Planning Committee

Minutes of the meeting held on Tuesday 11 August 2026, at the Town Hall, Royal Leamington Spa, at 6.00pm.

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

Also Present: Patricia Tuckwell – Civic and Committee Services Manager (observing only); Tyreece Haughton – Committee Services Apprentice; Nigel Bell – Legal Advisor; Gary Fisher – Development Manager; Thomas Senior - Senior Planning Officer; James Moulding - Planning Officer; Dylan Ramosa - Planning Assistant; and Jessica Lewis - Planning Apprentice.

27. **Apologies and Substitutes**

(a) Apologies for absence were received from Councillor C Wightman; and

(b) Councillor Falp substituted for Councillor Margrave.

28. **Declarations of Interest**

Minute Number 33 – W/25/1762 – 119 Leicester Street, Royal Leamington Spa

Councillor Knight declared an interest because he knew the applicant, had previously discussed the matter, and expressed views in relation to it. Therefore, he would not take part in the debate on this item.

Councillor B Gifford declared an interest as a resident of 121 Leicester Street had contacted him to enquire about how to address the Town Council Planning Committee, and he had advised her on how this could be done.

Minute Number 34 - W/26/0541 LB - Leamington Spa Railway Station, Old Warwick Road, Royal Leamington Spa

Councillor Falp declared an interest as she was the Vice Chair of the Conservation Advisory Forum (CAF), and the application had been discussed at its meeting. Therefore, she would not take part in the debate on this item.

Councillor B Gifford declared an interest as his wife, Councillor C Gifford, was the Chair of the Conservation Advisory Forum.

Minute Number 36 - W/26/0455 - 11 Church Terrace, Royal Leamington Spa

Councillor R Dickson declared an interest as the resident of 45 Fieldgate Lane, Kenilworth and the resident of the adjoining property, was an acquaintance.

29. **Site Visits**

Councillor B Gifford made an independent visit to W/25/1762 – 119 Leicester Street, Royal Leamington Spa and did not speak to anyone whilst there.

Councillor B Gifford made three independent visits to W/26/0406 –6 Rai Court, Beauchamp Road, Royal Leamington Spa and did not speak to anyone whilst there.

30. **Minutes**

The minutes of the Planning Committee meeting held on 16 June 2026 were taken as read and signed by the Chair as a correct record.

31. **W/26/0406 - 6 Rai Court, Beauchamp Road, Royal Leamington Spa**

This item was withdrawn from the agenda because further information was received regarding potential sandwiching impacts arising from the development, officers considered it necessary to withdraw this application to enable the further consideration to any potential impacts.

32. **W/26/0431 - 2 Coventry Road, Baginton, Coventry**

This item was withdrawn from the agenda in order to enable further consideration of the proposals.

33. **W/25/1762 – 119 Leicester Street, Royal Leamington Spa**

The Committee considered an application from Jack and Bali Clisby for the demolition of an existing dormer bungalow and construction of a replacement self-build dwelling with full height second storey with a dual pitch hipped roof, single storey rear lean-to, external green roof canopy to the front of the dwelling, replacement external gate, addition of solar panels to garage, and installation of an air source heat pump.

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

The officer was of the opinion that the proposed scheme was considered to be acceptable in principle and was considered to be comprised of an appropriate design that would have an acceptable impact on the character and appearance of the immediate streetscene. Whilst the proposed development would increase the overall massing of the property, with the technical evidence submitted by a specialist consultant, it had been demonstrated that this additional bulk and mass would have a negligible impact on annual sunlight availability or Annual Photovoltaic (PV) performance to the existing PV array at 121 Leicester Street. The proposal was considered to have an acceptable impact on neighbouring amenity, was acceptable from a parking perspective, and subject to conditions would have an acceptable impact on protected species and biodiversity. Finally, the proposed development was also in accordance with the Council's Net Zero Carbon Development Plan Document (DPD). Therefore, the proposals were considered to be in accordance with the aforementioned policies, and it was therefore recommended that the application should be approved.

An addendum circulated prior to the meeting advised of additional dated photographs of the existing neighbouring solar array had been received from the occupier of 121 Leicester Street.

The following people addressed the Committee:

- Ms Carter, objecting; and
- Mr Clisby, supporting.

Following consideration of the report, presentation, information contained in the addendum, and the representations made at the meeting, it was proposed by Councillor Phillips and seconded by Councillor Tangri that the application should be granted.

Resolved W/25/1762 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 development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) LSS/PL/06-C, and specification contained therein, submitted on 19/12/2025, and approved drawing(s) LSS/PL/05-F, and specification contained therein, submitted on 02/02/2026, and approved drawing(s) LSS/PL/07-D, and specification contained therein, submitted on 16/03/2026. **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)	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

No. Conditions

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

(4) 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;

(5) 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 the house 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.

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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;

(6) the development shall be implemented in accordance with the agreed mitigation and enhancement plans for bats as detailed within the PHASE 1 & 2 BAT AND NESTING BIRD SURVEY, 4th February 2026 completed by Ridgeway Ecology, Section 5 recommendations and illustrative drawing of bat replacement roosting measures within drawing LSS/PL/07-D, Any variation to the agreed plan must be submitted to and approved by the local planning authority before such a variation is made. Such approved mitigation measures shall thereafter be implemented in full and maintained in perpetuity.

Reason: To ensure protected, important and priority species and their habitats are not harmed by the development;

(7) any soft landscaping shown on the approved plans, including any tree(s) and shrub(s), shall be planted within the first planting season following that first use. Any tree(s) or shrub(s) removed, dying, or becoming in the opinion of the local planning authority seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of the same size and species to those originally required to be 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 that the development results in no net loss of biodiversity in accordance with Policy NE3 of the Warwick District Local Plan 2011-2029;

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(8) prior to the occupation of the proposed development, a MSC certificate shall be submitted to the Local Planning Authority to demonstrate that the proposed air source heat pump is compliant with the MSC requirements.

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;

(9) best practicable means shall be employed at all times to control noise and dust on the site including:

- work which is likely to give rise to noise nuisance be restricted to the following hours: Mon-Fri 7:30 am - 5 pm, Sat 7:30 am - 1 pm. No working Sundays or Bank Holiday; and
- delivery vehicles should not be allowed to arrive on site before 8 am or after 4.30 pm Mon - Fri, 8am - 1 pm Sat and not on Sundays or Bank Holidays.

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 development hereby permitted shall be carried out in strict accordance with the details set out in the approved Energy Statement submitted to the Local Planning Authority on 19/12/2025.

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);

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- 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; and
- 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);

(11) prior to the occupation of the development hereby permitted, the ground floor windows in the southwest elevation and northeast elevation shall be permanently glazed with obscured glass to a degree sufficient to conceal or hide the features of all physical objects from view and shall be non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The obscured glazed windows shall be retained and maintained in that condition at all times.

Reason: To protect the privacy of users and occupiers of nearby properties and to satisfy the requirements of Policy BE3 of the Warwick District Local Plan 2011-2029;

(12) 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; and

No.	Conditions
(13)	no development shall be carried out above slab level until details of the finished floor levels of all buildings, together with details of existing and proposed site levels on the application site and the relationship with adjacent land and buildings, 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.

34. **W/26/0541 LB - Leamington Spa Railway Station, Old Warwick Road, Royal Leamington Spa**

The Committee considered an application from Chiltern Railways for a reinstatement of four oak platform doors to Wheelchair's and baby change rooms. Doors would be suitably constructed and finished replicas of the original oak doors and ironmongery. Removal of additional lining timbers and painted finish to original doors frames and finishing of new replica doors to match the original varnish finish. Installation of wall mounted waste bins and divider adjacent to baby changing room.

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

The officer was of the opinion that it was considered that the proposed works were acceptable. The proposal was considered to have a neutral impact overall, and whilst it was acknowledged there had been a loss of historic material, these works were considered to be an appropriate response to address this. The overarching principle of installing replacement doors was considered acceptable, as were the large-scale details for the proposed doors. A sample materials condition had been applied to ensure that the visual impact and materials were sensitive and reflective of the original doors. The proposed barrier and waste bins were considered to be expected features within a working station, with the visual impact of the barrier softened through timber panels. Overall, the works were considered to maintain the special historic and architectural character of the listed building, with no impact on the conservation area. The application was therefore recommended for approval on the basis that it complied with Local Plan Policy HE1, and the relevant sections of the National Planning Policy Framework (NPPF) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

The following people addressed the Committee:

- Mr Eurich, representative of the Conservation Advisory Forum, objecting; and
- Ms Pitts, objecting.

Following consideration of the report, presentation, and the representations made at the meeting, it was proposed by Councillor Kennedy and seconded by Councillor Gifford that the application should be granted, subject to the conditions listed in the report, a note requesting that the applicant ensured that appropriate measures were in place to enable partially sighted patrons to distinguish between the male and female toilets, and the revision of condition 3 as amended at the meeting, and that the materials of the divider match those of the proposed replacement doors.

Resolved W/26/0514 LB be **granted**, subject to:

a) a note to the applicant requesting appropriate measures were in place to enable partially sighted patrons to distinguish between the male and female toilets; and

b) 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 development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings 26-5021-001, 26-5021-002, 26-5021-003, and specifications contained therein, submitted on 16/4/2026 and 'Proposed Barrier' and specification contained therein, submitted on 17/6/2026.

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; and

(3) no new doors or timber panels shall be installed unless and until the following details have been submitted to and approved in writing by the Local Planning Authority:

- *samples of the proposed oak and varnish to be used for the proposed replacement doors and matching timber panel; and*
- *detailed joinery drawings and specifications, including large-scale*

profiles of the proposed doors, confirmation of the door construction, timber species and cut; details of the proposed panels, stiles, rails, mouldings, ironmongery and fixings; and details of the complete finishing system, colour and sheen, all to have been derived from the surviving original station doors.

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

Reason: To ensure that the proposed development has a satisfactory appearance in the interests of the heritage asset in accordance with Policy HE1 of the Warwick District Local Plan 2011-2029.

35. **TPO 603 Holly Cottage, 43 Fieldgate Lane, Kenilworth**

The Committee considered an application for a confirmation of Provisional Tree Preservation Order relating to tree T1 Cedar of Lebanon.

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

The officer was of the opinion that the issues raised in objection were not considered to be sufficient to outweigh the tree's contribution to public amenity and the character of the Conservation Area. The tree was healthy, prominent, and therefore its protection was considered to be in line with national guidance on tree protection. It was therefore recommended that TPO 603 be confirmed.

Following consideration of the report and presentation it was proposed by Councillor Falp and seconded by Councillor Phillips that the Tree Protection Order should be confirmed.

Resolved that TPO 603 be **confirmed**.

36. **W/26/0455 - 11 Church Terrace, Royal Leamington Spa**

The Committee considered an application from Mr Laurence Kingdon for the erection of a front dormer.

This application was presented to Committee because of the applicant being a Warwick District Council employee.

The officer was of the opinion that the proposal was considered to constitute good quality design and to have an acceptable impact on the amenity of the neighbours and the current and future occupiers of the dwelling. The proposal was considered to satisfy the criteria of Local Plan Policies BE1, BE3, HE1, and HE2 and the Residential Design Guide Supplementary Planning Document (SPD), as well as Royal Leamington Spa Neighbourhood Plan Policy RLS3. The officer therefore recommended that the application should be approved.

Following consideration of the report and the presentation it was proposed by Councillor Gifford and seconded by Councillor Luckhurst that the application should be granted.

Resolved W/26/0455 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 development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing 200-B, and specification contained therein, submitted on 17th June 2026. **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; and
(3)	all external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **Reason:** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy BE1 of the Warwick District Local Plan 2011-2029.

37. **W/26/0456 - The Couplings, 38 Arthur Street, Kenilworth**

The Committee considered an application from Mrs Zhang for an erection of a two storey/single storey rear extension following demolition of existing conservatory.

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

The officer was of the opinion that the proposals were considered to have an acceptable impact on the character and appearance of the street scene through the proposed layout, building materials and scale of the development. As amended, the proposals would also have an acceptable impact on the living conditions of neighbouring dwellings. The proposals were therefore in accordance with Local Plan Policies BE3, BE1, and the

Council's Residential Design Guide. It was recommended this application was granted.

An addendum circulated prior to the meeting advised additional comments in objection had been received to the proposed scheme from a nearby resident commenting on the effect of additional vehicles and congestion within the street impacting upon emergency vehicles accessing properties. The addendum also confirmed an assessment of highway safety and parking matters was set out in the report for this item and remained unchanged.

Following consideration of the report, presentation and information contained in the addendum, it was proposed by Councillor Kennedy and seconded by Councillor Aizlewood that the application should be granted.

Resolved W/26/0456 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 development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing 2026/0032/0002- E and specification contained therein, submitted on 23/07/2026. **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; and
(3)	all external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **Reason:** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy BE1 of the Warwick District Local Plan 2011-2029.

38. W/26/0668 - 79 Radford Road, Royal Leamington Spa

The Committee considered an application from Warwick District Council for a replacement of 13 single glazed timber windows with new double-glazed traditional timber sash windows.

This application was presented to Committee because of it being an application made by Warwick District Council.

The officer was of the opinion that the proposed development was considered to comply with Local Plan Policies BE1, BE3, HE1, and Neighbourhood Plan Policy RLS3. It was recommended that planning permission should be granted.

Following consideration of the report and presentation, it was proposed by Councillor Falp and seconded by Councillor Knight that the application should be granted.

Resolved W/26/0668 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 development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings 442589-FCG-MB-ST-DR-B-1000-S4-P01, 442589-FCG-MB-EL-DR-B-2204-S4-P01, 442589-FCG-MB-EL-DR-B-2205-S4-P01, 442589-FCG-MB-EL-DR-B-2206-S4-P01, 442589-FCG-MB-EL-DR-B-2207-S4-P01, and specification contained therein, submitted on 13/05/2026. **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; and
(3)	the development hereby permitted shall be carried out in strict accordance with the large-scale details of windows (including a section showing the window reveal, heads and cill details), detailed in the submitted and approved Design and Access Statement, Section 3.1 Proposed Windows, pages 10-22, submitted on 13/05/2026. The development shall not be carried out otherwise than in strict accordance with these approved details. **Reason:** To ensure an appropriate standard of design and appearance within the

Conservation Area, and to satisfy Policy HE1 of the Warwick District Local Plan 2011-2029.

39. W/26/0722 - 51 Radford Road, Royal Leamington Spa

The Committee considered an application from S Robotham for the demolition of an existing single storey rear structures and erection of single storey rear extension (part-retrospective).

This application was presented to Committee because it was known to be submitted by the partner of a former employee of Warwick District Council.

The officer was of the opinion that the proposals were considered to have an acceptable impact on the character and quality of the street scene through the proposed layout, building materials and scale of the development. The proposals would also have an acceptable impact on the living conditions of neighbouring dwellings. The proposals were therefore in accordance with Local Plan Policies BE3, BE1, HE1, HE2, NE2, CC1, TR3, TR1, and the Council's Residential Design Guide. It was recommended this application should be granted.

An addendum circulated prior to the meeting advised that the applicant had reviewed the report submitted to Committee and queried the officer's assessment of the material finish for the retrospective single storey rear extension. The assessment of the appearance and visual effect of the proposals was included within the report for this item and remained unchanged

Following consideration of the report, presentation, and the information contained in the addendum, it was proposed by Councillor Luckhurst and seconded by Councillor Knight that the application should be granted.

Resolved W/26/0722 be **granted**, subject to the condition that:

the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing 02 and specification contained therein, submitted on 26.05.2026

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.

40. W/26/0856 - Henry Tandey Court, Union Road, Royal Leamington Spa

The Committee considered an application from Warwick District Council for replacement windows at number four and number 12 Henry Tandey Court.

This application was presented to Committee because it was an application made by Warwick District Council.

The officer was of the opinion that the proposed development was considered to comply with Local Plan Policies BE1, BE3, HE1, and Neighbourhood Plan Policy RLS3. It was recommended that planning permission should be granted.

Following consideration of the report and presentation, it was proposed by Councillor Gifford and seconded by Councillor Luckhurst that the application should be granted.

Resolved W/26/0856 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 development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings, 442630-FCG-ST-XX-DR-B-1000-S4-P01, 442630-FCG-ZZ-EL-DR-B-2204-S4-P01, 442630-FCG-ZZ-EL-DR-B-2205-S4-P01, 442630-FCG-ZZ-EL-DR-B-2206-S4-P01, 442630-FCG-ZZ-EL-DR-B-2207-S4-P01, and specification contained therein, submitted on 18/06/2026. **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; and
(3)	the development hereby permitted shall be carried out in strict accordance with the large scale details of windows (including a section showing the window reveal, heads and cill details), detailed in the submitted and approved drawings, 442630-FCG-XX-DE-DR-B-2400-S4-P01, 442630-FCG-XX-DE-DR-B-2401-S4-P01, 442630-FCG-XX-DE-DR-B-2402-S4-P01, 442630-FCG-XX-DE-DR-B-2403-S4-P01, submitted on 18/06/2026. The development shall not be carried out otherwise than in strict accordance with these approved details.

Reason: To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy HE1 of the Warwick District Local Plan 2011-2029.

41. **Appeals Report**

The Appeals Report was noted.

(The meeting ended at 7.37pm.)

CHAIR
15 September 2026