



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

7 August 2014

Dear Councillor

PLANNING COMMITTEE – THURSDAY, 14 AUGUST 2014

You are invited to attend a Meeting of the Planning Committee in ROOM 5, at the **TOWN HALL, ROYAL LEAMINGTON SPA**, commencing at 6.30 p.m. on **THURSDAY, 14 AUGUST 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 23 July 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 Notification:

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 outline 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).

Start Date: 25 July 2014

8. Planning Appeal Decisions

To note the following Planning Appeal Decision:

Ref: W/13/0706

Name: 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of existing garage and erection of new two storey dwelling and associated car parking at rear (resubmission of withdrawn applications W/10/0558 and W/10/0559)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.

Ref: W/13/0896

Name: Mr Ripanjit Mann

Site: 12 Grove Place, Leamington Spa CV31 2DB

Description: Refusal of planning permission for change of use of former Orbit housing from 5 bedroom flat to small HMO for 6 tenants/sharers.

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 consider the schedule of licensing applications received from the Licensing Authority (Report No. 11)

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 23 JULY 2014 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

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

There were two members of the public present.

25. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

In accordance with the Council's Code of Conduct, it was agreed that those Members of the Planning Committee be granted a dispensation under the provisions of the Localism Act 2011 to debate and resolve Planning Application No. W/14/0915 (Hybrid Arts tenants of Warwick District Council) for which they may have a disclosable non-pecuniary interest by virtue of being a Member of Warwick District Council.

Councillor Knight declared a non-pecuniary interest in application no. W/14/0915.

Councillor Gifford declared a pecuniary interest in applications W/14/0962 and W/14/0967.

26. PUBLIC FORUM

Two local residents, Mr Simon Stich and Mr Andrew Boyton, from Portland Place West attended the meeting to voice their objections to Application no. W/14/0915 Hybrid Arts. An emailed copy of an objection submitted by Mr Simon Stich had previously been circulated to the Committee for consideration at this meeting and is attached to these minutes.

Mr Stich outlined his understanding of the remit of Hybrid Arts from March 2013, when they originally occupied the former Sea Cadets Club and Boat House, which was for the provision of Arts Education with occasional showcase performances. However in recent months the venue has been used mainly for live music 4/5 days a week, which often continues into the early hours of the morning. In the original remit, no live music should take place after 11.00pm until appropriate noise insulation is installed. In his view this change of use is unauthorised hence the requirement for the retrospective planning application.

The noise of the live music plus the disruption and noise caused by patrons gathering at and leaving the venue, has caused significant noise pollution and disruption to residents living on the south side of Portland Place West which in turn has led to a detrimental deterioration to the quality of their lives. Noise emanates from the building particularly so in the warm weather when windows and emergency exits are open.

In addition Mr Boyton, pointed out that Portland Place West lies in the Conservation Area and properties which back on to Riverside and the venue have outstanding features such as large sash windows with picture glass which cannot be changed to incorporate double glazing to mitigate the noise and disturbance.

The Chairman thanked Mr Stich and Mr Boyton for attending and the Committee agreed to discuss this item first.

27. MINUTES

The Minutes of the Meeting of the Planning Committee held on 30 June 2014, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 30 June 2014 are confirmed and signed as a correct record, subject to the following amendments:

14. DECLARATIONS OF INTEREST:

Councillor Stevens declared a non-pecuniary interest in Application W/14/0754 by reason of knowing the applicant.

17. PLANNING APPLICATIONS

W/14/0754 Spa Computers.

Note: In accordance with the Council's Code of Conduct, Councillor Amanda 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.

28. PLANNING APPLICATIONS

W/14/0915 Hybrid Arts. Change of use of the former Sea Cadets Club House and former Boat House/Morgue to a mixed use of D1 Education and D2 Assembly & leisure (Sui Generis) (Retrospective) Hybrid Arts, Riverside, CV31 3PN.

RESOLVED that an objection is raised for the following reasons:

- (i) The change of use is not considered appropriate due to the building being unfit for purpose.
- (ii) The building requires substantive noise insulation and air conditioning works to counter the need to open windows and doors.
- (iii) The Council supports the work of Hybrid Arts but considers that the location of this venue is inappropriate.

Note: In accordance with the Council's Code of Conduct, Councillors Gifford and Gill declared a non-pecuniary interest in the above item by reason of being Members of Warwick District Council which owns the land and building, remained in the meeting and took part in the discussion and voting thereon.

Councillor John Knight declared a non-pecuniary interest since his son regularly plays in a live band at this venue, remained in the meeting and took part in the discussion and voting thereon.

W/14/1013 Mr & Mrs Sandhar. Proposed erection of a single storey side and rear extension to convert existing garage into a habitable room and install pitched roof over and incorporate the front porch. 21 Grosvenor Road, CV31 2NN.

RESOLVED that no objection is raised.

Planning Committee Meeting –23 July 2014

W/14/0960 Mr C Locker. Repositioning of velux roof lights and internal alterations (amendment to W/14/0345 LB) 19 Portland Place East, CV32 5ES.

RESOLVED that no objection is raised.

W/14/0952 Costa Ltd. Change of use of the first and second floors from storage to use Class D1 (training) for use by Costa. 43 Parade, CV32 4BL.

RESOLVED that no objection is raised

W/14/0900 Mr Shaw Change of use from Class A1 (retail) to Class A4 (bar) with no cooking facilities. 1 The Corner House, Windsor Place, CV32 5EN.

RESOLVED that an objection is raised for the following reasons:

- (i) There are already several similar licensed premises in the immediate area, contrary to current planning policies, and an additional licensed premise is likely to lead to increased noise and anti-social behavior.
- (ii) The location, next to a dance studio used by children, is considered to be inappropriate

W/14/0942 Restaurant Spesso Change of use to include A3, installation of extract duct to rear of property and a condenser unit to allow the premises to operate as a restaurant. Retractable awnings to the street elevation above outdoor seating area. 41 Regent Grove, CV32 4AP.

RESOLVED that no objection is raised but the following comment is made:
The conditions laid down by Warwick District Council's Environmental Health Officer should be included in any Planning Determination.

W/14/0921 LB Leamington Spa Orthodontics. Alterations to form new rear wing. Dental Surgery, 21 Waterloo Place, CV32 5LA.

RESOLVED that no objection is raised.

W/14/0920 Leamington Spa Orthodontics. Alterations to form new rear wing. Dental Surgery, 21 Waterloo Place, CV32 5LA.

RESOLVED that no objection is raised.

W/14/1018 Tragus Holdings Display of 3 no. non-illuminated fascia signs, 1 no. externally illuminated projecting sign and re-covering of existing awnings. Café Rouge, 97-99 Regent Street, CV32 4NT.

RESOLVED that no objection is raised.

W/14/1026 LB Tragus Holdings Display of 3 no. non-illuminated fascia signs, 1 no. externally illuminated projecting sign and re-covering of existing awnings. Café Rouge, 97-99 Regent Street, CV32 4NT.

RESOLVED that no objection is raised.

W/14/0968 Mr Patrick Reddin. Erection of single storey extension to form covered link to external classroom. St Anthony's Catholic Primary School, Sydenham Drive, CV31 1NJ.

RESOLVED that no objection is raised.

W/14/1025 Mr Morten Illum. Display of 1 no. non-illuminated fascia sign and 1 no. non-illuminated projecting sign. 2 Bedford Street, CV32 5DY.

RESOLVED that no objection is raised.

W/14/0962 TAG Exclusive Properties Urban Ltd. Proposed construction of side and rear extensions following demolition of existing side, rear and ancillary outbuildings; new dormer window to rear and erection of a double garage. 66 Upper Holly Walk, CV32 4JL.

RESOLVED that no objection is raised.

Note: Cllr Gifford declared a pecuniary interest in the above application by reason of a personal indirect link with the Developer, remained in the meeting and took part in the discussion and voting thereon.

W/14/0999 Mr & Mrs Brotherston Detached rear annexe to provide family accommodation ancillary to the main dwelling. 16 Beauchamp Avenue, CV32 5TA.

RESOLVED that no objection is raised.

W/14/1001 Paleo Restaurant Ltd. Change of use of the rear part of 97 Warwick Street from restaurant use (Use Class A3) to use as a gymnasium (use Class D2) opening Monday – Friday, 7am – 9pm and Saturday-Sunday, 8am to 5pm. 97 Warwick Street, CV32 4RJ.

RESOLVED that no objection is raised.

W/14/1002 Paleo Restaurant Ltd. Replacement shop front. 97 Warwick Street, CV32 4RJ.

RESOLVED that no objection is raised.

W/14/0989 Mrs Baker Erection of single storey side extension. 85 Taylor Avenue, Lillington, CV32 7SA.

RESOLVED that no objection is raised.

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

RESOLVED that no objection is raised.

W/14/0924 Ms Dean Erection of single storey rear extension. 24 Park Road, CV32 6LG.

RESOLVED that no objection is raised.

W/14/0910 Mr Waby. Erection of single storey side and rear extension. 14 Kelvin Road, Lillington, CV32 7TE.

RESOLVED that no objection is raised.

Planning Committee Meeting –23 July 2014

W/14/0981 Mr Hendry Conversion of basement to habitable use, construction of external steps down to new escape door on front elevation and alterations to ground floor kitchen, including new bi-fold doors. 199 Rugby Road, CV32 6DX.

RESOLVED that no objection is raised.

W/14/0696 Mr & Mrs Ferguson. Erection of proposed two storey front and side extension and single storey rear extension. 26 Beverley Road, CV32 6PJ.

RESOLVED that no objection is raised.

W/14/0758 LB Mrs Austen. We plan to re-render the front of the property using ashlar render and reinstate a portico to match neighbours' at 42 and 46. We would also like to put a dwarf wall and railings at the front of the property to match railings at no. 46. 44 Grove Street, CV32 5AJ.

RESOLVED that no objection is raised.

W/14/0918 LB Mrs Cofler Internal alterations to first floor bathroom. 7 Clarendon Crescent CV32 5NR.

RESOLVED that no objection is raised.

W/14/0967 Warwickshire County Council Development of up to 425 residential dwellings (use Class C3), a medical centre and education facilities (use Class D1) formal and informal green spaces, sports and recreation provision, structural landscaping, new roads, footpaths and cycle ways, site access and ancillary works (outline application including details of access) Land North of Gallows Hill, Warwick, CV34 6SJ.

RESOLVED that The Town Council is pleased to be consulted on this proposed application but has grave concerns about the effect of this further proposed development in a relatively concentrated area to the south of Leamington Spa. The Council welcomes the fact that new cycleways are proposed and would like to see them feature as part of a strategic route with other proposed developments in the area. The Council also trusts that the applicant and subsequent developer will work closely together with relevant District Council and County Council Officers' to ensure that a suitable infrastructure is in place prior to commencement of any proposed works.

Note: In accordance with the Council's Code of Conduct, Cllr Gifford declared a pecuniary interest in the above application, by reason of being a Warwickshire County Councillor, left the meeting and took no part in the discussion and voting thereon.

W/14/0949 Qpack Packaging LLP Advertisement consent for one internally illuminated building sign and three non-illuminated free-standing signs. Unit 23 St Mary's Road, CV31 1JP.

RESOLVED that no objection is raised.

W/14/0930 Mrs H Lowthian Change of use from B1 (workshop) to A3 (coffee/teashop)(with no cooking facilities) 7 Regent Place, CV31 1EH.

RESOLVED that no objection is raised.

RESOLVED that no objection is raised.

W/14/0994 TC On behalf of CTIL and Vodafone Ltd. The proposed works consist of the installation of a new 17.5m slim line monopole to include 6 no. new antennas in a shroud and installation of 3no. new equipment cabinets at ground level; plus ancillary works. CHS Development, Sydenham Drive, CV31 1JP.

RESOLVED that no objection is raised.

29. 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.

30. PLANNING APPEAL NOTIFICATIONS

The following Planning Appeal Notification was considered:

Ref: W/14/0533
Name: Binswood Mansions Trust
Site: 16 Arlington Avenue, Leamington Spa CV32 5UD
Description: Refusal of planning permission for the demolition of house and garages, construction of 6 flats with ancillary site management office and new garaging; widening of existing access and provisional of additional parking spaces; and siting of 26 solar panels on new building and on existing garage roofs.

RESOLVED that the Planning Appeal Notification is noted.

31. PLANNING APPEAL DECISIONS

The following Planning Appeal Decision was considered:

Ref: W/14/1432
Name: Mr & Mrs Vik Tara (Tara & Company)
Site: 1 Charlotte Street, Leamington Spa CV31 3EB
Description: Refusal of planning permission for the change of use of the existing residential dwelling into a house of multiple occupancy, with the retention of the existing two No. 2 bed apartments.
Decision: Appeal dismissed

RESOLVED that the Planning Appeal Decision is noted.

32. ENFORCEMENT APPEAL NOTIFICATIONS

There were none.

33. ENFORCEMENT APPEAL DECISIONS

There were none.

34. LICENSING APPLICATIONS

The following Licensing Application was considered:

Application No.	WDCPREM00111
Applicant:	Mohan Kandola
Address:	The Loose Box, 4 Bedford Street, Royal Leamington Spa CV32 5DY

RESOLVED that an objection is raised to the extension of late night hours to 03.00am as this is likely to lead to increased noise in the area and anti-social related incidents, as proposed extended late-night hours replicate those of similar properties in the immediate vicinity. (There is no objection to the 08.00am morning extension.)

35. TREE PRESERVATION ORDER NOTIFICATIONS

There were none.

The meeting commenced at 6.30 pm and finished at 7.24pm

Signed

Dated

Application No.	Applicant	Proposal	Location	Ward	Link to WDC Planning Portal
4/1095	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	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAPR 71031
4/1123	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	Brunswick	documents.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAPR 71066
4/1000	Mr Naik	Proposed rear conservatory	75 Frances Havergal Close, CV31 3BU	Brunswick	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAPR 70901
4/1007	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	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAPR 70917
4/1006	Status Menswear Ltd	Display of 3no. Non-illuminated fascia signs and 1no. Externally illuminated projecting hanging sign.	81 Warwick Street, CV32 4RR	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAPR 70916
4/1046	Barclays Bank plc	Installation of replacement shopfront including 2 no. ATMs.	48-50 Parade, CV32 4DD	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAPR 70977
4/1047	Barclays Bank plc	Display of 1 no. internally illuminated fascia sign and 1 no. internally illuminated projecting sign.	48-50 Parade, CV32 4DD	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= WARWI DCAPR 70978

Application No.	Applicant	Proposal	Location	Ward	Link to WDC Planning Portal
4/1087	JD Sports Fashion PLC	Blacks fascia sign to be replaced with Milliets fascia sign - style to match existing	Milliets, 25-27 Parade, CV32 4DE	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71023
4/1129	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	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71075
4/1130	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	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71076
4/1015	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	Clarendon	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 70926
4/1064	Mr Hodgson	First floor side extension	8 Epsom Road, Lillington, CV32 7AR	Crown	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 70995
4/1058	Mr & Mrs Newsome	Erection of a single storey side/rear extension.	44 Wathen Road, CV32 5UZ	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 70989
4/0954	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	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 70841
4/1062	Mr Liddar	Single storey games room/gym in the rear garden.	1 Oak Tree Close, CV32 5YT	Manor	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 70993

Application No.	Applicant	Proposal	Location	Ward	Link to WDC Planning Portal
4/0961	Mr & Mrs Mainwaring	Erection of single storey rear extension and roof alterations.	21 Freemans Close, CV32 6EZ	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_70859
4/0931	Ms Jackie Lindsay	Erection of single and two storey side extension with open porch.	8 Wheathill Close, CV32 6PL	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_70812
4/0891	Miss Downes	Proposed replacement of all existing sash windows with replica upvc double glazed windows.	10 Percy Terrace, CV32 5PG	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_70762
4/1084	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.	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71020
4/1070	Mr & Mrs Cox	Demolish outbuilding and erect a single storey rear extension.	11 Northumberland Road, CV32 6HE	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71005
4/1100	Mr Librowski	Demolition of existing garage to rear and erection of a replacement garage with storage area above.	11 York Road, CV31 3PR	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71040
4/1126	Mr & Mrs Sarah and Edward Kenny-Levick	Proposed alterations to existing basement to provide improved accommodation.	24 Portland Place West, CV32 5EU	Milverton	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71069

Application No.	Applicant	Proposal	Location	Ward	Link to WDC Planning Portal
4/1076	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	Warwick South	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 71012
14/0895	Mr Geddes	Erection of single storey rear extension and loft conversion.	105 Clapham Terrace	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI DCAPR 70766

Application No.	Applicant	Proposal	Location	Ward	Link to WDC Planning Portal
4/0997	Mr Jasvinder Satsavia	Change of use of second and third floors from offices to two self contained flats (retrospective).	19B High Street, CV31 1LN	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_70898
4/1069	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.	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71004
4/1077	ASDA Stores Ltd.	Erection of an enlarged home shopping goods storage building and a new van loading canopy.	Asda Supermarket, Chesterton Drive, CV31 1YJ.	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71013
4/1034	Miss Jolley	Replacement roof on existing lean-to structure to rear of dwelling.	20 Camberwell Terrace, CV31 1 LP.	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_70954
4/0623	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	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_70417
4/1132	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	Willes	http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_71079



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 14 AUGUST 2014

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

W/14/0785 Mr Phipps Application for the proposed erection of a two storey side extension and single storey ground floor front, side and rear extensions. RESUBMISSION 228 Valley Road, Lillington, CV32 7SZ

RESOLVED that an objection is raised for the following reason:

The Town Council considers that no significant amendments have been made to the application and reiterates its previous objection that the proposal still presents an overbearing design which appears to be contrived and results in an adverse impact on the neighbours at the rear of the property. There is also concern whether the design complies with the Residential Design Guide.



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 14 AUGUST 2014

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

W/14/0848 Tara & Company Change of use from dwelling house (use Class C3) to a 7-bedroom house in multiple occupancy (HMO) (Sui Generis) with the retention of two existing 2-bedroom apartments. (Resubmission) (Retrospective). 1 Charlotte Street, CV31 3EB

RESOLVED that no objection is raised.

WDC Reason for Decision

The development, by reason of the insufficient width of the vehicular access serving the multiple residences within the site and the absence of sufficient off street parking to serve the use would result in vehicle movements within and adjacent to the highway and additional on street parking which would reduce the capacity of and increase the intensity of vehicular movements within the highway, including increased potential conflicts between vehicles and the obstruction of the free flow of traffic.

W/14/0876 Mr Colin Cohen Application for the removal of Condition 3 of planning permission W/13/0288LB to allow for double glazed windows GW4 and GW5. 12 Lansdowne Circus, CV32 4SW

RESOLVED that no objection is raised.

WDC Reason for Decision

The site relates to a Grade II Listed Building within the designated Conservation Area and forms part of an important group of houses which are centred around a gated private park area. The application seeks to remove Condition 3 of Listed Building Consent W/13/0288 LB which excluded the use of double glazed units on specific windows within the property, two of which are French windows in the front elevation at ground floor level. It is considered that the justification for attaching this condition remains and that there are no special circumstance which would outweigh the harm double glazed units would cause to the character, setting and visual appearance of this historically important building and would thereby be seriously detrimental to the building itself and the Conservation Area as a whole.*

W/14/0748 Miss Ashington Part demolition of roof of existing rear extension and creation of a second floor roof terrace; erection of a second floor rear conservatory extension; and installation of new windows, rooflights and doors in front and rear elevations (the proposed works are integrated with scheme for the adjoining property "The Lodge" (application no. W/14/0571)). The Mews, Trinity House, Trinity Street, CV32 5YN

RESOLVED that no objection is raised.

WDC Reason for Decision

Given the extremely close proximity, the increase in bulk of the existing roof to create the roof terrace would result in unacceptable additional loss of light and loss of outlook for these flats.

The proposals would cause unacceptable harm to the living conditions of the flats to the rear and would detract from the character and appearance of the application property and the adjoining buildings in Trinity Street and fail to preserve or enhance the character and appearance of the Conservation Area.

Application No	Applicant	Location	Closing date	Ward	Link to Warwick DC Licensing
CPREM00803	Yo! Sushi	Unit 12, Regents Court, Livery St, CV32 4NG	03.09.14	Clarendon	http://estates2.warwickdc.gov.uk/LicensingPortal/Forms/Licence.aspx?id=028619&type=LPA&typeDesc=Premise Licence Application

