable adverse impact on nearby residents by reason of its increased height, scale and mass, and creating an overbearing dominant impact on adjacent properties which are predominantly single storey bungalows.
2. The Town Council has concerns on the apparent misleading/misrepresentation of the drawings submitted by the Architect.

W/14/1095 Mr Gurdial Lotta Take down existing dormer at rear / take down side of house and construct new dormer / new side extension / new pitched roof / flat roof and internal alteration. 23 Southlea Avenue, CV31 3JN

RESOLVED that no objection is raised.

W/14/1123 A C Lloyd Holdings Ltd Variation of Condition 11 of planning permission W/13/0883 to allow the development to be occupied prior to the making of a Traffic Regulation Order for Hermes Close (planning permission no. W/13/0883) was for the erection of an industrial production facility). Unit 2100 Hermes Close, CV34 6RP

RESOLVED that no objection is raised.

W/14/1000 Mr Naik Proposed rear conservatory 75 Frances Havergal Close, CV31 3BU

RESOLVED that no objection is raised.

W/14/1007 LB Status Menswear Ltd Display of 3no.non-illuminated fascia signs and 1no. Externally illuminated projecting hanging sign. Painting of the exterior of the building. 81 Warwick Street, CV32 4RR

RESOLVED that no objection is raised.

W/14/1006 Status Menswear Ltd Display of 3no. Non-illuminated fascia signs and 1no. Externally illuminated projecting hanging sign. 81 Warwick Street, CV32 4RR

Planning Committee Meeting –14 August 2014

RESOLVED that no objection is raised.

W/14/1046 Barclays Bank plc Installation of replacement shopfront including 2 no. ATMs. 48-50 Parade, CV32 4DD

RESOLVED that no objection is raised.

W/14/1047 Barclays Bank plc Display of 1 no. internally illuminated fascia sign and 1 no. internally illuminated projecting sign. 48-50 Parade, CV32 4DD

RESOLVED that no objection is raised.

W/14/1087 LB JD Sports Fashion PLC Blacks fascia sign to be replaced with Millets fascia sign - style to match existing Millets, 25-27 Parade, CV32 4DE

RESOLVED that no objection is raised.

W/14/1129 Mr Bob Home Proposed change of use of first and second floor offices to self-contained flat including associated alteration. 37 Chandos Street, CV32 4RL

RESOLVED that no objection is raised.

W/14/1130 LB Mr Bob Home Proposed change of use of first and second floors from offices to self-contained flat including associated internal alterations. 37 Chandos Street, CV32 4RL

RESOLVED that no objection is raised.

W/14/1015 Mr Bagga Change of use of first floor from health spa (Use Class D1) and second floor self contained flat (Use Class C3) to a 5 bed roomed House in Multiple Occupation (HMO) (Use Class C4) (Retrospective) 48 Warwick Street, CV32 5JS

RESOLVED that no objection is raised.

W/14/1064 Mr Hodgson First floor side extension 8 Epsom Road, Lillington, CV32 7AR

RESOLVED that no objection is raised.

W/14/1058 Mr & Mrs Newsome Erection of a single storey side/rear extension. 44 Wathen Road, CV32 5UZ

RESOLVED that no objection is raised.

W/14/1062 Mr Liddar Single storey games room/gym in the rear garden. 1 Oak Tree Close, CV32 5YT

RESOLVED that an objection is raised for the following reasons:

1. The proposed development is out of keeping with the neighbouring properties.
2. There is insufficient information to show the size of the development in comparison to the garden size.

Note: In accordance with the Council's Code of Conduct, Councillors Copping and Gill declared non-pecuniary interests in the above application by reason of knowing the applicant, remained in the meeting and took part in the discussion and voting thereon.

W/14/0961 Mr & Mrs Mainwaring Erection of single storey rear extension and roof alterations. 21 Freemans Close, CV32 6EZ

RESOLVED that no objection is raised.

W/14/0931 Ms Jackie Lindsay Erection of single and two storey side extension with open porch. 8 Wheathill Close, CV32 6PL

RESOLVED that no objection is raised.

W/14/0891 Miss Downes Proposed replacement of all existing sash windows with replica upvc double glazed windows. 10 Percy Terrace, CV32 5PG

RESOLVED that an objection is raised for the following reason:
The Town Council appreciates the reasoning behind the proposal on cost grounds, but agrees with the Conservation Officer that traditional timber windows should be maintained within the Conservation Area.

W/14/1084 Rontec Watford Ltd. Removal of condition 5 (opening hours) of planning application W/96/0559 so as to allow 24 hour opening. Milverton Service Station, 130 Rugby Road, CV32 6DN.

RESOLVED that no objection is raised but the following comment is made:
The Town Council considers that restrictions should be placed on the tanker delivery hours to reduce anti-social disturbance to neighbouring properties.

W/14/1070 Mr & Mrs Cox Demolish outbuilding and erect a single storey rear extension. 11 Northumberland Road, CV32 6HE

RESOLVED that no objection is raised.

W/14/1100 Mr Librowski Demolition of existing garage to rear and erection of a replacement garage with storage area above. 11 York Road, CV31 3PR

RESOLVED that an objection is raised for the following reasons:

1. The height of the proposed development is inappropriate and out of keeping with the neighbouring properties.
2. A condition should be set that the development should not be used as living accommodation.

Note: In accordance with the Council's Code of Conduct, Councillor Stevens declared a non-pecuniary interest in the above application by reason of knowing the applicant, remained in the meeting and took part in the discussion and voting thereon.

W/14/1126 LB Mr & Mrs Sarah and Edward Kenny-Levick Proposed alterations to existing basement to provide improved accommodation. 24 Portland Place West, CV32 5EU

RESOLVED that no objection is raised.

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W/14/1076 The Europa Way Consortium Construction of up to 735 dwellings; a mixed use neighbourhood centre to include retail development (use Classes A1, A2, A3 & A4) and/or community and health uses (use Class D1); safeguarding of land for education use; provision of formal and informal open spaces including sports and recreation provision, children's and youth play areas and allotments/ orchards; strategic landscaping and drainage works including surface water attenuation ponds as part of a sustainable urban drainage system; provision of two vehicular accesses, one off Europa Way and one off Samur Way; car parking; creation of new footpaths and cycleways and their connection to adjoining networks; ground remodelling; undergrounding of overhead powerlines including new pylon to link to off-site overhead lines; formation of ponds as an ecological mitigation measure to accommodate the translocation of great crested newts. Land between Myton Road and Europa Way, Warwick

RESOLVED that no objection is raised, but the following comment is made:
The Town Council welcomes the amendments made to the proposal, particularly the undergrounding of overhead powerlines, but still raises concerns about the effect of this development on the local infrastructure and trusts that the developer will work closely together with the District and County Councils to ensure a suitable infrastructure is in place prior to commencement.

W/14/0895 Mr Geddes Erection of single storey rear extension and loft conversion. 105 Clapham Terrace

RESOLVED that no objection is raised.

W/14/0997 Mr Jasminder Satsavia Change of use of second and third floors from offices to two self contained flats (retrospective). 19B High Street, CV31 1LN

RESOLVED that no objection is raised but the following comment is made:
The Town Council concurs with the Conservation Officer's comments regarding clarification of planning consent on the original alterations

W/14/1069 Oxford and Witney Factors Prior approval application: Change of use from office class B1a to create a 5 bedroom shared accommodation. 2 Church Terrace, CV31 1EN.

RESOLVED that no objection is raised but the following comment is made:
The Town Council is in favour of conversion to a residential property but questions whether the proposal is in breach of the District Council's HMO Policy.

W/14/1077 ASDA Stores Ltd. Erection of an enlarged home shopping goods storage building and a new van loading canopy. Asda Supermarket, Chesterton Drive, CV31 1YJ.

RESOLVED that no objection is raised.

W/14/1034 Miss Jolley Replacement roof on existing lean-to structure to rear of dwelling. 20 Camberwell Terrace, CV31 1 LP.

RESOLVED that no objection is raised.

W/14/0623 Mr K Sahota Demolition of prefabricated garage and boundary wall and erection of a two-storey building to provide 2 no. 1 bedroom apartments. 16-18 Leam Terrace, CV31 1BB

RESOLVED that an objection is raised for the following reasons:

1. The proposal is an over-development of the site.
2. The design is not in sympathy to the neighbouring properties.
3. There are no parking spaces provided which will result in further traffic and parking difficulties in an already congested area.

W/14/1132 Orbit Group Ltd & CHS Developments Ltd Full planning application for the erection of 96 no affordable and 41 no low cost dwellings (use Class C3) served by vehicular access from St Mary's Road and Ramsey Road; associated car parking; landscaping; open space; and other ancillary and enabling works (resubmission of W/14/0446) Sydenham Industrial Estate, Sydenham Drive and St Mary's Road, CV31 1PG

RESOLVED that no objection is raised and the following comment is made: The Town Council welcomes the revised proposal but would like to see the inclusion of provision for allotments.

40. 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.

41. PLANNING APPEAL NOTIFICATIONS

The following Planning Appeal Notification was considered:

Ref: W/14/0300
Name: Barwood Strategic Land II LLP
Site: Land at Asps farm, bound by Europa Way and Banbury Road, Bishops Tachbrook CV34 6SS
Description: Appeal against refusal of planning permission for the erection of up to 900 dwellings, a primary school (use Class D1), a local centre (use Class A1 to A5 and D1) and a Park & Ride facility for up to 500 spaces (Sui Generis) together with associated infrastructure, landscaping and open space (all matters reserved except access).

RESOLVED that the Planning Appeal Notification is noted.

42. PLANNING APPEAL DECISIONS

The following Planning Appeal Decisions were considered:

Ref: W/13/0706
Applicant: Mrs Anne Blakeman
Site: 34 Russell Terrace, Leamington Spa CV31 1EZ
Description: Refusal of planning permission for the demolition of existing garage and erection of new two storey dwelling and associated car parking at rear (resubmission of withdrawn applications W/10/0558 and W/10/0559)
Decision: Appeal dismissed

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Ref: W/13/0896
Applicant: Mr Ripanjit Mann
Site: 12 Grove Place, Leamington Spa CV31 2DB
Description: Refusal of planning permission for change of user of former Orbit
Housing from 5 bedroom flat to small HMO for 6 tenants/sharers.
Decision: Appeal allowed.

RESOLVED that the Planning Appeal Decisions are noted.

43. ENFORCEMENT APPEAL NOTIFICATIONS

There were none.

44. ENFORCEMENT APPEAL DECISIONS

There were none.

45. LICENSING APPLICATIONS

The following Licensing Application was considered:

Application No. WDCPREM00803
Applicant: Yo! Sushi
Address: Unit 12, Livery Street, Royal Leamington Spa
CV32 4NG

RESOLVED that no objection is raised.

46. TREE PRESERVATION ORDER NOTIFICATIONS

There were none.

The meeting commenced at 6.30 pm and finished at 7.50pm

Signed

Dated

Application No.	Applicant	Proposal	Location	Ward	Link to WDC Planning Portal
4/1190	Mr J Uppal	Single storey rear extension.	55 Kingsway, CV31 3LG	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71139
4/1208	Mr & Mrs Howe	Proposed demolition of existing single storey rear extension and erection of a single storey garden room and two storey side extension.	18 Stretton Crescent, Leamington Spa, CV31 2PH	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71158
4/1243	Mr S Perry	Proposed modification of garage from a flat roof to a dual pitched roof.	9 Offa Road, CV31 2BT	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71205
4/1248	Mr John Edwards	Drop kerb for off road parking for two cars.	114 Brunswick Street, CV31 2EQ	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71210
4/1240	Mr Stephen Barnett	Change of use from use Class C3 to use Class C4	8 Hitchman Road, CV31 3QH	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71202
4/1181	Mrs V Mander	Single storey extension, kitchen extension, utility room and granny flat.	75 Leicester Street, CV32 4TD	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71130
4/1102	Mr Kumar	Installation of new fascia panel to line through signage zone with adjacent retailers. Introduction of corporate colour to bring customer awareness to store.	Specsavers, 69 Parade, CV32 4BA	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71042

Application No.	Applicant	Proposal	Location	Ward	Link to WDC Planning Portal
4/1136	NewRiver Retail	Variation of condition 6 of planning permission W/13/1578 to allow for the creation of an outdoor seating area in front of Unit SU7a Regent Court; the restriction will remain in place for the remainder of the units covered by planning permission no. W/13	Regents Court, Livery Street	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71083
4/1168	Mrs Hill	Rear single storey kitchen extension.	4 Waller Street, CV32 5UR	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71116
4/1158	Barclays Bank plc	Installation of 3 no. AC condensers; 1 no. air handling unit and 1 no. extract fan all at first floor roof level.	48-50 Parade, CV32 4DD	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71106
4/1157	NewRiver Retail	Removal of condition 15 of planning permission No. W/13/1578 for change of use of ground floor retail units to cafes/restaurants and other alterations (condition 15 requires on-site renewable energy production).	Regent Court, Livery Street, CV32 4NG	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71105
4/1146	Restfull Developments Ltd	Part demolition and internal alterations associated with a conversion to a residential care home.	18-22 Russell Street, CV32 5QA	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71094
4/0983	Mr Oaten	Proposed box dormer window to loft conversion to the rear elevation with roof light.	18 Clarendon Street, CV32 4PG	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 70881

Application No.	Applicant	Proposal	Location	Ward	Link to WDC Planning Portal
4/1267	Waterloo Housing Group	Demolition of existing building and erection of 31 dwellings.	Newbold Centre, Leicester Street, CV32 4TE	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI_DCAPR_71231
4/1251	Mr Dosangh	Proposed internal alterations, repainting and alterations to shopfront and display of non illuminated fascia signage.	77-79 Warwick Street, CV32 4RR	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI_DCAPR_71213
4/1142	Mr Stone	Proposed demolition of existing conservatory and garage and proposed construction of pitched roof front, side and rear extension, attaching to rear orangery extension.	6 Telford Avenue, Lillington, CV32 7HL	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI_DCAPR_71090
4/1235	Mrs Roberts	Internal alterations at ground and first floor.	11 Binswood Avenue, CV32 5SE	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI_DCAPR_71195
4/1241	Mr Hurst	Single storey pitched roof rear extension & raised Patio area.	Flat 3, 23 Lillington Road, CV32 5YS	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI_DCAPR_71203
4/1221	Miss James	Single storey side extension and new roof over existing garage.	3 Montrose Avenue, Lillington, CV32 7DT.	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI_DCAPR_71177
4/1096	PeakGen Power Ltd	Installation of a standby generator plant (revised siting following planning permission W/12/0491).	Former Ford car park, Princes Drive, Edmondscode, CV32 2AF	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/propertyDetails.do?previousCaseType=Application&previousKeyVal= WARWI_DCAPR_71036&activeTab=summary&previousCaseNumber=W/14/1096&keyVal= WARWI_PROPLPI_128611_1
4/1144	Mr Platt	Proposed single storey rear extension.	11 Strathearn Road, CV32 5NN	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI_DCAPR_71092

Application No.	Applicant	Proposal	Location	Ward	Link to WIDC Planning Portal
4/1180	Mrs Salter	Proposed erection of a single storey extension to the side of the existing dwelling.	25 Riversleigh Road, Milverton, CV32 6BG	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71128
4/1182	Gidney Developments Ltd	Removal of condition 6 of planning permission W/14/0404	5 Milverton Crescent West, CV32 5NE	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71131
4/1239	Mr George Khera	Change of use from use Class A (restaurant) to use Class A5 (hot food takeaway) subject to house of use condition.	32a Bath Street, CV31 AE	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71201
4/1258	Mr M Ormerod	Reinstatement of light well to front of dwelling and new railings. Erection of a single storey rear extension. Garage demolition and new garden wall to rear of property.	99 Rugby Road, CV32 6DH	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71222
4/0933	Mr Michael Brewer	Dropped kerb for vehicular access onto A452, Avenue Road.	26 Avenue Road, CV31 3PQ	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 70817
4/1262	Mr Batra	Proposed two storey front, side and rear extensions.	10 Wheathill Close, CV32 6PL	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71226
4/1154	Mr H & Mrs S Pitchers	Erection of wrought iron railings.	Twyford House, 94 Leam Terrace, CV31 1DE	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71102



The Town Council of Royal Leamington Spa
PLANNING DETERMINATIONS 3 SEPTEMBER 2014

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

W/14/0363 Mr Jasminder Satsavia Removal of condition 5 (renewable energy) of planning permission W/12/0872 (Conversion of ground floor (Use Class A4) to a 6 bedroomed House in Multiple Occupation (Use Class C4) (Resubmission of W/12/0523) 2-4 Ranelagh Street, Leamington Spa, CV31 2AA

RESOLVED that no objection is raised.

WDC Reason for Decision

Inadequate supporting information has been provided to justify the removal of this condition and therefore the application conflicts with adopted Policy DP13 and the associated SPD.

W/14/0990 Mr D Ledbrooke Proposed erection of an in-fill single storey rear and side extension. 7 Wathen Road Leamington Spa, CV32 5UX

RESOLVED that no objection is raised.

WDC Reason for Decision

The proposed extension would result in a significant breach of the 45 degree line measured from the neighbouring property and will result in unacceptable harm to the living conditions of the occupiers of Number 8 by reason of a loss of light, outlook and an overbearing impact.

W/14/0895 Mr Geddes Erection of single storey rear extension and loft conversion. 105 Clapham Terrace, Leamington Spa, CV31 1JE.

RESOLVED that no objection is raised.

WDC Reason for Decision

The proposed single storey rear extension would result in a significant detrimental impact on the living conditions of the neighbor at 107 Clapham Terrace by reason of loss of light, overbearing visual intrusion and creation of a tunnelling effect.

