



THE TOWN COUNCIL
OF
ROYAL LEAMINGTON SPA
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ROBERT NASH ACIS DMS
Clerk to the Town Council

3 January 2013

Dear Councillor

PLANNING COMMITTEE – THURSDAY 10 JANUARY 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 **THURSDAY 10 JANUARY 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 20 December 2012 (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 the Planning Appeal Notifications below:

Appeal by: Mr John Holmes
Planning No. W/12/0659
Site: Apartment 1, Grange House, 64 Clarendon Avenue, Royal Leamington Spa CV32 4SA
Description: Erection of a rear extension to enclose existing courtyard.
Reason: Refusal of planning permission.

Appeal by: Sainsbury Supermarkets Ltd
Planning No. W/12/0913
Site: The Oak Inn, 89 Radford Road, Royal Leamington Spa CV31 1JY
Description: Part demolition, internal alterations, conversion and extension to create a convenience retail food store (use Class A1) including plant equipment, solar photovoltaics and associated highway, parking, engineering and landscaping works.
Reason: Refusal of planning permission.

Appeal by: McCarthy & Stone Retirement Lifestyles Ltd (Appeal 1)
Planning No. W/12/0800
Site: Homewood, 19 Kenilworth Road, Royal Leamington Spa CV32 5TN
Description: Demolition of existing buildings and erection of a three / four storey building to provide housing for the elderly (30 flats) together with communal facilities, landscaping and car parking.
Reason: Refusal of planning permission

Appeal by: McCarthy & Stone Retirement Lifestyles Ltd (Appeal 2)
Planning No. W/12/0827CA
Site: Homewood, 19 Kenilworth Road, Royal Leamington Spa CV32 5TN
Description: Demolition of existing buildings.
Reason: Refusal of planning permission

8. Enforcement Appeal Notifications

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

9. Planning Appeal Decisions

To note Appeal Decisions below:

Appeal by: Hanover

Planning No. W/11/1295

Site: Avon Court, 51 Kenilworth Road, Royal Leamington Spa
CV32 6JH

Description:

(1) Refusal to grant planning permission for replacement of the 7 windows in the southern elevation of the original Victorian villa at 51 Kenilworth Road.

Appeal: Dismissed

(2) Refusal to grant planning permission for replacement of all the other windows shown to be replaced.

Appeal: Allowed

10. Tree Preservation Order Notifications

To note Tree Preservation Order Notifications received since the last meeting (if any)



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 20 DECEMBER 2012 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors: John Knight (Chair); Bill Gifford; Balvinder Gill; Simon Lytton; Ann Morrison and Amanda Stevens

In attendance: Laura Snell (WDC Planning Officer)

74. DECLARATIONS OF INTERESTS AND REQUIREMENTS FOR DISPENSATIONS

In accordance with the Council's Code of Conduct, Cllr Bill Gifford declared a disclosable pecuniary interest in planning applications W/12/1338 & W/12/1339 CA.

75. PUBLIC FORUM

There were no members of the public present.

Cllr Bill Gifford made representations, as a resident of Augusta Place, objecting to planning applications W/12/1338 and W/12/1339 CA. Whilst, in principle, he was not against the proposed change of use from A4 use to residential use, Cllr Gifford did express concern on a number of issues on the proposed development, including:

- (i) The management problems associated with the conversion of the property to a 20 bedroomed HIMO.
- (ii) The poor quality accommodation which only provides 7 shower rooms and no separate toilets for possibly up to 40 residents.
- (iii) The HIMO has only one shared living room which is totally inadequate.
- (iv) Environmental concerns particularly with the lack of adequate recycling facilities.
- (v) Parking is an issue for existing residents and a request is made that the occupants of the proposed development would not be entitled to residents' parking permits.

A copy of Cllr Gifford's objections are attached to the signed copy of the Minutes.

76. MINUTES

The Minutes of the Meeting of the Planning Committee held on 29 November 2012, having been circulated, were considered.

RESOLVED that the Minutes of the meeting of the Planning Committee held on 29 November 2012 are confirmed and signed as a correct record.

77. PLANNING APPLICATIONS

W/12/1428 Deeling Properties Ltd and Waterloo Housing Erection of 72 affordable dwellings (Class C3) serviced via a new vehicular access from Kingsway; demolition of existing buildings; site remediation; public open space; earthworks; structural landscaping; car parking; and all other ancillary and enabling works. Trinity Street Storage Ltd., Queensway Trading Estate, Queensway, CV31 3JS

RESOLVED that no objection is raised subject to the following comments:
The Council reinforces the comments made by the Police on security improvements to the properties and the Environmental Officer's concerns about possible noise from the neighbouring recycling business and stresses that these issues should be brought to the attention of the developers.

W/12/1536 LB Mr Paul Tolley Removal of existing chimneys (unused) at rear of property, slate over and strip out valley to repair persistent leaks in wet weather. 4-6 Clemens Street, CV31 2DL

RESOLVED that no objection is raised.

W/12/1476 Mr Bagga Proposed change of use of existing first floor flat to a 5 bed student HIMO. Flat, 89 Warwick Street, CV32 4RJ

RESOLVED that no objection is raised subject to the following condition:
The applicant/developer must enter into a Section 106 agreement that prohibits residents of the dwellings hereby permitted to obtain resident parking permits.

W/12/1338 and W/12/1339 CA Mr O'Sullivan Demolition/removal of parts of building including single storey rear extension, external staircases and front balcony associated with the application for planning permission - W/12/1338 for Change of Use from A4 public house to Sui Generis 20 bedroom house in multi occupation, second floor side extension, rear first floor extension, internal and external alterations, new bin and cycle stores. Willoughby, 12 Augusta Place, CV32 5EL

RESOLVED that an objection is raised for the following reasons:

- (i) The proposal is an overdevelopment of the site.
- (ii) The designs of the individual rooms are poor and do not provide acceptable living conditions.
- (iii) There is a lack of adequate communal space.
- (iv) Due to current parking difficulties for existing residents, the applicant/developer must enter into a Section 106 agreement that prohibits residents of the dwellings hereby permitted to obtain resident parking permits.

Note: In accordance with the National Code of Conduct, Cllr Gifford had declared a disclosable pecuniary interest in the above Item, by reason of being a resident in Augusta Place, left the meeting and took no part in the discussion and voting thereon.

W/12/1473 LB Mr T Homes The existing timber fascia sign is to have revised graphics as per the revised design dated 13/09/2012. 47 Regent Street, CV32 5EE

RESOLVED that no objection is raised.

W/12/1439 LB Mr J Tweedy Remove recently installed internal staircase leading from Basement Flat to Ground Floor flat, and create new ceiling to fill void. Remove suspended ceiling in basement flat to expose original barrel vault. Block off rear wing to ground floor flat, remove breeze block wall section, extend aperture in brick wall and install 3 partition walls. Shorten timber staircase and attach to ground floor balcony to give garden access. Relocate basement water cylinder. 31 Clarendon Square, CV32 5QX

RESOLVED that no objection is raised.

W/12/1425 Clarendon House Dental Centre 5mm glass effect external signage panel with reverse applied digital print and chrome locators 1500mm x 600mm. Text: Clarendon House Dental Centre. Colour of text: indigo. 39 Clarendon Street, CV32 5SW

RESOLVED that no objection is raised.

W/12/1518 LB & W/12/1520 Dr R Ashford New railings on Binswood Avenue boundary. New rendered wall and pier on Kenilworth Road boundary. Quinton Lodge, Kenilworth Road, CV32 5TH

RESOLVED that no objection is raised, but the following comment is made:
The Council considers that removal of the hedge will be a loss of a visual amenity to the local street scene.

W/12/1526 LB Mr J Beresford Replace railings, piers and gates to main frontage together with a replacement garage. 68 Binswood Avenue, CV32 5RY

RESOLVED that no objection is raised.

W/12/1502 LB Lloyds Banking Group 2 x illuminated cannister brand logos; 1 x non illuminated external vinyl overlay; 1 x non illuminated internally applied vinyl. Cheltenham & Gloucester, 19 Parade, CV32 4DE

RESOLVED that no objection is raised, but the following comment is made:
The Council agrees with the comments of the Conservation Officer and considers that care should be taken regarding setting a precedent for the use of logos on the Parade.

W/12/1551 Reef Estates Ltd Change of use from A2 (financial/professional) to A3 (café) use. Santander UK Plc, 43 Parade, CV32 4BL

RESOLVED that no objection is raised.

W/12/1563 Mr M Kang Proposed single storey side extension and extension to front porch area. 37 Stirling Avenue, Cubbington, CV32 7HN

RESOLVED that no objection is raised.

W/12/1437 Mr & Mrs Wadsworth Retrospective application for the construction of a side extension with pitched roof over to form a ground floor WC. Work has been commenced as the project was initially considered to be permitted development. 37 Telford Avenue, Lillington, CV32 7HJ

RESOLVED that no objection is raised.

W/12/1435 Mr & Mrs Wallis Proposed garage in rear garden and the demolition of existing rear flat roof extension with internal alterations and french doors to the dining room. 13 Brownlow Street, CV32 5XH

RESOLVED that no objection is raised.

W/12/1453 Dr D Loft Removal of side lean to and single storey extension to side and front. 96 Northumberland Road, CV32 6HG

RESOLVED that no objection is raised.

W/12/1486 Miss N Price Erection of a single storey side extension. 34 Keir Close, CV32 5WE

RESOLVED that no objection is raised.

W/12/1129 John Weare Proposed 2 storey extension to rear of property. Grooms Cottage, Arlington Mews, CV32 5UH

RESOLVED that no objection is raised.

W/12/1477 Mr Mangat Conversion of garage to office. 88 Lillington Road, CV32 6LE

RESOLVED that no objection is raised.

W/12/1509 Mr Dalley Extension and conversion of existing garage to create a new living room and store. 17 Cubbington Road, Lillington, CV32 7AA

RESOLVED that no objection is raised.

W/12/1224 Mr Wright Change in external appearance of existing double garage by the creation of wide double width garage door opening with metal roller shutter door instead of the two bay door with central pillar and timber doors as approved by the planning permission W98/0061 (retrospective application). 20 Lillington Road, CV32 YY

RESOLVED that no objection is raised.

W/12/1464 Mr & Mrs Chandler Change of use from use Class C1 (Hotel) to a 3 No. bedroomed flat at basement and ground floor; 2 No. self-contained studio flats at first floor (Use class C3) and a 4 No. bedroomed HMO at first and second floor (Use Class C4). Buckland Lodge Hotel, 35 Avenue Road, CV31 3PG

RESOLVED that no objection is raised but the following comment is made: The Council agrees with the comments of the Conservation Officer and in particular with the suggestion that the photovoltaics should be located to the rear of the roof.

W/12/1432 Dr C Leigh To fit 12.5 metres of railings around the front garden area, on top of the existing brick walls with a matching garden gate. The height of the railings will be 65cm from the top of the wall and will be galvanized and powder coated in black. 137 Rugby Road, CV32 6DJ

RESOLVED that no objection is raised.

W/12/1446 Way Ahead Support Services Insertion of roof lights to front and rear elevations. 32 Heath Terrace, CV32 5NA

RESOLVED that no objection is raised.

W/12/1366 Mr Dhami Single storey front extension and replacing existing flat roof with lean to pitched roof to front of dwelling house. First floor extension to side & front above existing garage. 33 Beverley Road CV32 6PH

RESOLVED that no objection is raised but the following comment is made:

The Council expressed concern on the current positioning of the air source pump and suggested this is located in such a way to minimise noise disruption to the neighbouring property.

W/12/1513 & W/12/1514 LB Mr Gill Proposed alteration and two storey extension to form mews type dwelling. 4 Warwick Terrace CV32 5NT

RESOLVED that no objection is raised.

W/12/1510 Mr Boileau Installation of 10 solar photovoltaic panels to front facing roof slope. 22 Church Hill, CV2 5AY

RESOLVED that an objection is made for the following reason:
The Council agrees with the Conservation Officer's comments regarding the unsuitability of the materials and siting of the panels.

W/12/1528 LB Mr Crowther Refurbishment and alteration to the bar and toilets, hoist, extractor flue, internal alterations to layout, removal of window shutters, removal of lights, external decoration and alterations to the external first floor fire escape. Coventry Arms, 23 Guys Cliffe Road, CV32 5BZ

RESOLVED that no objection is raised.

W/12/1527 Mr Crowther Proposed extractor flue and alterations to the external first floor fire escape. Coventry Arms, 23 Guys Cliffe Road, CV32 5BZ

RESOLVED that no objection is raised.

W/12/1513 Mr Gill Proposed alteration and two storey extension to form separate mews dwelling

RESOLVED that no objection is raised.

W/12/1429 Mr & Mrs Moreton Replacement and alterations to windows and doors fronting onto or viewable from a public highway involving the following: removal of existing bay window and replacement with 'glazed' timber screen and external barn style feature doors; removal of sliding kitchen doors and replacement with timber french doors; replacement of first floor windows with timber casements with painted finish; new obscure glazed window; re-roofing with slate roof. Tall Trees, Hyde Place, CV32 5BT

RESOLVED that no objection is raised.

W/12/1562 Mr Nicholas Cross Installation of decking to the rear of the property to gain access to the rear door. (Retrospective) 34 Quarry Street Milverton CV32 6AU

RESOLVED that no objection is raised.

W/12/1548 Mr T Wright Installation of a lightwell to front elevation and conversion of cellar. 63 Greatheed Road CV32 6ET

RESOLVED that no objection is raised.

W/12/1276 Action 21 (2010) Ltd Continued use of premises as recycling centre (as originally approved by W/09/0154), open 7 days a week between the hours of 10.00am and 4.00pm except Bank Holidays.5 Ramsey Road, Sydenham Industrial Estate, CV31 1PG

RESOLVED that no objection is raised.

W/12/1098 Mr J Nagra Demolition of single storey shop and garages and construction of a 4 storey building comprising a ground floor retail unit with a 4 bedroom house in multiple occupation on the upper floors. 6A Regent Place, CV31 1EH

RESOLVED that no objection is raised.

W/12/1099 CA Mr J Nagra Demolition of single storey shop unit and garages. 6A Regent Place, CV31 1EH

RESOLVED that no objection is raised.

W/12/1553 Mr S Jauhal Proposed single storey side extension (part retrospective) 8a St Mary's Crescent CV31 1JL

RESOLVED that no objection is raised.

W/12/1565 Mr Sunny Khakm Retrospective application for single storey rear extension. 2 St David's Close, Sydenham, CV31 1NN

RESOLVED that no objection is raised.

78. 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.

79. PLANNING APPEAL NOTIFICATIONS

There were none.

80. ENFORCEMENT APPEAL NOTIFICATIONS

There were none.

81. PLANNING APPEAL DECISIONS

There were non

82. TREE PRESERVATION ORDER NOTIFICATIONS

There were none.

The meeting commenced at 6.30 pm and finished at 7.37pm

Signed

Dated

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
1	W/12/1573 LB	The Cloud/BSkyB	Installation of a public Wifi system within the station (incorporating new cabling)	Leamington Spa Railway Station, Old Warwick Road, CV31 3NS	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAPR 66922
2	W/12/1507	Trilogy (Leamington Spa) Ltd	Erection of petrol filling station with kiosk and ancillary facilities including car wash and jet wash and coffee shop (use Class A3) with associated drive-through facility and parking, both served by amended arrangement off Old Warwick Road.	Former Ford Foundry Site and Associated Landholdings, Old Warwick Road	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAPR 66802
3	W/12/1525	Mr J Beresford	Replace railings, piers and gates to main frontage together with a replacement garage.	68 Binswood Avenue CV32 5RY	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAPR 66820
4	W/12/1402	Tesco Stores Ltd.	Proposed display of advertisements in shop window.	Tesco Supermarket, 22-24 Parade CV32 4DN	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAPR 66690
5	W/12/1403 LB	Tesco Stores Ltd.	Proposed display of advertisements	Tesco Supermarket, 22-24 Parade CV32 4DN	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAPR 66691
6	W/12/1524 LB	Mr S McGovern	Proposed internal alterations/removal of internal walls in rear basement area and internal wall between the kitchen and dining area at the upper ground floor level.	14 Lansdowne Circus, CV32 4SW	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAPR 66819

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
7	W/12/1587	Mr Sutcliffe	Change of use from non-residential institution (use Class D1) to house in multiple occupation (HMO) (use Class Sui Generis) and the replacement of existing windows.	9 Augusta Place, CV32 5EL	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=W/ARWI_DCAPR_66955
8	W/12/1560	HS Property Partnership	Change of use of first and second floor B1a Office use to 2 x residential units.	24 Russell Street, CV32 5QB	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=W/ARWI_DCAPR_66894
9	W/12/1596 LB	Yarnolds Property Ltd	Proposed change of use of club premises and second floor flat to a ground floor restaurant (A3) and ancillary basement function suite and six self-contained flats on first and second floor levels.	36 Warwick Street, CV32 5JZ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=W/ARWI_DCAPR_66970
10	W/12/1595	Mr John Yarnold	Proposed change of use of club premises and second floor flat to a ground floor restaurant (A3) and ancillary basement function suite and six self-contained flats on first and second floor levels. Works to include for associated internal and external alterations.	36 Warwick Street, CV32 5JZ	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=W/ARWI_DCAPR_66969
11	W/12/1608	Ms K & Mr A Death-Hogg	Demolition of prefabricated extension and erection of single storey utility/WC extension.	21 Charnwood Way, Lillington, CV32 7BU	Crown	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=W/ARWI_DCAPR_66983
12	W/12/1592	Mr K Hancock	Erection of a first floor side extension and two storey rear extension.	5 Cubbington Road, Lillington, CV32 7AA	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=W/ARWI_DCAPR_66966

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
13	W/12/1599	Mr & Mrs McComiskey	Erection of a two storey side / rear extension; a single storey front extension and a single storey rear extension (including demolition of the existing single storey side garage / utility room).	19 Braemar Road, Lillington, CV32 7EZ	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66973
14	W/12/1556	Mr Chris Sullivan	Proposed re-surfacing of the rear concrete slabbed garden with decking and the erection of an external staircase & raised platform to the rear French doors.	7 Albany Terrace CV32 5LP	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66889
15	W/12/1489	Mr Luke Knight	Construction of two storey extension and alterations to rear of dwelling	85 Rugby Road CV32 6DH	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66784
16	W/12/1581	Mr T Allen	Provision of an additional bedroom to an existing House in Multiple Occupation (total 7 bedrooms).	3 Union Road, CV32 5LT	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66949
17	W/12/1218	Mrs Kandola	Construction of a new access lift from the front entrance, a rear glazed link and a replacement workshop in the rear of the garden with the removal of existing brick outbuilding shed and two small trees.	Eversleigh Nursing Home, 2-4 Clarendon Place	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66383
18	W/12/1567	Mr J Inglis	To remove and replace all windows on the property back to original wooden frame sash windows.	5a Regent Street, CV32 5HW	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66903
19	W/12/1445	Ms P Wilson	Erection of a two storey and single storey rear extension	10 Edward Street, CV32 6AX	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66735

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
20	W/12/1541	Mr & Mrs Wall	Erection of a two storey and single storey rear extension	31 Quarry Street, Milverton, CV32 6AS	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARRWI_DCAPR_66839
21	W/12/1342	Mr J Mills	Demolition of a 2 storey rear extensions and erection of a two storey and single storey rear extension.	5 Woodbine Street, CV32 5BG	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARRWI_DCAPR_66591
22	W/12/1343 CA	Mr J Mills	Demolition of a two storey rear extension	5 Woodbine Street CV32 5BG	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARRWI_DCAPR_66592
23	W/12/1576	Mr G Judge	Erection of a single storey rear extension (retrospective application).	47 Radford Road, CV31 1NF	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=WARRWI_DCAPR_66939
24	W/12/1523	Mrs E Canning	Change of use from dwelling house (Use Class C3) to a house in multiple occupation (Use Class 4)	32 Gordon Street CV31 1HR	Willies	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARRWI_DCAPR_66818



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 10 JANUARY 2013

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

W/12/1382 Mr & Mrs Hyde & Medwell. Renewal of planning permission W09/1188 for outline application for the erection of bungalow on land rear of 207 Rugby Road with access onto Conway Road. Rear of 207 Rugby Road Leamington Spa.

RESOLVED that an objection is raised for the following reason:
The building of a further property will exacerbate the dilapidated state of Conway Road which would impact adversely on use of this road by existing residents for access.

WDC Reason for Decision

The development respects surrounding buildings in terms of scale, height, form and massing and does not adversely affect the amenity of nearby residents.



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 10 JANUARY 2013

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

W/12/1230 Mid Counties Co-operative Display of non-illuminated nursery signs. Banana Moon Nursery, 5A Spencer Street CV31 3NE.

RESOLVED that no objection is raised but the following comment is made: Members note the dispute over the proposed location of the sign.

WDC Reason for Decision

It is considered that the proposal would be seriously injurious to the appearance of the building and the visual amenities of the area, the character and appearance of the Conservation Area and the setting of the adjacent Listed Building by reason of their scale, siting, design and colour.