Planning Committee

Minutes of the meeting held on Tuesday 16 June 2026, at the Town Hall, Royal Leamington Spa, at 6.00pm.

Present: Councillor Boad (Chair); Councillors Aizlewood, R Dickson, Dray, B Gifford, Kennedy, Luckhurst, Margrave, Phillips, Tangri, and C Wightman.

Also Present: Lesley Campbell – Interim Committee Services Officer; Tyreece Haughton – Committee Services Apprentice (observing only); Nigel Bell – Legal Advisor; Sandip Sahota – Business Manager; Erin Weatherstone – Principal Planning Officer; Millie Flynn – Principal Planning Officer; James Moulding - Planning Officer; and Chris Lancett - Highways Authority Officer.

15. **Apologies and Substitutes**

(a) No apologies for absence were received; and

(b) Councillor Dray substituted for Councillor Knight.

16. **Declarations of Interest**

Minutes W/25/1020 LB – Glebe Hotel, Church Street, Barford and W/25/1020 LB – Glebe Hotel, Church Street, Barford

Councillor Philips declared a declaration of interest because he was a member of the Barford Joint Parish Council but did not participate in planning meetings.

17. **Site Visits**

Councillor R Dickson and C Wightman made an independent visit to W/25/1717 – Former Kenilworth School, Leyes Lane, Kenilworth and did not speak to anyone whilst there.

18. **Minutes**

The minutes of the Planning Committee meeting held on 19 May 2026 were taken as read and signed by the Chair as a correct record.

19. **W/25/1717- Former Kenilworth School, Leyes Lane, Kenilworth**

The Committee considered an application from Homes England for a Hybrid planning application comprising of a full planning application for demolition of all buildings situated on the former Kenilworth Secondary School site, including artificial pitch and associated infrastructure and an outline planning application with all matters reserved apart from access for the redevelopment of the site for up to 224 homes (40% affordable), up to 75 beds extra care for the elderly, public open space, and associated infrastructure.

The application was presented to Committee because of the number of objections that had been received.

Officers were of the opinion that the site, within the Local Plan, was allocated for residential development under Local Plan allocation H09, which identified approximately 250 dwellings.

The indicative Masterplan showed that the scheme would retain existing green features, provide a high-quality environment, and deliver accessible sustainable transport links and open space in accordance with the Open Space SPD.

Technical matters relating to highway safety and the mitigation of increased demand on the highway network had been satisfactorily addressed and these works were to be secured through contributions within the Section 106 agreement. The site-specific matters could be controlled by planning conditions.

All other technical matters had been considered acceptable and could be secured through the use of appropriate conditions.

Officers therefore recommended that planning permission should be granted subject to the conditions listed and the signing of a Section 106 Agreement.

The following people addressed the Committee:

- Mr Ormston, objecting;
- Mr Dubber, objecting;
- Mr Martin, objecting;
- Mr Sittambalam, speaking in support; and
- Councillor Williams, Warwick District Councillor speaking in support.

An addendum circulated prior to the meeting advised of additional questions, officer answers, suggested amendment to condition 28 from Councillor R Dickson, and additional third - party comments were received.

Following consideration of the report, information contained in the addendum, and the representations made at the meeting, it was proposed by Councillor R Dickson and seconded by Councillor Margrave that the application should be granted, subject to the amendment on condition 28.

Resolved that W/25/1717 be **granted**, subject to the following conditions:

No.	**Condition**
(1)	**Reserved Matters** details of the appearance, landscaping, layout and scale of the development (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the local planning authority before any development begins and the development

shall be carried out in strict accordance with these reserved matters as approved.

Reason: To comply with Article 4(1) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended);

(2) **Submission of Reserved Matters Timescale**

application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended);

(3) **Commencement of Development**

the development to which this permission relates shall begin within three years of the date of this permission or within two years of the final approval of the reserved matters, whichever is the later.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended);

(4) **In Accordance with Plans**

the development hereby approved shall be carried out in accordance with the details shown on the following plans:

- Location Plan C6207-001_01 Rev-
- Land Use Parameters Plan C6207-003_01 Rev-
- Access Plan 110601-PEF-ZZ-XX-DR-TP-00001_S2-P01

Reason: For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029;

(5) **Construction Environmental Management Plan (CEMP)**

the development hereby permitted shall not commence on any phase of development until

a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority for that phase of development. The CEMP shall be compliant with the British Standard on Biodiversity BS 42020:2013 published in August 2013. In discharging this condition, the Local Planning Authority expect to see details concerning pre-commencement checks and monitoring for protected and notable species, and habitats as deemed appropriate. In addition, appropriate working practices and safeguards for other wildlife that are to be employed whilst works are taking place on site should be included.

The CEMP shall include a timetable for the implementation of measures stated. The agreed Construction and Environmental Management Plan shall thereafter be implemented in full.

Reason: To ensure that protected species are not harmed by the development in accordance with National Planning Policy Framework (NPPF), ODPM Circular 06/2005 and Policies NE2 and NE3 of the Warwick District Local Plan;

(6) **Landscape and Ecological Management Plan (LEMP)**

no phase of development hereby permitted shall commence until a detailed Landscape and Ecological Management Plan (LEMP) for that phase of development has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include details of planting and maintenance of all new planting. Details of species used, and sourcing of plants should be included. The plan shall also include details of tree and hedgerow retention; habitat enhancement/creation measures and management, such as ponds, wildflower grasslands; and the provision of habitat for protected species. The LEMP shall also include details on soil management to make best use of the high-quality soils on site - detailed guidance to inform this matter is available in Defra 'Construction Code of Practice for the Sustainable Use of Soils on Construction

Sites'. Such approved measures shall thereafter be implemented in full.

Reason: To protect, enhance and/or restore habitat biodiversity in accordance with Policy NE3 of the Warwick District Local Plan 2011-2029;

(7) **Infrastructure Phasing Plan**

prior to the commencement of development, a strategy for the phasing of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The phasing strategy shall define: (a) the development to be delivered within each phase of the development; (b) indicative timescales; and (c) details of the coordination of housing and infrastructure delivery, including triggers for delivery of infrastructure and the arrangements to prevent interruption of delivery across phase and phase boundaries to include the provision of the spine road, accesses, public open space including SUDS, allotment provision, and acoustic screening of the development. Thereafter, the development shall be carried out in strict accordance with the phases established in the phasing strategy as approved by the Local Planning Authority.

Reason: To ensure that the site is developed in a comprehensive manner in accordance with Policy DS15 of the Warwick District Local Plan 2011-2029;

(8) **Demolition/Construction Method Statement**

no development or works of demolition shall commence on site until a Demolition Method Statement/Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the following:

1. the parking of vehicles of site operatives and visitors within the site;
2. turning and unloading and loading of vehicles, plant and materials within the site during construction,
3. storage of plant and materials used in constructing the development;

4. details of all temporary contractor's buildings, plant and storage of materials associated with the development process.
5. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
6. wheel washing facilities;
7. measures to control the emission of dust and dirt during construction;
8. a scheme for recycling/disposing of waste resulting from demolition and construction works;
9. details of measures for the control of noise during construction works;
10. details of construction Phasing, HGV Routing Plan and time restrictions on HGV access.
11. details of any temporary measures required to manage traffic during construction, plans and details for the turning and unloading and loading of vehicles within the site during construction,
12. Emergency contact details that can be used by the Local Planning Authority, Warwickshire County Council and public during the construction period.

There shall be no burning of waste anywhere within the development site.

The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction methods.

Reason: In the interests of highway safety and the free flow of traffic, minimising pollution and to protect the amenities of the occupiers of nearby properties, and the visual amenity of the locality in accordance with Policies BE3, TR1, TR4 and NE5 of the Warwick District Local Plan 2011-2029;

(9) **Details of Boundary Treatments**

the development hereby permitted shall only be undertaken in strict accordance with details of boundary treatment design and materials, which have been submitted to and approved in writing by the Local Planning

Authority. The boundary treatments shall be completed in full accordance with the approved details within three months of the first occupation of the development hereby permitted.

Reason: To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policies BE1 & BE3 of the Warwick District Local Plan 2011-2029;

(10) **Tree Protection Scheme**

no phase of the development hereby permitted shall be commenced and nor shall any equipment, machinery or materials be brought onto the site until a scheme for the protection of all existing trees and hedges to be retained on that phase has been submitted to and approved in writing by the Local Planning Authority and has been put in place. The scheme must include details of the erection of stout protective fencing and be in accordance with British Standard BS5837: 2012 Trees in Relation to Design, Demolition and Construction. Nothing shall be stored or placed in those areas fenced in accordance with this condition and nor shall the grounds levels be altered or any excavation take place without the prior consent in writing of the Local Planning Authority. The approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed.

Reason: To protect trees and other features on site during construction in accordance with Policy NE4 of the Warwick District Local Plan 2011-2029;

(11) **Details of External Lighting**

prior to the commencement of the development, full details of all permanent lighting on the site shall be submitted to and approved in writing by the Local Planning Authority in consultation with Warwickshire County Ecology. This should follow the Institute of Lighting Professionals' Guidance Note 01/20: Guidance notes for the reduction of obtrusive light. The lighting shall be

installed according to an approved plan which will need to be submitted by the applicant. The lighting should be maintained in perpetuity. In discharging this condition, the Local Planning Authority expects due consideration to be given to biodiversity.

Such works, and use of that lighting and/or illumination, shall be carried out and operated only in strict accordance with those approved details.

Reason: To ensure that any lighting is designed so as not to detrimentally affect the amenities of the occupiers of nearby properties and that appropriate measures are taken in relation to protected species and the strategic transport network in accordance with Policies TR1, BE3, NE2, NE4 and NE5 of the Warwick District Local Plan 2011-2029;

(12) **Biodiversity Net Gain**

no development shall commence unless and until a scheme ("the scheme") to ensure that there is a net biodiversity gain as a result of the development has been submitted to and agreed in writing by the Local Planning Authority. The net biodiversity impact of the development shall be measured in accordance with the DEFRA biodiversity offsetting metric as applied in the area in which the site is situated at the relevant time and the scheme shall include:

(a) Proposals for on-site mitigation (full details of which will be provided in relation to each phase of development in accordance with Condition 6 of these conditions)
(b) A management and monitoring plan.
The scheme shall be implemented in full accordance with the requirements of the scheme.

thereafter, the development hereby permitted shall not commence, including any site clearance, until proof that the necessary offsite biodiversity units have been purchased and allocated to the development by a Biodiversity Gain Site on the Biodiversity Gain Sites Register, has been submitted to and approved in writing by the local planning authority.

Reason: To ensure the development complies with statutory requirements relating to Biodiversity Net Gain as required under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021);

(13) prior to submission of any reserved matters application an appropriate scheme of Type 1 and 2 mitigation in accordance with Warwick District Council's Air Quality Supplementary Planning Document (January 2019) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented in full in accordance with the approved details.

Reason: To ensure mitigation against air quality impacts associated with the proposed development, in accordance with Policies NE5 and TR1 of the Warwick District Local Plan 2011-2029 and the aims and objectives of national guidance within the NPPF 2019;

(14) **Bat Mitigation Measures - Demolition**

the physical demolition of the buildings hereby permitted shall not commence until a detailed schedule of bat mitigation measures (to include reasonable avoidance measures, timing of works, appointment of an Ecological Clerk of Works, procedure if protected species are found, ecologist supervision of destructive works including provision of at least 1 box prior to destructive works, toolbox talk, replacement roosting details for both void and crevice dwelling bats, to include type, location and timetable for installation, licence details, monitoring and further survey if deemed necessary) has been submitted to and approved in writing by the County Planning Authority.

Thereafter, the approved mitigation measures shall be implemented in full and maintained in perpetuity.

Reason: To ensure that protected species are not harmed by the development in line with UK and European Law, the National Planning Policy Framework and Policy NE2 of the Warwick District Local Plan 2011-2029;

(15) **Site Wide Drainage Strategy**

the development shall be built in accordance with the approved Flood Risk Assessment and Drainage Strategy (as detailed below) and in particular the following mitigation measures detailed:

1. Limit the discharge rate generated by all rainfall events up to and including the 1 in 100 year (plus climate change) critical rainstorm to 96l/s.
2. Implementation of the proposed surface water drainage strategy including at minimum, attenuation basins and swales.

Reason: To ensure that a satisfactory means of drainage is provided such as to minimise flooding, which promotes and maintains the good stewardship of the natural and built environment in accordance with Policies FW1, FW2 and NE4 of the Warwick District Local Plan 2011-2029;

(16) **Surface Water Drainage Scheme**

no development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

1. Limit the discharge rate generated by all rainfall events up to and including the 1 in 100 year (plus an allowance for climate change) critical rainstorm to the betterment runoff rate of 96l/s for the site in line with the Flood Risk Assessment (Rev P02 Dated 02.12.25).
2. Where the drainage scheme proposes to connect into a 3rd party asset, for example a public sewer, further information should be provided regarding the ownership, purpose, location and condition of this asset along with confirmation of the right to connect into it. This could take the form of land ownership plans showing riparian ownership, land drainage

consent, flood risk activity permit or agreement under Section 106 of the Water Industry Act (1991). Any correspondence should confirm acceptance of the proposed point of connection and discharge rate.

3. Provide drawings / plans illustrating the proposed sustainable surface water drainage scheme. The strategy agreed to date may be treated as a minimum and further source control SuDS should be considered during the detailed design stages as part of a 'SuDS management train' approach to provide additional benefits and resilience within the design. Additional features identified as suitable for the site such as permeable paving, tree pits and rain gardens may be considered.
4. Provide detail drawings including cross sections, of proposed features such as attenuation features, and outfall structures. These should be feature-specific demonstrating that such the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753.
5. Provide detailed, network level calculations demonstrating the performance of the proposed system. This should include:
    a. suitable representation of the proposed drainage scheme, details of design criteria used (incl. consideration of a surcharged outfall), and justification of such criteria where relevant;
    b. simulation of the network for a range of durations and return periods including the 1 in 2 year, 1 in 30 year and 1 in 100 year plus 40% climate change events;
    c. results should demonstrate the performance of the drainage scheme including attenuation storage, flows in line with agreed discharge rates, potential flood volumes and network status. Results should be provided as a summary for each return period;
    d. evidence should be supported by a suitably labelled plan/schematic (including contributing areas) to

allow suitable cross checking of calculations and the proposals;

6. Provide plans such as external levels plans, supporting the exceedance and overland flow routeing provided to date. Such overland flow routing should:

a. Demonstrate how run off will be directed through the development without exposing properties to flood risk;
b. Consider property finished floor levels and thresholds in relation to exceedance flows. The LLFA recommend FFLs are set to a minimum of 150mm above surrounding ground levels;
c. Recognise that exceedance can occur during any storm event due to a number of factors therefore exceedance management should not rely on calculations demonstrating no flooding;

Reason: To prevent the increased risk of flooding; to improve and protect water quality; and to improve habitat and amenity in accordance with Policies FW1, FW2 and NE4 of the Warwick District Local Plan 2011-2029;

(17) **Drainage Maintenance Plan**

no occupation and subsequent use of the development shall take place until a detailed, site-specific maintenance plan is provided to the LPA in consultation with the LLFA. Such maintenance plan should:

- Provide the name of the party responsible, including contact name, address, email address and phone number.
- Include plans showing the locations of features requiring maintenance and how these should be accessed.
- Provide details on how each surface water relevant feature shall be maintained and managed for the lifetime of the development.
- Be of a nature to allow an operator, who has no prior knowledge of the scheme, to conduct the required routine maintenance.

Reason: To ensure the future maintenance of the sustainable drainage structures in accordance with Policies FW1, FW2 and NE4 of the Warwick District Local Plan 2011-2029;

(18) **Surface Water Drainage Verification Report**

no occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment (Rev P02 Dated 02.12.25) has been submitted in writing by a suitably qualified independent drainage engineer and approved in writing by the Local Planning Authority. The details shall include:

- Demonstration that any departure from the agreed design is in keeping with the approved principles.
- Any As-Built Drawings and accompanying photos.
- Results of any performance testing undertaken as a part of the application process (if required / necessary).
- Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
- Confirmation that the system is free from defects, damage and foreign objects.

Reason: To secure the satisfactory drainage of the site in accordance with the agreed strategy, the NPPF and Local Planning Policy;

(19) **Hydraulic Modelling**

alongside submission of the reserved matters and prior to any demolition on site, hydraulic modelling of the site should be submitted to the LPA, in consultation with the LLFA. The hydraulic modelling should be revised where revisions to the site layout are made during detailed design to ensure the correct representation of the proposals. Such modelling should:

1. represent overland flow paths such as the existing surface water flow path that runs across the site;

2. demonstrate any impact the demolition of existing buildings may have on overland flow paths across the site, to ensure flood risk is not exacerbated;
3. appropriately represent the post development scenario including proposed site levels, features and any other mitigation (such as raised finished floor levels) and intercepting measures, to support that raising levels on site will not adversely impact flood risk and on-site drainage is not overwhelmed by runoff from the site, or third party land
4. post-development modelling should also include the culverted watercourse, to demonstrate how the proposed diversion will not adversely impact flood risk on site, or on third party land. Blockage scenarios should also be assessed;
5. the modelling must be reviewed by an independent third party and submitted to the LPA in consultation with the LLFA. Such review should demonstrate the submitted modelling and flooding outlines are valid and provide the appropriate level of confidence. Further hydraulic model expectations held by the LLFA can be found in *Section 3.4 Hydraulic Modelling* of the LLFA's *Flood Risk Guidance for Development document*;

Reason: To secure the satisfactory drainage of the site in accordance with the agreed strategy, the NPPF and Local Planning Policy, and better understand flood risk to the development in accordance with Policies FW1, FW2 and NE4 of the Warwick District Local Plan 2011-2029;

(20) **Construction of Access**

the development shall not be occupied until the vehicular accesses to the site have been constructed in general accordance with approved plan 110601-PEF-ZZ-XX-DR-TP-00001 and have been constructed in accordance with the Highway Authority's specifications.

Reason: In the interests of highway safety and the free flow of traffic in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029;

(21) **Closure of existing access points**

the development shall not be occupied until all parts of the existing access(es) within the public highway not included in the permitted means of access have been closed and the (footway/verge) has been reinstated in accordance with the standard specification of the Highway Authority.

Reason: In the interests of the safety of road users and pedestrians in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029;

(22) **Bus Stop Improvements**

the development shall not be occupied until the bus stop improvements, as indicatively shown on plan 110601-PEF-ZZ-XX-DR-TP-00001, have been fully constructed in accordance with the Highway Authority's specifications.

Reason: To improve sustainable transport options in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029;

(23) **Pedestrian/Cycle Lane Improvements**

no more than 50 dwellings shall be occupied until the Leyes Lane pedestrian/cycle improvements as shown on plan 110601-PEF-ZZ-XX-DR-TP-00001 have been fully implemented in general accordance with that plan and constructed in accordance with the Highway Authority's specifications.

Reason: In the interests of the safety of road users and pedestrians in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029;

(24) **Sample Materials**

no phase of development shall be carried out above slab level unless and until a schedule of the external facing materials to be used in that phase has been submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details.

Reason: To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029;

(25) **Site Levels/Finished Floor Levels**

no development other than site clearance and preparation works shall take place on any phase of the development until details of the finished floor levels of all buildings, together with details of existing and proposed site levels on that phase and the relationship with adjacent phases have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with these approved details.

Reason: To ensure sufficient information is submitted to demonstrate a satisfactory relationship between the proposed development and adjacent land and buildings in the interests of amenity in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029;

(26) **Water Efficiency**

no phase of development shall be carried out above slab level unless and until a scheme for that phase demonstrating how water efficiency measures have been incorporated into the development and shall demonstrate how, consideration has been given to the incorporation of grey water and rainwater recycling measures, shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved measures have been completed in strict accordance with the approved details.

Reason: To ensure the creation of well-designed and sustainable buildings and to satisfy the requirements of Policies FW3 and CC1 of the Warwick District Local Plan 2011-2029;

(27) **Net Zero**

no development, other than site clearance or preparatory works shall commence until a detailed Energy Statement that demonstrates compliance with the Net Zero Carbon DPD has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be built in accordance with the approved details.

No dwelling hereby permitted shall be occupied unless and until a Verification Report to demonstrate that the as-built performance of the constructed dwelling complies with the approved Energy Statement has been submitted to and approved in writing by the Local Planning Authority.

The Verification Report shall include:

- SAP calculations of the constructed dwelling(s);
- results of the measured air permeability tested in accordance with the procedures set out in TM23 (and reported as part of compliance with Section 7, Part L of Buildings Regulations);
- accredited construction detail performance as confirmed by infra-red thermographic survey and selective borescope surveys or other method as agreed in writing by the LPA;
- logbook provided to demonstrate that ventilation and heating systems are installed and operating correctly, and a user guide on how these are to be used in operation of the building'

Reason: To ensure that the constructed building(s) meet the standards set by Policy NZC1 of the Warwick District Net Zero Carbon Development Plan Document (DPD);

(28) **Construction Hours**

the hours of operation for construction works and deliveries shall be restricted to 07:30-17:00 Monday to Friday and 08:00-13:00 on a Saturday. No work is permitted to take place on Sundays or Public Holidays without the prior written permission of the Local Planning Authority. Furthermore, during term time delivery vehicles shall not be allowed to arrive on site between 08:00- 09:30 or between 15:00 and 16.30 Monday to Friday.

Reason: To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policies TR1, TR4 and NE5 of the Warwick District Local Plan 2011-2029;

(29) **Provision of Hydrants**

no phase of development hereby permitted shall be occupied unless and until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire-fighting purposes for that phase of the site has been submitted to and approved in writing by the Local Planning Authority and the approved scheme has been implemented in full in strict accordance with the approved details.

Reason: In the interest of fire safety and protection of public safety and to satisfy Policy BE1 of the Warwick District Local Plan 2011-2029;

(30) **Landscape Strategy**

within the Reserved Matters submission, a Landscape Strategy that accords with the Habitat Management and Monitoring Plan should be provided, including the following:

- An updated plan based on the final masterplan, setting out the location and
- quantities of different typologies of POS, and how this responds to the
- requirements of the Warwick District Council Public Open Space SPD.
- Detailed soft landscape proposals, produced in accordance with Warwick District Council's Public Open Space SPD. It must include details of the soft landscape features proposed as part of the streetscape design, SuDS features and play spaces. Planting plans and schedules should include the name, number (or location and number of trees), size and density of proposed plants. It should also be stated whether plants are proposed as bare-root or container grown. Details of seed mixes and method of sowing should be provided.
- Detailed hard landscape proposals produced in accordance with Warwick

District Council's Public Open Space SPD. Details of hard landscaping works shall include boundary treatment (including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates); footpaths;

- hard surfacing; play equipment and street furniture.
- An updated tree retention and removal plan, that reflects any updates made to required tree removal that result from evolution of the detailed housing layout.
- A maintenance schedule for all hard and soft landscape features.

Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of the same size and species as that originally planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE1, BE3 and NE4 of the Warwick District Local Plan 2011-2029;

(31) **Retention of Existing Trees/Hedges**

the existing tree(s), hedges and shrub(s) indicated to be retained on the plans approved under Condition 1 shall not be cut down, grubbed out, topped, lopped or uprooted without the written consent of the Local Planning Authority. Any tree(s), hedge(s) or shrub(s) removed without such consent or dying, or being severely damaged or diseased or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, within five years from the substantial completion of development shall be replaced, as soon as practicable with tree(s), hedge(s) and shrub(s) of such size and species details of which must be submitted to and approved by the Local

Planning Authority. All tree(s), hedge(s) and shrub(s) shall be planted in accordance with British Standard BS4043 – Transplanting Root-balled Trees and BS4428 – Code of Practice for General Landscape Operations (excluding hard surfaces).

Reason: To protect those trees and shrubs which are of significant amenity value and which ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE1 and NE4 of the Warwick District Local Plan 2011-2029;

(32) **Housing Mix**

the type and size of dwellings submitted as art of any reserved matters application shall roadly accord with the following mix:

	One Bed	**Two Bed**	**Three Bed**	**Four Bed +**
Market mix	5-10%	25-30%	40-45%	20-25%
Affordable mix	30-35%	25-30%	30-35%	2-5%

Reason: To ensure that the housing meets the needs of the District as required by Local Plan Policy H4 of the Warwick District Local Plan 2011-2029 and the NPPF;

(33) **Cycle Parking**

prior to the commencement of each phase of development, details of cycle storage, for that phase shall be submitted to and approved in writing by the Local Planning Authority. The agreed cycle parking shall be provided before first occupation of that part of the site and be retained as such thereafter.

Reason: In the interests of encouraging sustainable modes of travel in accordance with Policies HS1, HS6, BE1 and TR1 of the Warwick District Local Plan 2011-2029;

(34) **Car Parking Plans**

as part of any reserved matters applications submitted under Condition 1, plans showing car parking within that phase shall be submitted to and approved in writing by the

Local Planning Authority. Thereafter, the agreed car parking provision shall be provided before first occupation of that part of the site and be retained as such thereafter.

Reason: In the interests of good urban design and a comprehensively planned development in accordance with NPPF and Policies DS15, BE2 of the Warwick District Local Plan 2011-2029;

(35) **Removal of Permitted Development Rights C3 to C4**

notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no permitted changes from C3 dwelling house to C4 Houses in Multiple Occupation shall be enacted within the development hereby permitted.

Reason: To manage the balance of sustainable communities in accordance with Policy SC0 of the Warwick District Local Plan 2011-2029;

(36) **Provision of Allotments**

prior to the occupation of 50% of the dwellings, the allotments and associated infrastructure shall be laid out in full accordance with an Allotment Delivery and Management Plan that shall first have been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the location of the allotments, laying out of individual plots, infrastructure, boundary fencing, car parking areas and any proposed storage structures. Once laid out the allotments shall be appropriately managed, maintained and kept in a tidy condition for use as allotments for the lifetime of the development as set out within the Management Plan.

Reason: To ensure adequate infrastructure is provided in a timely manner as part of the comprehensive development of this strategic site in the interests of the sustainable development in accordance with Policy DS15 of the Warwick District Local Plan 2011-2029;

(37) **Contamination not Previously Discovered**

in the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies BE3 and NE5 of the Warwick District Local Plan 2011-2029;

(38) **Provision of Bus Stops**

as part of any reserved matters submission relating to the layout of the development hereby permitted, a plan illustrating the location of potential future bus stops shall be submitted.

Reason: In the interests of appropriate public transport provision in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029;

(39) **Travel Packs**

prior to the first occupation of any dwellings herby permitted, details of proposed sustainable travel welcome packs shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved packs shall be provided to all dwellings upon first occupation.

Reason: In the interests of sustainable travel promotion having regard to Policy TR1 of the Warwick District Local Plan 2011-2029; and

(40) **Demolition**

no demolition shall commence until details and specifications of the proposed mobile crusher have been submitted to and approved in writing by the Local Planning Authority. Details shall include the proposed location of the mobile crusher (which must be located as far away as possible from surrounding residents) together with details of the proposed water supply in line with the mobile crusher permit conditions.

Reason: To ensure that the level of noise emanating from the building is confined to levels which would not cause unacceptable disturbance to the detriment of the amenities of the occupiers of nearby properties in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.

20. **W/26/0090 - 5-9 Tavistock Street, Royal Leamington Spa**

The Committee considered an application from Ni Ann Limited for a retention of existing facade and construction of a new building containing seven purpose-built student accommodation apartments (to provide a total of 32 bedrooms) and associated works.

This application was presented to Committee because more than five comments of support had been submitted, and it was recommended for refusal.

Officers were of the opinion that, with regard to the principle of development, insofar as the provision of new student accommodation in this location was concerned, the application was considered acceptable in accordance with Policy H6.

Officers also thought the proposal would result in less than substantial harm to the curtilage-listed building, to the setting of the nearby listed buildings on the Parade, and to the character and appearance of the Conservation Area, and this harm was not outweighed by the public benefits arising from the proposal. They noted that the reduced extent of demolition in this revised submission represented an overall improvement compared with the previously refused scheme.

Nevertheless, they considered that the demolition works would still lead to a loss of significance, form and character, severing the historic relationship with the Grade II* listed buildings on the Parade. Furthermore, they

considered that the proposed redevelopment by virtue of its height, scale, mass, bulk, and design would result in an unacceptable level of harm to the heritage assets. Whilst acknowledging that the level of harm had been reduced compared with the earlier proposal, they also noted that any potential public benefits had also been reduced.

Whilst the level of harm identified from the extent of demolition was reduced to the lower end of the less than substantial spectrum, an assessment of the public benefits concluded that they were not sufficient to outweigh that harm. Further, the overall scale, mass, and bulk of the new development was considered to amount to the overdevelopment of the site leading to visual harm to the character of the area.

Other matters, in relation to amenity, highway safety, parking, drainage, waste management, ecology and archaeology were considered to be acceptable.

Officers therefore recommended that planning permission should be refused.

The following people addressed the Committee:

- Mr Chadwick, speaking in support; and
- Councillor King, Warwick District Councillor speaking in support.

Following consideration of the report, presentation, and representations made at the meeting, it was proposed by Councillor Kennedy and seconded by Councillor R Dickson that the application should be granted.

The Committee therefore:

Resolved W/26/0090 be **granted,** subject to conditions because it was considered that the lower end of less than substantial harm to the heritage assets was outweighed by the significant public benefits of the scheme, authority was delegated to the Head of Place, Arts, and Economy in consultation with the Committee Chair to agree conditions.

21. **W/26/0091 LB – 5-9 Tavistock Street, Royal Leamington Spa**

The Committee considered an application from Ni Ann Limited for retention of existing facade and construction of a new building containing seven purpose-built student accommodation apartments (to provide a total of 32 bedrooms) and associated works.

The application was presented to Committee because more than five comments had been received in support of the application, and it was recommended for refusal.

Officers were of the opinion that the proposal would result in harm to the curtilage listed building, at a level which was not outweighed by the potential public benefits. It was noted that the proposed extent of demolition of the curtilage listed building in this revised scheme represented an improvement overall to the previously refused scheme. It

was, however, considered that the proposed demolition works would result in a loss of significance, form, and character, severing the connection to the Grade II*-listed buildings on the Parade, and that the proposed redevelopment, by reason of its height, scale, mass, bulk, and design, would culminate in an unacceptable level of harm to the heritage assets.

Whilst it was acknowledged that the level of harm in comparison to the previous scheme had been reduced, it was also important to note that any identified potential public benefits had also been reduced.

Whilst the level of harm identified from the extent of demolition was now considered to amount to a lower level of less than substantial, a recognised improvement when compared to the previous degree of harm identified as substantial, an assessment of the submitted public benefits had resulted in the same conclusions as previously drawn; that in the opinion of the Local Planning Authority, it was not considered there are any such public benefits demonstrated which would outweigh the harm and it was therefore recommended that listed building consent should be refused.

Following consideration of the report, presentation, and representations made at the meeting, it was proposed by Councillor Kennedy and seconded by Councillor R Dickson that the application should be granted.

Resolved that W/26/0090 LB application be **granted**, subject to conditions for which authority for was delegated to the Head of Place, Arts, and Economy in consultation with the Committee Chair to agree.

22. **W/26/0226 - 79 Home Farm Crescent, Whitnash**

The Committee considered an application form Home Farm Stores for alterations to shopfront windows, doors, and the installation of a roller shutter to shopfront.

This application was presented to the Committee because Whitnash Town Council supported the application and it was recommended for refusal.

The officer was in the opinion that the proposed development would introduce the most detrimental security measures to the character and quality of the street scene and visual amenity. It was not considered that the implementation of such intrusive measures had been reasonably justified through the value of merchandise, existing or historic levels of crime, or through the exploration and dismissal of less intrusive measures.

The proposed development is therefore contrary to Local Plan Policies BE1, HS7, Neighbourhood Plan Policy W4, and guidance documents. It was recommended that planning permission should be refused.

Councillor Falp, Whitnash Town Council, addressed the Committee speaking in support.

Following consideration of the report, and the representation made at the meeting, it was proposed by Councillor Kennedy and seconded by Councillor Phillips that the application should be refused.

Resolved W/26/0226 be **refused,** subject to the following condition.

policy BE1 of the Warwick District Local Plan 2011-2029 states that development will only be permitted which positively contributes to the character and quality of the environment through good layout and design. Furthermore, the Council's 'Security - Increased /Security for Retail Premises' supplementary planning guidance provides guidance to help make the assessment of good design and security under Policy BE1.

Local Plan Policy HS7 states that the design of a development will be encouraged to minimise the potential for crime and antisocial behaviour and improve public safety. Development proposals will be expected to demonstrate how they have sought to balance the competing objectives of security and design, and where they have made clear choices between policies.

Neighbourhood Plan Policy W4 states that all new development proposals are encouraged to demonstrate how they take into account the character of the development site and its surroundings.

the NPPF places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design.

In the opinion of the Local Planning Authority the proposed development would introduce the most detrimental security measures to the character and quality of the street scene without sufficient justification or consideration of less harmful better designed alternatives.

The development is thereby considered to be contrary to the aforementioned policies.

23. **W/24/1438 - Aldi, Shires Retail Park, Tachbrook Park Drive, Warwick**

The Committee considered an application from Aldi Stores Limited for a Variation of Condition 2 (approved plans) of planning permission ref: W/21/0179 to amend access options; Variation of Condition 2 (plan

numbers) of planning permission ref: W/21/0179, with principally the inclusion of Armco barrier alongside the highway, the addition of a substation and an amendment to the location of cycle storage which were granted as part of planning permission ref: W/22/0703; Variation of Condition 5 (BREEAM assessment) of planning permission ref: W/21/0179 to replace the requirement for BREEAM Very Good certification with the BREEAM GAP assessment and Stage 4 synopsis documents as granted by planning permission W/22/0450.

The application was presented to the Committee because it was recommended for approval, and more than five objections had been received, including one from Royal Leamington Spa Town Council.

Officers were satisfied the development fell within the operative part of the planning permission and within the scope of the use granted.

Subject to conditions and notes, officers were satisfied that the development would not have given rise to harm to highways safety, having regard to Policies TR1 and TR2 and paragraphs 115 and 116 of the NPPF. Furthermore, officers did not consider that the proposal would have given rise to adverse impacts on residential amenity, subject to conditions, having regard to Policy BE3.

Subject to updated conditions to reflect the changes proposed and the information approved, officers did not consider that the development would have given rise to any other material planning harm, having regard to the NPPF and Development Plan. Officers therefore recommended that planning permission should be granted.

A revised addendum was circulated prior to the meeting advised of the changes that included revisions to the Background section, the Summary of Representations from the re-consultation, and the Highway Safety assessment to address updates since the February 2026 agenda. Conditions 01 and 20 were also amended to reflect the revised plans and the January 2026 Committee recommendations.

Following consideration of the report, and the information contained in the revised addendum, it was proposed by Councillor R Dickson and seconded by Councillor Phillips that the application should be granted.

Resolved W/24/1438 be **granted**, subject to the following conditions:

No.	**Conditions**
(1)	the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings: H20A40-P010 (floor plan), H20A40-P011 (roof plan), H20A40-P021 (elevations), H20A40-P030 (sections), H20A40-P040 (visuals),

No.	Conditions
	MEL-467-001-P3 (soft landscaping scheme), submitted on 29th January 2021, and 21924 THPK 00 XX DR A 0002 submitted on 15 December 2025, and specification contained therein. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029;
(2)	the development shall be carried out in full accordance with the approved details set out in the information by Stoas Architects received by the Local Planning Authority on 11/04/2023. **Reason:** To deliver reductions in carbon dioxide emissions, building running costs, energy consumption and water use in accordance with the provisions of Policy CC3 in the Warwick District Local Plan 2011-2029;
(3)	the development shall be operated in accordance with the approved Sustainability Statement received by the Local Planning Authority on 10/09/2021 and approved on 25/11/2021. The development shall operate in strict accordance with the approved details and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **Reason:** To ensure the creation of well-designed and sustainable buildings and in accordance with Policies CC1 and CC3 of the Warwick District Local Plan (2011-2029) and National Design Guidance (2021);
(4)	the drainage details as received by the Local Planning Authority on 15/11/2021 and 13/10/2021 and approved on 14/03/2022 shall be implemented in accordance with the approved drainage details. **Reason:** To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance

No. Conditions

with Policies BE1 and FW2 of the Warwick District Local Plan 2011-2029;

(5) prior to the carrying out of any hardstanding works around the Queensway access, details of an updated hard landscaping scheme, which take into account the changes to the access, shall be submitted in writing to the local planning authority for approval. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing, which shall be made of porous materials or provision shall be made for direct run-off of water from the hard surface to a permeable or porous area. The hard landscaping works shall be completed in full accordance with the approved details within three months of the approval of the details.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE1, BE3 and NE4 of the Warwick District Local Plan 2011-2029;

(6) the development hereby permitted shall be carried out in accordance with the air quality mitigation measures outlined within the BWB technical note (Ref. ALS-BWB-VUT-ZZ-RP-G-0001_TN, Rev 2, dated 8 June 2021). The electric vehicle recharging point(s) shall be retained in accordance with the approved details and shall not be removed or altered in any way (unless being upgraded).

Reason: To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the Warwick District Local Plan and the Air Quality and Planning Supplementary Planning Document;

(7) the development shall be carried in accordance with the Travel Plan measures prepared by Connect Consultants received by

No.	Conditions
	the Local Planning Authority on 31/10/2023 (LPA reference DOC/23/0009) and approved by the Local Planning Authority on 06/12/2023. District Local Plan and the Air Quality and Planning Supplementary Planning Document. **Reason:** To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the Warwick;
(8)	no deliveries, waste collections or other noisy external activities likely to cause nuisance to nearby residents shall take place before 0700 hours or after 2100 hours on Monday to Saturday or before 0900 hours or after 1800 hours on Sundays. **Reason**: To protect the amenities of occupants of nearby properties in accordance with Policy BE3 of the Warwick District Local Plan 2011- 2029;
(9)	noise arising from any plant or equipment (measured as LAeq,5 minutes), when measured (or calculated to) one metre from the façade of any noise sensitive premises, shall not exceed the background noise level (measured as LA90, T). If the noise in question involves sounds containing a distinguishable, discrete, continuous tone (whine, screech, hiss, hum etc) or if there are discrete impulses (bangs, clicks, clatters, thumps etc.) or if the noise is irregular enough to attract attention, 5dB(A) shall be added to the measured level. **Reason:** To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029;
(10)	the use of the lighting for the approved development shall be carried out and operated only in full accordance with the external lighting report and specification document prepared by the Building Management.

No. Conditions

technology (Ref. B3621 (79_E1461), Issue A, dated 11 January 2021) and lux plot drawing (Drawing No. 79_E1461-BMT-XX-XX-DR-E-0105-A3-P01).

Reason: To ensure that any lighting is operated so as not to detrimentally affect the amenities of the occupiers of nearby properties in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029;

(11) the development hereby permitted shall be carried out in accordance with the surface water maintenance plan which submitted to the Local Planning Authority on 17/03/2022 and granted on 20/06/2022.

Reason: To ensure the future maintenance of the sustainable drainage structures;

(12) the development shall be carried out in accordance with the approved material details which were submitted to the Local Planning Authority on 08/ 11/2021 and approved on 10/11/2021.

Reason: To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029;

(13) the development shall be carried out in strict accordance with the approved finish floor levels received by the Local Planning Authority on 13/10/2021 and approved on 10/11/2021.

Reason: To ensure sufficient information is submitted to demonstrate a satisfactory relationship between the proposed development and adjacent land and buildings in the interests of amenity in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029;

(14) in the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing

No. Conditions

immediately to the local planning authority. An investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority.

Reason: To safeguard health, safety and the environment in accordance with Policies BE3 and NE5 of the Warwick District Local Plan 2011-2029;

(15) the approved water supplies and fire hydrant scheme received by the Local Planning Authority on 11/04/2022 and 02/03/2022 and approved on 11/05/2022 shall be installed prior to occupation of the building and retained thereafter.

Reason: In the interests of Public Safety from fire and the protection of Emergency Fire Fighters;

(16) the development hereby permitted shall be carried out in strict accordance with the approved soft landscaping scheme. All planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of the same size and species as that originally planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations.

No. Conditions

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE1, BE3 and NE4 of the Warwick District Local Plan 2011-2029;

(17) the development hereby permitted shall be carried out to wholly accord with the detailed mitigation and enhancement measures as set out in the document 'Ecological Mitigation Strategy' (Revision B) prepared by Middlemarch Environmental Ltd.

Reason: To ensure that protected species are not harmed by the development in accordance with the requirements of policy NE2 of Warwick District Local Plan 2011 - 2029. In order to discharge the condition above, a brief report from an ecologist following the bat and bird box installation must be submitted to and approved by the Local Planning Authority (with advice from WCC Ecological Services);

(18) the car parking and manoeuvring areas, and cycle parking areas as indicated on the approved drawings shall be provided and thereafter those areas shall be kept marked out and available for such use at all times.

Reason: To ensure adequate off-streetcar parking and servicing facilities in the interests of both highway safety and visual / residential amenity in accordance with Policies BE1, BE3 and TR3 of the Warwick District Local Plan 2011-2029;

(19) notwithstanding the approved plans the Queensway access shall not be brought into any use apart from deliveries until the footway/cycleway has been extended to provide a 3m shared route for pedestrians/cyclists from the existing provision connecting to the red line.

Reason: In the interests of highway safety and the free flow of traffic in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029; and

No.	Conditions
(20)	the Queensway access shall not be brought into any use apart from deliveries until the footpath and other lining as shown on plan 20017 – SK20250403.1 has been laid out on site. **Reason:** In the interests of highway safety and the free flow of traffic in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

24. **W/25/1018 - Glebe Hotel, Church Street, Barford**

The Committee considered an application from Dr S Sidhu for a change of use of former Glebe Hotel (Use Class C1) to single dwellinghouse (Use Class C3). Works included demolition and erection of single storey side extension and other associated works and landscaping.

This application was presented to Committee because of the number of objections received and the application was recommended for approval.

The officer was of the opinion that the Council could not demonstrate a five-year housing land supply, engaging paragraph 11(d) of the NPPF. Although the site lay within a protected area under footnote 7, paragraph 11(d)(i) was not breached, as the proposal respected local character, preserved the Conservation Area, and protected the site's special interest.

The change of use from hotel to a single dwelling aligned with Policy H1, providing a new home in a sustainable growth village.

Paragraph 11d) ii) required a test to determine if any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits of the scheme, when assessed against the policies in the NPPF taken as a whole, having particular regard to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes (where applicable).

Planning permission was sought for the change of use of the existing hotel to one dwelling. The principle of the development was considered to be supported by Policy H1, the proposal would result in a new dwelling within a sustainable location within a growth village.

Subject to conditions, the scheme preserved the Listed Building's setting, maintained the Conservation Area's character, and caused no harm to amenity, parking, or waste. These matters were neutral, and no adverse impacts were identified. The proposal delivered a benefit by creating one dwelling in a sustainable location.

The proposal would introduce benefits in the form of the creation of a one new unit in a sustainable location.

When considering the scheme as a whole within the titled balance, officers considered that the proposal would represent a sustainable form of development and no adverse impacts would significantly or demonstrably outweigh the benefits associated with the proposal. The development was considered to represent a sustainable form of development, and it was recommended that planning permission should be granted.

An addendum circulated prior to the meeting advised of an updated consultation response from the Tree Officer and outlined amendments to conditions 4 and 11.

Following consideration of the report, and the information contained in the addendum, it was proposed by Councillor R Dickson and seconded by Councillor Phillips that the application should be granted.

Resolved W/25/1018 be **granted**, subject to the following conditions:

No.	**Conditions**
(1)	the development hereby permitted shall begin no later than three years from the date of this permission. **Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended);
(2)	the works hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 'G/016' submitted on 23rd July 2025, '231.06P', '231.07B' and '231.10C', submitted 19th May 2026 and '231.01F' and '231.02E' submitted on 27th May 2026 and specification contained therein **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029;
(3)	the development hereby permitted shall not commence unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. The CMP shall provide for: the parking of vehicles of site operatives and visitors; site working hours and delivery times; the loading and unloading of plant and materials; the storage of plant and materials used in constructing the development; the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate;

wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; measures to control the emission of dust and dirt during construction, together with any details in relation to noise and vibration; and a scheme for recycling / disposing of waste resulting from demolition and construction works. A model CMP can be found on the Council's website or by searching 'Construction Management Plan'. The development hereby permitted shall only proceed in strict accordance with the approved CMP.

Reason: In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies BE3, TR1 and NE5 of the Warwick District Local Plan 2011-2029;

(4) prior to the commencement of the development (including all preparatory work), the tree protection measures described in the BS 5837 Tree Report prepared by Cedarwood Tree Consultants (February 2026), together with the appended Tree Protection Plan, hereafter referred to as the "scheme of protection", shall be implemented in full accordance with the approved details.

where protective fencing or ground protection is required, this shall be installed before any development takes place, and before any equipment, machinery, or materials are brought onto the site. The approved protection measures shall be retained in place until all relevant construction works have been completed and all associated materials have been removed from the protected areas.

no materials shall be stored, ground levels altered, or excavation undertaken within any area protected under this condition without the prior written approval of the Local Planning Authority (LPA).

Reason: To protect and preserve existing trees within the site that contribute to the character and amenity of

the area, in accordance with Policies BE1 and NE1 of the Warwick District Local Plan 2011–2029;

(5) no construction shall be undertaken until a Construction Management Plan is submitted to and approved by both the Planning and Highway Authorities and which should contain details of:

• the routeing and timing (avoiding peak periods) of delivery and other construction traffic to/from the proposed development and the measures by which this is to be managed and monitored, including signage and information that will be provided to contractors and delivery companies;
• suitable areas for the parking of contractors and visitors, including details of the capacity of the on-site staff/visitor/contractor car parking areas and confirmation of the assessment that this is sufficient to accommodate forecast demand and thereby avoid vehicles having to park off site on the highway network;
• measures to prevent mud and debris on the public highway, including wheel washing facilities and the methods to be used to keep the public highway clear of any mud, debris and obstacles (in the event of spillage);
• the swept path analysis of the expected largest type of delivery vehicle when entering, leaving and turning within the site. This is needed to confirm that vehicles can enter and leave the site (from and to the public highway) safely, in a forward gear and without obstructing the public highway, and if not, what safety precautions will be implemented; and
• suitable areas for the unloading and storage of materials off the public highway.

Reason: In the interests of highway safety;

(6) the development hereby permitted shall not commence (including site clearance) unless and until arrangements to secure offsite biodiversity units on another site which ensure that there is no biodiversity net loss as a result of the development have been submitted to, and approved in writing by the local planning authority and evidence of securement of the agreed arrangements has

been submitted to the local planning authority.

Reason: to secure BNG in accordance with Warwick District Council Local Play Policy NE3 and NPPF;

(7) no part of the development hereby permitted shall commence until a scheme for the provision of 4 suitable bat boxes, 3 swift bricks and one sparrow terrace or similar bird box to be incorporated into buildings and erected on trees within the site with consideration of potential lighting impacts has been submitted to and approved in writing by the Local Planning Authority. The scheme to include details of box type(s), location(s), and timing of works. Thereafter, the boxes/bricks shall be installed and maintained in perpetuity.

Reason: To ensure that appropriate measures are taken in relation to protected, important and priority species and their habitats;

(8) the development hereby permitted (including site clearance) shall not commence until a Biodiversity Management Plan (BMP) to include a plan of protected and priority species enhancements, long term management and monitoring if applicable (to include location of measures, installation timescale, timing of works, replacement planting details if applicable, and species lists for proposed planting) has been submitted to and approved in writing by the local planning authority. Such measures will be shown on all applicable annotated site plans and elevations. Such approved mitigation and enhancement measures shall thereafter be implemented in full and maintained in strict accordance with the approved details in perpetuity.

Reason: To enhance the nature conservation value of the site and ensure no net loss of biodiversity in accordance with the NERC Act, NPPF, ODPM Circular 2005/06;

(9) the dwelling hereby permitted shall be constructed only as a self-build house within the meaning of Section 1 (A1) of the Self-build and Custom Housebuilding Act 2015. No

development shall commence until the name(s) of the individual(s) by whom house(s) is/are to be occupied as their principal residence has/have been provided in writing to the Council. Within 14 days of first entering into occupation of the dwelling, the first occupier shall notify the Local Planning Authority in writing of the date when they entered into occupation. For a period of three years starting on the date when the dwelling is first occupied, the dwelling shall only be occupied by the individual(s) so notified to the Council and their dependants and co-habitees, as a self-build/custom build dwelling in accordance with Section 1(A1) of the Self-build and Custom Housebuilding Act 2015 except with the express written consent of the Council.

in the event that the dwelling is not built and occupied for a minimum 3 years as a self-build/custom build property, a biodiversity net gain plan shall be submitted to and approved by the Local Planning Authority. The biodiversity net gain plan shall then be implemented in accordance with the approved details.

Reason: Exemption from 10% mandatory biodiversity net gain has been obtained because the dwelling is a self-build/custom build property;

(10) the development shall be implemented in accordance with the agreed mitigation for Bats, Badgers, Birds, Reptiles, Amphibians and Hedgehogs as detailed within (SCHEDULE OF BAT AND OTHER PROTECTED & NOTABLE SPECIES MITIGATION MEASURES, Ridgeway Ecology October 2024 sections 3.1-3.2). Thereafter those measures shall be maintained in accordance with the aforementioned details in perpetuity.

Reason: To ensure that protected, important and priority species and their habitats are not harmed by the development and to safeguard biodiversity in accordance with the Local Plan Policy NE3;

(11) the tree species, planting sizes, and planting locations shown on page 28 of the BS 5837 Tree Report prepared by Cedarwood Tree Consultants (February 2026) shall be

implemented in full. All replacement trees shall be planted during the first available planting season (1 November – 31 March) and prior to completion or first occupation of the development, whichever occurs sooner.

All shall be planted and established in accordance with industry best practice, including current arboricultural and horticultural standards.

If, within a period of five years from the date of planting, any tree (or any replacement tree) is removed, uprooted, destroyed, or dies, it shall be replaced in the same location with a tree of the same species and size, unless otherwise agreed in writing by the Local Planning Authority (LPA).

Reason: To protect and enhance the amenity value of the site and surrounding area and to ensure the successful establishment of replacement planting;

(12) in the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the local planning authority. following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority.

Reason: To safeguard health, safety and the environment in accordance with Policies BE3 and NE5 of the Warwick District Local Plan 2011-2029;

(13) the development hereby permitted shall not be used until the noise mitigation measures have been completed in full accordance with the following approved details:

- a Noise Assessment for Glebe Hotel, Barford prepared by Resound Acoustics Limited (dated 20th January 2026, Ref. RA00904 – Report 1).

Thereafter those measures shall be maintained in accordance with the aforementioned details in perpetuity.

Reason: To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029;

(14) the development hereby permitted shall not be occupied unless and until a scheme showing how a water efficiency standard of 110 litres per person per day based on an assumed occupancy rate of 2.4 people per household (or higher where appropriate) will be achieved has been submitted to and approved in writing by the Local Planning Authority.

no dwelling/ unit shall be first occupied until the works within the approved scheme have been completed for that particular dwelling / unit in strict accordance with the approved details and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications.

Reason: To ensure the creation of well-designed and sustainable buildings and to satisfy the requirements of Policy FW3 of the Warwick District Local Plan 2011-2029;

(15) the development hereby permitted shall not be occupied unless and until:

(a) details of refuse and recycling storage areas for the development have been submitted to and approved in writing by the Local Planning Authority; and
(b) the refuse and recycling areas approved under (a) have been constructed or laid out in strict accordance with the approved plans and made available for use by the occupants of the development.

Thereafter those areas shall be kept free of obstruction and be available at all times for the storage of refuse and recycling associated with the development.

No dwelling shall be occupied unless and until it has been provided with the appropriate refuse containers necessary for the purposes

of refuse, recycling and green waste, in accordance with the Council's specifications.

Refuse and recycling storage containers must be stored within the refuse and recycling storage area shown on the approved plans, unless when being presented on street for collection facilities.

Reason: To ensure the satisfactory provision of refuse and recycling storage facilities in the interests of amenity and the satisfactory development of the site in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029;

(16) prior to the occupation of the dwelling(s) hereby permitted, one 7kWh (minimum) electric vehicle recharging point (per dwelling) shall be installed in accordance with details first submitted to and approved in writing by the Local Planning Authority (LPA). Once the electric vehicle recharging point(s) has been installed, the following verification details shall be submitted to and approved in writing by the LPA: (1). Plan(s)/ photograph(s) showing the location of the electric vehicle recharging point(s); (2). A technical data sheet for the electric vehicle recharging point infrastructure; and (3). Confirmation of the charging speed in kWh.

Thereafter the electric vehicle recharging point(s) shall be retained in accordance with the approved details and shall not be removed or altered in any way (unless being upgraded).

Reason: To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the Warwick District Local Plan and the Air Quality and Planning Supplementary Planning Document;

(17) no development shall be carried out above slab level unless and until samples of the external facing materials to be used have been submitted to and approved in writing by the Local Planning Authority.

The development shall only be carried out in accordance with the approved details.

Reason: To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029;

(18) no development shall be carried out above slab level unless and until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) have been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in strict accordance with such approved details.

Reason: To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy HE1 of the Warwick District Local Plan 2011-2029;

(19) no windows shall be installed to historic elevations unless and until drawings have been submitted to and approved in writing by the Local Planning Authority of the construction of the windows which shall indicate the use of timber, putty, integral glazing bars not exceeding 17mm in width and the use of single glazing, with any historic glazing to be retained and reused. the windows shall then be installed in strict accordance with the approved details.

Reason: To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy HE1 of the Warwick District Local Plan 2011-2029;

(20) access to the site for vehicles shall not be made or maintained from the public highway other than via the existing vehicular access as shown on Drawing Number 231.06P.

Reason: In the interests;

(21) the development shall not be occupied until the existing access for vehicles has been modified such that it is not less than 5m in width for a minimum distance of 7.5m as measured from the near edge of the public highway carriageway in accordance with

details to be approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety;

(22) the development shall not be occupied until the existing access with the public highway has been surfaced with a bound material for a minimum distance of 6m as measured from the near edge of the public highway carriageway.

Reason: In the interest of highway;

(23) any gates erected at the entrance to the site for vehicles must be set at least 6m back from the back of the public highway footway, should only open inwards to the private land and should not block any part of the public highway when opened.

Reason: In the interest of highways safety;

(24) the development shall not be occupied until vehicle turning areas have been provided on-site such that the largest vehicles expected to access the site can turn within the site such that they will leave and re-enter the public highway in a forward gear.

Reason: In the interest of highways safety;

(25) the development shall not be occupied until on-site parking and secure cycle storage meeting WDC Parking Standards SPD standards in respect of quantum, dimensions and design has been provided.

Reason: In the interest of highways safety; and

(26) the development hereby permitted shall not be occupied until a scheme detailing the proposed mechanical ventilation unit has been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of the neighbouring residential uses in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.

25. **W/25/1020 LB Glebe Hotel, Church Street, Barford**

The Committee considered an application from Dr S Sidhu for alterations and extension to facilitate change of use of former Glebe Hotel (Use Class C1) to single dwellinghouse (Use Class C3). Works included demolition and erection of single storey side extension and other associated works and landscaping.

This application was presented to Committee because of the number of objections received and the application was recommended for approval.

The Officer was of the opinion that the proposals did not have a detrimental impact on the listed building, and the surrounding conservation area and the proposal was in accordance with the aforementioned policies, and it was therefore recommended that the application should be approved.

Following consideration of the report it was proposed by Councillor R Dickson and seconded by Councillor Margrave that the application should be granted.

Resolved that W/25/1020 LB be **granted**, subject to the following conditions:

No.	**Conditions**
(1)	the works hereby permitted shall begin no later than three years from the date of this consent. **Reason:** To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended);
(2)	the works hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 'G/016' submitted on 23rd July 2025, '231.06P', '231.07B' and '231.10C', submitted 19th May 2026 and '231.01F' and '231.02E' submitted on 27th May 2026 and specification contained therein. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policy HE1 of the Warwick District Local Plan 2011-2029;
(3)	no development shall be carried out above slab level unless and until samples of the external facing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details. **Reason:** To ensure that the proposed development has a satisfactory external

appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029;

(4) no development shall be carried out above slab level unless and until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) have been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in strict accordance with such approved details.

Reason: To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy HE1 of the Warwick District Local Plan 2011-2029; and

(5) no windows shall be installed to historic elevations unless and until drawings have been submitted to and approved in writing by the Local Planning Authority of the construction of the windows which shall indicate the use of timber, putty, integral glazing bars not exceeding 17mm in width and the use of single glazing, with any historic glazing to be retained and reused. The windows shall then be installed in strict accordance with the approved details.

Reason: To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy HE1 of the Warwick District Local Plan 2011-2029.

26. **Appeals Report**

The Appeals Report was noted.

(The meeting ended at 8.36 pm.)

CHAIR
11 August 2026