Planning Committee

Minutes of the meeting held on Tuesday 19 May 2026, at the Town Hall, Royal Leamington Spa, at 6.00pm.

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

Also Present: Lesley Campbell – Interim Committee Services Officer; Nigel Bell – Legal Advisor; Gary Fisher – Development Manager; Lucy Shorthouse – Project Officer; James Moulding – Planning Officer; Rebecca Compton – Senior Planning Officer; Ellie Cowlishaw – Senior Environmental Protection Officer; and Frances Taylor – Environmental Protection Team Leader.

1. **Appointment of Chair**

It was proposed by Councillor Gifford, seconded by Councillor Kennedy and

Resolved that Councillor Boad be appointed as Chair for the 2026/2027 municipal year.

2. **Appointment of Vice-Chair**

It was proposed by Councillor Margrave, seconded by Councillor Luckhurst and

Resolved that Councillor Tangri be appointed as Vice-Chair for the 2026/2027 municipal year.

3. **Apologies and Substitutes**

(a) No apologies for absence were received; and

(b) Councillor Russell substituted for Councillor R Dickson.

4. **Declarations of Interest**

Minute Number 9 – W/25/1762 – Warwick Boat Club, Banbury Road, Warwick

Councillor Phillips declared an interest on the grounds that a member of his family was a member of the club, but he was not pre-determined and would listen to the debate with an open mind.

5. **Site Visits**

There were no site visits.

6. **Minutes**

The minutes of the Planning Committee meeting held on 14 April 2026 were taken as read and signed by the Chair as a correct record.

10. W/25/1762 – 119 Leicester Street, Royal Leamington Spa Application Withdraw

The Chair informed the Committee that item 10 (W/25/1762), 119 Leicester Street, Royal Leamington Spa, had been withdrawn from the agenda.

7. W/25/1274 - Peacock Stables, Peacock Lane, Holywell, Rowington

The Committee considered an application from Mr and Mrs Layton for the erection of a rural worker's dwelling, to replace the existing temporary rural worker's dwelling.

The application was presented to Committee because of the number objections having been received, including one from Rowington Parish Council.

The officer was of the opinion that the proposed development represented sustainable development in accordance with the Local Plan and the National Planning Policy Framework (NPPF). The need and viability had been demonstrated and were corroborated by a specialist rural consultant, in compliance with the Local Plan policies and the NPPF in relation to rural workers' dwellings. Very special circumstances were therefore engaged in respect of development within the Green Belt, and the proposal was considered acceptable.

It was concluded that the benefits of the proposal would outweigh any identifiable harm, and planning permission was recommended for approval, subject to conditions.

An addendum circulated prior to the meeting advised that five further objections had been received.

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

Resolved that W/25/1274 be **granted**, subject to the following conditions:

No.	**Conditions**
(1)	the development hereby permitted shall begin not 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) 2344/2, and

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specification contained therein, submitted on 24/11/2025.

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 commence including site until a scheme for the provision of 3 swift bricks to be incorporated within the proposed building within the site, has been submitted to and approved by the Local Planning Authority. The scheme must include box type, locations, and installation timescale. Thereafter, the swift bricks shall be installed in accordance with the approved details and maintained in perpetuity.

Reason: To enhance the biodiversity of the site in accordance with Policies NE2 and NE3 of the Warwick District Local Plan NPPF, ODPM Circular 2005/06 and NERC Act (2006, as amended);

(4) 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 is 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

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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;

(5) the occupation of the dwelling hereby permitted shall be restricted to persons solely or mainly working, or last working, in the locality in agriculture, equestrian or in forestry. For the avoidance of doubt such persons shall include a spouse, partner, widow or widower of such a person, and any dependants who reside with such a person.

Reason: The dwelling is needed for occupation by a rural worker and in order to protect the Green Belt, occupation is restricted so that the dwelling continues to serve the needs of agriculture, equestrian and forestry in accordance with Policies DS18 and H12 of the Warwick District Local Plan;

(6) prior to the occupation of the dwelling hereby permitted, one 3.7kW (minimum) electric vehicle recharging point shall be installed. Once installed, the electric vehicle recharging point shall be retained thereafter 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 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

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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;

(8) the development hereby permitted shall be carried out in strict accordance with the details set out in the approved Energy Statement Rev A dated March 2026, submitted to the Local Planning Authority on 16/03/2026.

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

No.	Conditions
	NZC1 of the Warwick District Net Zero Carbon Development Plan Document (DPD);
(9)	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;
(10)	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

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development of the site in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029;

(11) prior to the occupation of the dwelling hereby permitted, the existing temporary dwelling as approved under application W/21/1944 and shown by drawing OCTL00420SO, submitted on 23/01/2026, must be removed from the site in its entirety, along with any associated materials.

Reason: To ensure a satisfactory form of development in accordance with Policies BE1 and DS18 of the Warwick District Local Plan 2011-2029; and

(12)

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 development shall take place which falls within Schedule 2, Part 1 (all classes), and Part 2, Class A of this Order.

Reason: To retain control over future development of the dwelling in the interests of ensuring that the dwelling is appropriate for the needs of the rural business.

8. W/25/1543 – Land Rear of 209 Warwick Road, Kenilworth

The Committee considered an application from Mr J Holland for a proposed new build detached single storey dwelling.

This application was presented to the Committee because of the number of objections that had been received, including one from Kenilworth Town Council.

The officer was of the opinion that at the time of writing the report, the Council was not able to demonstrate a Five-Year Housing Land Supply. As a result, paragraph 11(d) of the National Policy Framework (NPPF) was engaged for the purposes of decision-making.

Paragraph 11(d)(ii) required an assessment of whether any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits of the proposal when considered against the policies of the (NPPF) as a whole, with particular regard to

sustainable locations, effective use of land, securing well-designed places, and providing affordable homes where applicable.

The site was considered to be in a sustainable location and to represent an effective use of land, and the proposal was regarded as being of good design.

The development would have introduced benefits through the creation of a net increase of one dwelling in a sustainable location. Moderate weight was afforded to this benefit of the scheme.

Councillor Marsh, Kenilworth Town Councillor, addressed the Committee, speaking in objection.

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

Resolved that W/25/1543 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) PL01 Rev N, PL02 Rev G, and specification contained therein, submitted on 27th April 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 amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.

No. **Conditions**

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) 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 (https://www.warwickdc.gov.uk/downloads/file/5811/construction_management_plan) 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;

(5) the development hereby permitted shall not occupied unless and until pedestrian/cycle visibility has been provided to the vehicular access to the site with an 'x' distance of 2.4m, measured from the rear edge of footway, and 'y' distances of 25m measured to the rear edge of the footway to the east and west.

No. **Conditions**

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;

(6) 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;

(7) the development hereby permitted shall be carried out strictly in accordance with the details contained within document: Flood Risk Assessment and Surface Water Drainage Strategy ref: M2765-BPL-ZZ-ZZ-RP-C-001 Rev 2 and notes and protocols contained therein, received by the Local Planning Authority on 18th March 2026.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to ensure the risk of flooding is not increased to third parties, and to ensure adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policies BE1 and FW2 of the Warwick District Local Plan 2011-2029;

(8) the development hereby permitted shall not be occupied unless and until a scheme showing how a water efficiency standard of

No.	Conditions
	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;
(9)	the development hereby permitted shall not commence including any site clearance until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be compliant with the British Standard on Biodiversity BS 42020:2013. In discharging this condition, the Local Planning Authority expect to see details concerning pre-commencement checks for protected and notable species (badger, breeding birds, hedgehogs, amphibians and reptiles) and appropriate working practices and safeguards for retained habitats and for wildlife that are to be employed whilst works are taking place on site to include supervised vegetation clearance, toolbox talk, procedure if found, consideration of lighting and storage of materials. The agreed Construction Environmental Management Plan shall thereafter be implemented in full. **Reason:** To ensure that protected species are not harmed by the development, in accordance with the National Planning Policy Framework (NPPF), ODPM Circular 06/2005 and Policies NE2 and NE3 of the Warwick District Local Plan 2011-2029;
(10)	the development hereby permitted shall not be occupied unless and until: (a) a scheme for the provision of a bat box or other bat roosting feature within the application site has been submitted to and

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approved in writing by the local planning authority; and

(b) the bat box or other bat roosting feature approved under (a) have been installed in strict accordance with the approved details.

The bat boxes or other bat roosting features shall be retained and maintained at all times thereafter.

Reason: To mitigate ecological impacts, in accordance with the NPPF, ODPM Circular 2005/06 and Policies NE2 and NE3 of the Warwick District Local Plan;

(11) the development hereby permitted shall not commence (including site clearance) until proof that the correct number and type of 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);

(12) the development hereby permitted shall not commence (including site clearance, or site preparation works) until a tree and hedgerow protection scheme, including a site-specific Arboricultural Method Statement (AMS), has been submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall set out measures for the protection of all existing trees and hedgerows on and adjoining the site throughout the course of the development. These measures shall be implemented in full accordance with the approved details.

Where the approved details require the installation of protective fencing or ground protection, these shall be installed prior to any development taking place and before any equipment, machinery, or materials are brought onto the site. Such protection shall be retained until all equipment, machinery,

No. **Conditions**

and surplus materials have been removed from the site following completion of the relevant part of the development. No storage of materials, alteration of ground levels, or excavation shall occur within any protected area without the prior written approval of the LPA.

Reason: In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policies BE1 and NE1 of the Warwick District Local Plan 2011-2029;

(13) the development hereby permitted shall be carried out in strict accordance with the details set out in the approved Energy Statement dated 10th March 2026 submitted to the Local Planning Authority on 11th March 2026.

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:

a) SAP calculations of the constructed dwelling(s).

b) 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).

c) 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.

d) 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 meets the standards set by Policy

No.	Conditions
	NZC1 of the Warwick District Net Zero Carbon Development Plan Document (DPD); and
(14)	The development hereby permitted shall not be occupied until the noise mitigation measures have been completed in full accordance with the following approved details: • Noise impact assessment report prepared by Parkerjones Acoustics Ltd dated 2nd March 2026, for Land to the Rear of 209 Warwick Road, Kenilworth. Thereafter those measures shall be maintained in accordance with the aforementioned details in perpetuity. • A full design and construction specification of an acoustic barrier shall be submitted to and approved in writing by the local planning authority before any development above floor slab level. • The acoustic barrier(s) shall be imperforate and sealed at the base. The acoustic barrier(s) shall be installed in accordance with the approved details and shall thereafter be retained as such. **Reason**: To ensure that future occupants do not experience unacceptable levels of noise, in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029;

9. **W/25/1752 – Warwick Boat Club, Banbury Road, Warwick**

The Committee considered an application from the Warwick Boat Club for the installation of three outdoor padel courts, together with an associated perspex acoustic barrier and floodlights on two existing tennis courts.

The application was presented to Committee because of the number of objections that had been received, including an objection from Warwick Town Council.

The officer was of the opinion that the proposed development had an acceptable impact on the character and appearance of the area, the nearby Listed Buildings, and the surrounding Conservation Area, taking into account the specific context of the application site as an established sports facility.

The amended proposal was also considered to have an acceptable impact on the amenity of neighbouring uses, subject to the imposition of specific conditions to ensure that the development was carried out in accordance with the submitted details and specifications. The proposed scheme was considered to be acceptable from a parking, ecological, and flood risk perspective. Therefore, the proposed development was considered to be in accordance with the aforementioned policies, and it was recommended that the application should be approved.

The following people addressed the Committee:

- Mrs Hunt, objecting; and
- Councillor Jacques, Warwick Town Councillor, objecting.

An addendum circulated prior to the meeting advised Members of additional consultation responses, including an objection from Warwick Town Council. One additional public comment had been received requesting that a planning condition should be added to control the timing of the illumination of the padel courts.

In response, officers considered that the addition of the following condition would be appropriate:

The floodlighting hereby permitted shall only be illuminated when the padel courts are in use. ***Reason:*** *to ensure that the site is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.*

The addendum also advised of an update to Condition 7, to explicitly include reference to the installation of the acoustic barrier in its entirety prior to the commencement of the use. Amended condition wording was as follows:

The proposed development shall be carried out in accordance with the 'Peninsular Acoustics' Acoustic Assessment, (PA1088), and the mitigation measures contained therein, submitted on 26/03/2026. The noise attenuation barrier shall be installed in full accordance with the details provided (as set out within the 'Peninsular Acoustics' Acoustic Assessment, (PA1088), submitted on 26/03/2026 and approved drawing A05-A, submitted on 08/04/2026) and shall have been installed in its entirety prior to the commencement of the use hereby permitted. The noise attenuation barrier shall be permanently retained and maintained in good working order at all times thereafter. ***Reason:*** *In order to protect the amenity of the neighbouring occupiers and to satisfy the requirements of Policy BE3 of the Warwick District Local Plan 2011 - 2029.*

Following consideration of the report, presentation, representations made at the meeting, and the information contained in the addendum, it was proposed by Councillor Kennedy and seconded by Councillor Knight that the application should be granted, subject to the conditions listed in the report, the updated Condition 7 and the additional condition outlined the Update Report and above.

Resolved that W/25/1752 be **granted**, subject to 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) A03-B and A05-A, and specification contained therein, submitted on 08/04/2026, and approved drawing(s) A04-B, and specification contained therein, submitted on 09/04/2026. **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)	the development hereby approved shall not commence until a detailed schematic drawing of the proposed access gate with the Perspex barrier has been submitted to and approved by the Local Planning Authority, demonstrating that the proposed acoustic barrier will have no gaps present where noise is likely to escape from. The acoustic barrier shall be installed in strict accordance with the approved details and shall be retained in perpetuity. **Reason:** In order to protect the amenity of the neighbouring occupiers and to satisfy the requirements of Policy BE3 of the Warwick District Local Plan 2011 – 2029;
(4)	prior to the commencement of the development (including all preparatory works), a Tree Protection Plan (TPP) and detailed Arboricultural Method Statement (AMS), together referred to as the "Scheme of Protection, shall be submitted to and approved in writing by the Local Planning Authority. The Scheme of Protection shall set out the measures to protect all retained trees, both within the site and outside the site where they may influence, or be

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influenced by, the development, from harm throughout the construction process. The TPP shall be overlaid on the approved development plan(s).

The development shall thereafter be carried out strictly in accordance with the approved Scheme of Protection. Where works are required within the Root Protection Area (RPA) of any retained trees and, due to the nature of the proposal, the approved protection measures cannot be fully implemented, all such works shall be undertaken under the supervision of an Arboricultural Clerk of Works (ACoW) particularly where there is a risk of root disturbance or damage, unless otherwise agreed in writing by the LPA.

All protective fencing and/or ground protection identified within the approved Scheme of Protection shall be installed prior to any works commencing on site, including the bringing onto site of any plant, machinery, equipment or materials, and shall be retained and maintained in place until completion of the relevant part of the development and the removal of all associated plant, machinery, equipment and materials from the site.

No storage of materials, spoil, or equipment shall take place within any area protected by fencing and/or ground protection installed in accordance with this condition. Ground levels within such protected areas shall not be altered, and no excavation or other works shall be undertaken within those areas, unless otherwise agreed in writing with the LPA.

Reason: In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policies BE1 and NE1 of the Warwick District Local Plan 2011-2029;

(5) 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

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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;

(6) no development shall be carried out above slab level unless and until large scale details of the proposed padel courts and Perspex acoustic barrier at a scale of 1:5 (including details of materials) and a technical specification of the proposed floodlights from the manufacturer 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 an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy HE1 of the Warwick District Local Plan 2011-2029;

(7) The proposed development shall be carried out in accordance with the 'Peninsular Acoustics' Acoustic Assessment, (PA1088), and the mitigation measures contained therein, submitted on 26/03/2026. The noise attenuation barrier shall be installed in full accordance with the details provided (as set out within the 'Peninsular Acoustics' Acoustic Assessment, (PA1088), submitted on 26/03/2026 and approved drawing A05-A, submitted on 08/04/2026) and shall have been installed in its entirety prior to the commencement of the use hereby permitted. The noise attenuation barrier shall be permanently retained and maintained in good working order at all times thereafter.

Reason: In order to protect the amenity of the neighbouring occupiers and to satisfy the requirements of Policy BE3 of the Warwick District Local Plan 2011 – 2029;

(8) the proposed development shall be carried out in accordance with the 'Lighting Impact Assessment", (MEC Consulting Group Ltd,

No.	Conditions
	Report ref:29834-LIGH-0401 REV B) and the details contained therein and shall be retained and maintained at all times thereafter. **Reason:** In order to protect the amenity of the neighbouring occupiers and to satisfy the requirements of Policy BE3 of the Warwick District Local Plan 2011 - 2029;
(9)	the padel courts hereby permitted shall not be used before 0800 hours or after 2200 hours on any day. **Reason:** To ensure that the site is not used at a time which would be likely to cause nuisance or disturbance to nearby residents in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029; and The floodlighting hereby permitted shall only be illuminated when the padel courts are in use. **Reason:** to ensure that the site is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.

11. W/25/1764 - Woodlands, Preston Road, Lowsonford

The Committee considered an application from Mr Seager for the demolition of the existing dwellinghouse and onsite outbuildings, and for the erection of a self-build dwellinghouse and outbuilding.

This application was presented to Committee because an objection from Rowington Parish Council had been received.

The officer was of the opinion that at the time of writing the report, the Council was not able to demonstrate a Five-Year Housing Land Supply. As such, paragraph 11(d) of the NPPF was engaged for the purpose of decision making.

Planning permission was sought for a self-build dwelling following the demolition of an existing dwelling. The proposal was considered to constitute appropriate development in the Green Belt and was in accordance with the NPPF and Local Plan Policies H13 and DS18. In addition, the proposals were not considered to have a harmful impact upon the amenity of neighbouring properties in relation to outlook and amenity.

When considering the scheme as a whole within the tilted balance, officers considered that the proposal would not result in adverse impacts that 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 Members of an update to Condition 7, to comply with the Water Efficiency Scheme issued on 10 April 2026.

Following consideration of the report, presentation and information contained in the addendum, it was proposed by Councillor Gifford and seconded by Councillor Aizlewood that the application should be granted, subject to the amended Condition 7 outlined in the Addendum.

Resolved that W/25/1764 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) 1439.05K, 1439.06K, 1439.07L, 1439.08K, 1439.09K, 1439.10J, 1439.11F, 1439.12E, and specification contained therein, submitted on 16th February 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)	the dwelling(s) hereby permitted shall consist exclusively of dwelling(s) which are self-build or custom house building as defined in Section 1 (A1) of the Self-build and Custom Housebuilding Act 2015, (i.e. building or completion by- (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals, but not including the building of a house on a plot acquired from a person who builds the house

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wholly or mainly to plans or specifications decided or offered by that person).

The development hereby permitted shall not commence unless and until the name(s) of the individual(s) by whom the dwelling(s) is to be occupied as their principal residence has/have been provided in writing to the Local Planning Authority. Within 14 days of first entering into occupation of the dwelling(s), 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.

Reason: Exemption from 10% Biodiversity Net Gain has been obtained because the dwelling(s) has been proposed as self-build/custom housebuilding;

(4) no site clearance, site preparation or site investigation works shall commence, or plant or machinery or materials shall be delivered to site until the tree protection measures set out in the submitted Arboricultural Impact Assessment dated 04th December 2025, produced by Tree Frontiers, has been implemented in full. The protective fencing shall be retained until the completion of the development. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the Local Planning Authority.

Reason: In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policies BE1 and NE1 of the Warwick District Local Plan 2011-2029;

(5) the development shall only commence in line with the mitigation and enhancement measures set out in the Ecological Appraisal produced by Learn Ecology, dated December 2025.

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Reason: To mitigate ecological impacts, in accordance with the NPPF, ODPM Circular 2005/06 and Policies NE2 and NE3 of the Warwick District Local Plan;

(6) the development hereby permitted shall be carried out in strict accordance with the mitigation measures set out in the Phase 1 Bat & Nesting Bird Survey produced by Ridgeway Ecology, dated 26th August 2025. **Reason:** To mitigate ecological impacts, in accordance with the NPPF, ODPM Circular 2005/06 and Policies NE2 and NE3 of the Warwick District Local Plan;

(7) the development hereby permitted shall not be first occupied until the works within the approved eater efficiency scheme submitted to the Local Planning Authority on 10th April 2026 scheme has been completed 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

(8) the development hereby permitted shall be carried out in strict accordance with the details set out in the Energy Statement submitted to the Local Planning Authority on 28th January 2026.

Reason: To satisfy the requirements Policies CC1, CC3 and FW3 of the Warwick District Local Plan (2011-2029) and Policies NZC1, NZC2 (A, B and C) of the Warwick District Net Zero Carbon Development Plan Document (DPD).

12. **W/26/0158- Tesco Supermarket, Emscote Road, Warwick**

The Committee considered an application from McDonald's Restaurants Limited for the removal of Conditions 16 and 18 of planning permission ref: W/18/1489 (Erection of a detached two storey restaurant with car parking, landscaping and associated works; Installation of two customer order displays with associated canopies) to remove operational time restrictions

enabling the McDonald's restaurant to operate 24 hours a day, following grant of temporary removal of these conditions under planning permission ref: W/24/1126.

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

The officer was of the opinion that, having regard to all the considerations mentioned in the report, that planning permission should be granted.

An addendum circulated prior to the meeting advised of a further public representation having been received.

It also informed Members that Condition 17 referred to a Noise Management Plan and Antisocial Behaviour Guidance included within the Noise Impact Assessment that was submitted under previous application W/24/1126. This had been re-submitted under this application, and the condition had been updated accordingly. The condition now read as follows:

The development hereby permitted must operate in strict accordance with the Noise Management Plan and Antisocial Behaviour Guidance included within the Noise Impact Assessment, submitted to the Local Planning Authority on 19/05/2026.

Reason: *To ensure that the levels of nuisance, disturbance and levels 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.*

Following consideration of the report, presentation, and information contained in the addendum, it was proposed by Councillor Phillips and seconded by Councillor Kennedy that the application be approved, subject to the amendment to Condition 17, outlined in the Addendum.

Resolved that W/26/0158 be **granted**, subject to 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 7159-SA-8469-P005 A, 7159-SA-8469-P006 A, COD DT Canopy, McD / 043 /2013 A, MCD / SCH / 1001, and documents "Terrace Equipment", "Fast Electric Charging Points", "Pod Point Datasheets", "Pod Point Installation Guide" and "GPK Kiosks and Enclosures", submitted on 3rd August 2018, drawings Condenser Plans and Elevations, 10551 R5, A1-11667-01 submitted on 7th September 2018, and drawings 7159-SA-8469-P002 E, 7159-SA-8469-P007 E, 7159-SA-8469-P004 G submitted on 21st

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November 2018 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 strict accordance with the approved details within the FRA McDonald's Warwick (NB8469) _Glanville Issue 2_August 2018 and approved proposed drainage layout.

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, NE2 and BE3 of Warwick District Local Plan 2011 – 2029;

(3) the development hereby permitted shall only commence in line with the approved Construction Method Statement.

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) the development shall be carried out in strict accordance with the approved details within the Proposed Stats Location Requirement.

Reason: In the interests of fire safety;

(5) the development shall be carried out in strict accordance with the approved details within the Drainage Maintenance Plan that were approved under Condition 6 of planning permission no. W/18/1489. The Plan shall be implemented and adhered to at all times.

Reason: To ensure the future maintenance of the sustainable drainage structures in the interest of policy FW2 of Warwick District Local Plan 2011 – 2029;

(6) the development shall be carried out in strict accordance with the approved details within the following drawings and reports:

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- 3117-101 Rev C – General Arrangement
- 3117-103 Rev C – Signage and Whitelining
- 3117-102 Rev A – Site Clearance & Construction Types
- 3117-110 Rev B – Standard Details (Sheet 1 of 2)
- 3117-111 – Standard Details (Sheet 2 of 2)
- SL400/1 – Electrical Terminations (DNO Suppliers)
- SL200/5 – Pedestrian Crossing Posts, Beacons and Overhead Lights
- 15095 – Road Safety Audit Stage 2
- ADL/CT/3117/30A – Designer's Response Report [MM11.1]
- Section 278 Agreement

that were approved under Condition 7 of planning permission no. W/18/1489.

Reason: In the interests of pedestrian and highway safety in accordance with Policies TR1 and TR2 of the Warwick District Local Plan 2011-2029;

(7) the development shall be carried out in strict accordance with the approved details within the following:

- 7159-SA-8469-P005A – Proposed Elevations Section
- A1 – Natural Stone
- A2 – Trespa Meteon – Italian Walnut
- A3 – Dark Grey Engineering Brick
- A4 – Trespa Meteon – Anthracite Grey
- A7 – Reynobond Aluminium – Pure White
- A8 – Vertical Aluminium Timber Effect Battens
- A11/A15 – Reynobond Aluminium – Walnut Brown
- A13/A14 – Reynobond Aluminium – Anthracite Grey

that were approved under Condition 8 of planning permission no. W/18/1489.
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;

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(8) the development shall be carried out in strict accordance with the approved details within the Odour Control Assessment that was approved under Condition 9 of planning permission no. W/18/1489. Any mitigation measures shall be retained at all times thereafter and shall not be removed or altered in any way without the prior written approval of the local planning authority.

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) the development shall be carried out in strict accordance with approved low emission strategy, Ref 400/4766, dated 15th October 2018 under Condition 10 of planning permission no. W/18/1489.

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

(10) noise arising from the any plant or equipment hereby permitted, when measured one metre from the facade of any noise sensitive premises, shall not exceed the background noise level by more than 3dB (A) measured as LAeq (5 minutes). 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;

(11) 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 strategy must be submitted to and approved in writing by the

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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;

(12) the development hereby permitted shall not be brought into use unless and until improvements to the existing central splitter island have been carried out in general accordance with drawing number 3117-SK-15, submitted on 26th November 2018 and to the specification of the Local Highway Authority.

Reason: In the interests of traffic safety in accordance with Policies TR1 and TR2 of the Warwick District Local Plan 2011-2029;

(13) the development site shall only be serviced in accordance with the Delivery and Servicing Management Plan, November 2018, prepared by ADL Traffic & Highways Engineering Ltd.

Reason: In the interests of traffic and pedestrian safety in accordance with Policies TR1 and TR2 of the Warwick District Local Plan 2011-2029;

(14) the development hereby permitted shall not be brought into use unless and until improvements to the existing mini-roundabout have been carried out in accordance with drawing number 3117-SK-22A.

Reason: In the interests of traffic safety in accordance with Policies TR1 and TR2 of the Warwick District Local Plan 2011-2029; and

(15) prior to the development hereby permitted being brought into use, the parking layout serving the existing Tesco Superstore must be amended to accommodate 5% disabled parking and retained as such thereafter.

Reason: To ensure that the development has taken account the needs of people with disabilities in accordance with policies TR1 and TR3 of the Warwick District Local Plan 2011 – 2029;

No.	Conditions
(16)	the CCTV system and all external lighting of the car park shall be fully functional and switched on at all times that the premises are open to customers. **Reason:** To ensure that the levels of nuisance, disturbance and noise 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; and
(17)	the development hereby permitted must operate in strict accordance with the Noise Management Plan and Antisocial Behaviour Guidance included within the Noise Impact Assessment, submitted to the Local Planning Authority on 19/05/2026. **Reason:** To ensure that the levels of nuisance, disturbance and levels 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.

13. **Enforcement Report**

Members received the Enforcement Report from officers, which outlined the current enforcement matters in progress. The purpose of the report was to ensure Members remained informed about ongoing enforcement activity.

Resolved that the report be noted.

14. **Appeal Report**

The Appeals Report was noted.

(The meeting ended at 7.45pm.)

CHAIR
16 June 2026