



ROBERT NASH ACIS DMS
Clerk to the Town Council

THE TOWN COUNCIL

OF

ROYAL LEAMINGTON SPA
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24 January 2013

Dear Councillor

PLANNING COMMITTEE –THURSDAY 31 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 31 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. Proposed next stage of development at Foundry Park - Presentation by Trilogy
4. Public Forum

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

5. Minutes

To approve and sign the Minutes of the Meeting of the Planning Committee held on 10 January 2013 (Report No 5)

6. Planning Applications

To consider a schedule of planning applications received from the Planning Authority (Report No 6)

7. Determination of Planning Applications

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

8. Planning Appeal Notifications

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

9. Enforcement Appeal Notifications

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

10. Planning Appeal Decisions

To note Appeal Decision below:

Appeal by: Mr B Dhinjin

Planning No. W 11/0259

Site: 26 Leam Terrace, Leamington Spa, CV31 1BB

Description: Change of use to a 16 bedroom HMO.

Appeal: Allowed.

11. 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 10 JANUARY 2013 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

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

Apologies: Councillors Simon Lytton, Bill Gifford

In attendance: David Edmonds (WDC Planning Officer)

83. DECLARATIONS OF INTERESTS AND REQUIREMENTS FOR DISPENSATIONS

There were none.

84. PUBLIC FORUM

There were no members of the public present.

85. MINUTES

The Minutes of the Meeting of the Planning Committee held on 20 December 2012, having been circulated, were considered.

RESOLVED that the Minutes of the meeting of the Planning Committee held on 20 December 2012 are confirmed and signed as a correct record subject to an amendment to the applicant's name on Application no. W/12/1428 which should read Deeley Properties Ltd and Waterloo Housing.

86. PLANNING APPLICATIONS

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.

RESOLVED that no objection is raised.

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.

RESOLVED that no objection is raised subject to the agreement by the Highway Authority to the details for the ingress and egress to the site from Old Warwick Road.

W/12/1525 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/12/1402 & W1/12/1403 LB Tesco Stores Ltd. Proposed display of advertisements in shop window. Tesco Supermarket 22-24 Parade CV32 4DN.

RESOLVED that no objection is raised.

W/121524 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.

RESOLVED that an objection is raised for the following reason:

The proposed internal structural alterations are considered to be too extensive and consequently detrimental to a listed building.

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.

The Chair, Cllr. Knight, read out two letters from local residents objecting to the proposals. The first was received from Mr & Mrs Gifford who raised the following issues:

- The proposed HIMO has a minimum of 9 bedrooms, 4 shower rooms, 1 WC and one shared living room. The dimensions of all the rooms are restrictive and inadequate for the number of prospective tenants (up to 18), which will inevitably result in unpleasant and inadequate living accommodation.
- Proposed change of windows from wooden sash to UPVC will impact on the integrity of the Conservation Area.
- Concern was expressed about the combined access to the adjacent school playground and the HIMO and the practicalities of keeping the children safe.
- Parking is currently an issue for local residents. The proposed HIMO does not meet the Vehicle Parking Standards and will exacerbate parking issues. A Section 106 Agreement would exclude any prospective tenants from securing residents' parking permits

The second was received by E-mail from Dr Andrew Cave. He raised similar issues to those raised by Mr & Mrs Gifford with the addition of the following :

- With such a densely occupied dwelling the risk of fire would be of concern
- There is no indication of how rubbish disposal and recycling containers will be managed

Copies of both these letters of objections are attached to the signed copy of the Minutes.

RESOLVED that an objection is raised for the following reasons:

- The proposal is a serious overdevelopment of the site and is of poor quality.
- The design and size of individual rooms are poor and do not provide adequate and acceptable living facilities.
- There are health and safety issues regarding fire safety and waste disposal
- Parking issues are a major concern. A Section 106 Agreement should be signed preventing prospective residents from obtaining parking permits.

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.

RESOLVED that no objection is raised but concern was expressed over the lack of on-site parking which will impact on parking in the immediate surrounding area.

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.

RESOLVED that no objection is raised but concern was expressed over the lack of on-site parking for the flats which will impact on parking in the surrounding area.

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.

RESOLVED that no objection is raised but concern was expressed over the lack of on-site parking for the flats which will impact on parking in the surrounding area.

W/12/1608 Ms K & Mr A Deeth-Hogg Demolition of prefabricated extension and erection of single storey utility/WC extension. 21 Charnwood Way, Lillington, CV32 7BU

RESOLVED that no objection is raised

W/12/1592 Mr K Hancock Erection of a first floor side extension and two storey rear extension. 5 Cubbington Road, Lillington, CV32 7BU.

RESOLVED that no objection is raised.

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.

RESOLVED that no objection is raised.

W/12/1556 Mr Chris Sullivan Proposed re-surfacing of the rear concrete slabbed agarden with decking and erection of an external staircase & raised platform to the rear French doors. 7 Albany Terrace CV32 5LP.

RESOLVED that no objection is raised.

W/12/1489 Mr Luke Knight. Construction of two storey extension and alterations to rear of dwelling. 85 Rugby Road CV32 6DH.

RESOLVED that no objection is raised.

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.

RESOLVED that no objection is raised.

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.

RESOLVED that no objection is raised.

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.

RESOLVED that no objection is raised and Members commended the return to the original style windows.

W/12/1445 Ms P Wilson Erection of a two storey and single storey rear extension. 10 Edward Street CV32 6AX.

RESOLVED that no objection is raised.

W/12/1541 Mr & Mrs Wall. Erection of a two storey and single storey rear extension. 31 Quarry Street, Milverton, CV32 6AS.

RESOLVED that no objection is raised.

W/12/1342 & W/12/1343 CA Mr J Mills Demolition of a 2 storey rear extension and erection of a two storey and single storey rear extension. 5 Woodbine Street CV32 5BG.

RESOLVED that no objection is raised.

W/12/1576 Mr G Judge Erection of a single storey rear extension (retrospective application) 47 Radford Road CV31 1NF.

RESOLVED that no objection is raised.

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.

RESOLVED that no objection is raised but concern is expressed over the impact on existing limited parking in the immediate vicinity.

87. **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.

88. PLANNING APPEAL NOTIFICATIONS

To note the following Appeal Notifications:

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

RESOLVED that the Planning Appeal Notifications are noted.

89. ENFORCEMENT APPEAL NOTIFICATIONS

There were none.

90. PLANNING APPEAL DECISIONS

To note the 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

RESOLVED that the Appeal Decisions are noted.

91. **TREE PRESERVATION ORDER NOTIFICATIONS**

There were none.

The meeting commenced at 6.30 pm and finished at 7.30pm.

Signed

Dated

No.	Application No.	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
1	W/12/1609	Mr Gary Kelly	Proposed erection of single storey side extension to enlarge kitchen and first floor side extension above at the rear.	32 Henley Road, CV31 2NY	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66984
2	W/12/1638	Mr Jhutti	Change of use of dwelling (use Class C3) to 4 No bedroom house in multiple occupation (use Class C4)	7 Southlea Avenue, CV31 3JN	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67014
3	W/12/1617	Miss Beejadhur	Change of use from A4 to Nightclub (Sui Generis) Opening hours: Monday-Thursday 18.00 - 03.00, Friday & Saturday 18.00-04.00, Sunday 18.00-03.00, Bank holidays 18.00-04.00 and New Year's Eve 18.00-04.00	Amara, 7 Court Street CV31 2BB	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66992
4	W/13/0006 LB	Poundland	Proposed internal redevelopment of the unit to consist of a new internal shop fit out, installation of a new goods lift to allow access to the 1st floor stockroom area and replacement of the existing signage to the front elevation.	19-21 Parade, CV32 4DE	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67040
5	W/13/0027	Mr J Duley	Change of use from offices to 14 bedroom house in multiple occupation (amended scheme following planning permission n. W/12/0789)	3 Clarendon Place CV32 5QL	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67076

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
6	W/13/0028 LB	Mr J Duley	Internal alterations including the removal of existing walls and doors and the installation of new partition walls and doors (amended scheme following listed building consent no. W/12/0790 LB)	3 Clarendon Place CV32 5QL	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67077
7	W/13/0020	Poundland	Installation of replacement non-illuminated 300mm high letters	19-21 Parade, CV32 4DE	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67068
8	W/13/0051 LB	Mr Payne	Internal alterations including: stud partition and inner new doorway to basement, relocation of boiler; new double doorway opening between dining room and kitchen; form new bathroom in utility room, utilising door and frame removed from hallway and replacement glazing/external alterations.	43 Lansdowne Crescent CV32 4PR	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67117
9	W/13/0032	Ecco	Installation of a non illuminated projecting sign.	83 Parade CV32 4AY	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67082
10	W/12/0050	Lloyds Banking Group	Display of 2 no. sets of non-illuminated fascia letters; 1 no. internally illuminated hanging sign; 2 no. internally illuminated ATM headers; 8 no. internally illuminated window light strips; 9 no. internally applied vinyl window overlays; and 2 no. non-illuminated wall mounted name plates.	Lloyds TSB Bank, 73 Parade, CV32 4BB	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=WARWI_DCAPR_67116

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
11	W/12/0067	Mr & Mrs Lewis	Erection of a replacement garage (resubmission of W/12/0826)	81 Upper Holly Walk, CV32 4JS	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67136
12	W/12/1630	Mr Burnham	Erection of single storey side and rear extension and first floor rear extension.	113 Kinross Road, Lillington, CV32 7EW	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67006
13	W/12/1624	Mr & Mrs Tibbits	Proposed conversion of the existing conservatory with the replacement of the glazing with matching brickwork and re-roofed with concrete interlocking tiles to match existing.	25 Highland Road, Lillington, CV32 7EG	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66999
14	W/12/1590	Mr J Dibble	Provide a lightwell in front of the bay window affording escape access from basement complete with decorative wrought iron railings.	10a Lillington Avenue, CV32 5UJ	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66963
15	W/13/0024	Mr Maggs	Single storey ground floor side extension and first floor side extension	6 Onslow Croft	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67072
16	W/12/1625	Mr B Dhesi	Erection of single and two storey rear extension together with the removal of existing dormer and replacement with new rear facing dormer window.	22 Woodcote Road CV32 6PY	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67000
17	W/13/0054	Mr D Moore	Existing detached garage - extension to front and replace flat roof with pitched.	55 Almond Avenue CV32 6QD	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67120
18	W/12/1598	Mr Cooper	Erection of a single storey side extension and replacement flat roof with pitched roof to the front elevation.	1 Risdale Close, CV32 6NN	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66972

No.	Application No	Applicant	Proposal	Location	Ward	Link to Warwick DC Planning Portal
19	W/13/0009	Mr Jerwood	Proposed replacement of existing conservatory with a masonry built single storey rear extension.	11 Archery Road, CV31 3PT	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67044
20	W/13/0010	Mr & Mrs Wakeley	Proposed basement conversion, including the enlargement of lightwell to the front elevation and creation of a new lightwell to the rear elevation.	22 Gaveston Road, CV32 6EU	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67048
21	W/12/0045	Mr Devaney	Erection of a single storey extension to rear and two storey side extension.	48 Princes Drive, Edmonscoote, CV32 6AF	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_67101