

**List of Current Planning, Enforcement and Tree Appeals  
April 2024**

Public Inquiries

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Date of Inquiry	Current Position
W/22/1877	Land at Warwickshire Police Headquarters	Outline planning application for 83 dwellings. <b>Non-Determination Appeal</b>	Dan Charles	Statement due: 2 June	Various Dates in January	Awaiting Decision

Informal Hearings

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Date of Hearing	Current Position

Written Representations

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Current Position

W/20/1975	6 Lower Ladyes Hills, Kenilworth	Formation of Driveway <b>Committee Decision in Accordance with Officer Recommendation</b>	Jonathan Gentry	Questionnaire: 10/2/22 Statement: 4/3/22	Ongoing
W/21/1622	1 The Chantries, Chantry Heath Lane, Stoneleigh	Gazebo and Fencing <b>Delegated</b>	George Whitehouse	Questionnaire: 29/4/22 Statement: 23/5/22	Ongoing
W/22/1574	Leasowe House, Southam Road, Radford Semele	Lawful Development Certificate for Garden Land <b>Delegated</b>	Michael Rowson	Questionnaire: 20/3/23 Statement: 17/4/23	Ongoing
W/22/0357	Liberty House, Stoneleigh Road, Blackdown	Lawful Development Certificate for Various Works <b>Delegated</b>	Lucy Shorthouse	Questionnaire: 23/6/23 Statement: 21/7/23	Ongoing
W/22/0471	Leasowe House, Southam Road, Radford Semele	Erection of 2 Replacement Dwellings <b>Non-Determination Appeal</b>	George Whitehouse	Questionnaire: 4/8/23 Statement: 8/9/23	Ongoing
W/22/0198	Highlands Farm, Long	Erection of Dwelling	Kie Farrell	Questionnaire:	<b>Appeal</b>

	Itchington Road, Offchurch	<b>Delegated</b>		20/10/23 Statement: 17/11/23	<b>Dismissed</b>
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The Inspector noted that the proposal is for the erection of a new dwelling on a field in the countryside and as such it does not fall within any of the exceptions listed in Framework paragraph 154. Consequently, the proposal constitutes inappropriate development in the Green Belt. Furthermore, the building itself would result in a significant loss of spatial and visual openness of the Green Belt. There would also be permanent areas of hardstanding for patios and paths that would further erode openness, as would the resulting domestication of part of the site with the likely presence of domestic paraphernalia around the property.

The Inspector commented that whether the design of the dwelling would be of a “very exceptional quality or innovative nature” for the purposes of Policy H1 is a matter of judgement and is the cause of dispute between the parties. The Design Midlands Review Panel found the dwelling to be ‘quietly confident, minimalist and settled within the landscape context’. It thought that, subject to consideration of a number of other factors mainly focussing on improving the connection with the landscape setting and trees, the dwelling could meet the criteria in Framework paragraph 84. The Inspector stated he had no reason to doubt that the building would be built to a high standard and use quality materials. However, in his view the overall design of the proposed dwelling was not out of the ordinary to take it to the next level to be of a very exceptional quality or innovative nature. He had not been drawn to any particular features or design elements that would make the dwelling exceptional. The use of passive solar gain, ground source heat pump connected to underfloor heating, charred timber cladding that will require less long-term maintenance, and enhanced insulation are laudable, but are not particularly innovative or cutting-edge. Overall, he found the design of the proposed dwelling would not be of a very exceptional quality or innovative nature to warrant approval in a countryside location where housing would not normally be allowed. Accordingly, the proposal would be contrary to Local Plan Policy H1.

The Inspector considered that erecting a large dwelling in the middle of the appeal site would materially reduce one of the open spaces that is a characteristic feature of the CA and as a result, the contribution the appeal site makes to the CA and its significance would be diminished by the proposal. He considered that, taken together, the public benefits do not outweigh the harm that would be caused to the heritage asset.

W/23/0068	17 High Street, Cubbington	Subdivision of Flat to Create 2 Flats <b>Delegated</b>	Millie Flynn	Questionnaire: 17/10/23 Statement: 14/11/23	<b>Appeal Allowed</b>
<p>The Inspector noted that the dining area would have no flank windows, but nevertheless the dining area would receive adequate light throughout the day from the rooflight given its size and location. He noted that as a result of the position of the dining area the occupiers would not have a clear unimpeded view out of the window within the lounge. As such, outlook from the dining area would be limited to views out from the rooflight.</p> <p>However, he considered that the dining area would only account for a small portion of the flat and regardless of whether or not it is a habitable room, the occupants would likely spend modest periods of time in there, to eat meals, work and socialise, for example. Additionally, the open layout of the shared living space would ensure that the dining area would not feel harmfully enclosed. This internal layout, alongside the large rooflight would ensure that the limited outlook from the dining area would not create an oppressive living environment for the occupiers. Overall, the layout of the flat would provide an acceptable standard of living conditions for the occupiers of proposed Flat 1.</p> <p>The Inspector noted that whilst the rear of the property is not part of an active frontage, the rear is overlooked by several properties which provides passive surveillance. Additionally, the rear car park is relatively large and open which should ensure that there would be a clear field of view across it for those entering and leaving the flat. Given the size of the car park and because there are no buildings that physically bound the rear of it, the rear of the site would not feel oppressive or harmfully enclosed. Overall, he felt there would be a safe, suitable and desirable pedestrian access to the flat.</p>					
W/23/0852	15 South Terrace, Whitnash	Lawful Development Certificate for an existing roof terrace and balustrade. <b>Delegated</b>	Jack Lynch	Questionnaire: 1/1/24 Statement: 22/1/24	Ongoing
W/23/1019	15 South Terrace, Whitnash,	Erection of balustrade around existing flat roof rear projection	Jack Lynch	Questionnaire: 1/1/24	Ongoing

		(Retrospective) <b>Delegated</b>		Statement: 22/1/24	
W/21/1492	10 Meadow Close, Lillington	Lawful Development Certificate to confirm that planning permission W/80/0019 was implemented. <b>Delegated</b>	James Moulding	Questionnaire: 6/12/23 Statement: 3/1/24	Ongoing
W/22/0956 and W/22/0957/LB	Church Farmhouse, Woodway Lane, Budbrooke	Erection of first floor extension to residential barn <b>Delegated</b>	James Moulding	Questionnaire: 4/1/24 Statement: 18/1/24	Ongoing
W/19/1133	Land at Ward Hill, Warwick Road, Norton Lindsey	Erection of two replacement poultry houses and the erection of a farm manager's dwelling. <b>Committee Decision in accordance with Officer Recommendation</b>	Dan Charles	Questionnaire: 16/10/23 Statement: 13/11/23	<b>Appeal Allowed</b>

Insufficient information had been submitted to satisfy the Highway Authority of the type of vehicles visiting the site and insufficient tracking data to demonstrate the vehicles could manoeuvre and leave the site in a forward gear in the interest of highway safety. The application was refused for a single reason based on technical highway grounds.

On receipt of the additional information, the Highway Authority no longer objected to the proposal, subject to the imposition of conditions. Hence, the Council no longer had grounds to withhold planning permission.

W/23/1409	63 Kempton Drive, Warwick	Single storey rear extension <b>Delegated</b>	Theo Collum	Questionnaire: 12/1/24 Statement: 2/2/24	Ongoing
W/23/0342/LB	Oaks Farm, Farm Road, Kenilworth	Installation of replacement Windows <b>Delegated</b>	Jane Caterall	Questionnaire: 13/2/24 Statement: 12/3/24	Ongoing
W/23/0076	9 Leicester Street, Leamington	Creation of Apartment in Basement <b>Delegated</b>	Kie Farrell	Questionnaire: 7/2/24 Statement: 6/3/24	Ongoing
W/23/0776	8 Leam Terrace, Leamington	Erection of Dwelling <b>Delegated</b>	Millie Flynn	Questionnaire: 12/3/24 Statement: 9/4/24	Ongoing
W/22/1729	15-17 Clemens Street, Leamington	Change of use from retail storage to 3 residential flats, first floor rear extension, second floor extension and alterations to shop fronts. <b>Delegated</b>	Rebecca Compton	Questionnaire: 28/2/24 Statement: 28/3/24	Ongoing
W/23/0189	3 Lower Villiers Street, Leamington	Certificate of Lawfulness for Rendering of Property	Thomas Senior	Questionnaire: 19/3/24	Ongoing

		<b>Delegated</b>		Statement: 16/4/24	
W/23/0754	3 Lower Villiers Street, Leamington	Single Storey Side extension and Rear Dormer <b>Delegated</b>	Thomas Senior	Questionnaire: 19/3/24 Statement: 16/4/24	Ongoing
<b>New</b> W/23/1177	Land fronting Leicester Lane, Cubbington	Lawful Development Certificate for the Use of the Land for Open Storage <b>Delegated</b>	Adam Walker	Questionnaire: 9/4/24 Statement: 7/5/24	Ongoing
<b>New</b> W/23/0962	Bell Tower Cottage, Woodcote Road, Leamington.	Change of Use to Nursery, Single Storey Extensions and Other Alterations <b>Delegated</b>	Jack Lynch	Questionnaire: 4/4/24 Statement: 2/5/24	Ongoing
<b>New</b> W/23/1100/AG	Land to the North of Bakers Lane, Knowle	Prior Approval for Erection of Agricultural Building <b>Delegated</b>	Jack Lynch	Questionnaire: 2/4/24 Statement: 30/4/24	Ongoing
<b>New</b> W/23/1164	The Spinney, 1 Thickthorn Close, Kenilworth	Part Demolition of Existing Bungalow and Erection of 1.5 storey Extension <b>Delegated</b>	James Moulding	Questionnaire: 24/4/24 Statement: 15/5/24	Ongoing

<b>New</b> W/23/1193	Fir Tree Cottage, 147 Chesetts Wood Road, Lapworth	One and Two Storey Extensions <b>Delegated</b>	James Moulding	Questionnaire: 23/4/24 Statement: 14/5/24	Ongoing
<b>New</b> W/22/1460/LB	Arnolds Farm, 272 Cromwell Lane, Burton Green	Replacement Windows <b>Delegated</b>	Jane Caterall	Questionnaire: 20/3/24 Statement: 17/4/24	Ongoing
<b>New</b> W/23/0625	The Royal Oak, 36 New Street, Kenilworth	Barbecue Shed <b>Committee Decision in accordance with Officer Recommendation</b>	Rebecca Compton	Questionnaire: 16/4/24 Statement: 14/5/24	Ongoing
<b>New</b> W/23/1259	3 Three Ways, Firs Lane, Haseley	First Floor and Ground Floor Extensions <b>Delegated</b>	Thomas Senior	Questionnaire: 18/4/24 Statement: 9/5/24	Ongoing

### Enforcement Appeals



Reference	Address	Issue	Officer	Key Deadlines	Date of Hearing/Inquiry	Current Position
ACT 450/08	Meadow Cottage, Hill Wootton	Construction of Outbuilding	Will Holloway	Statement: 22/11/19	Public Inquiry 7/5/24	Ongoing
ACT 102/22	126 Cubbington Road, Lillington, Leamington Spa	Creation of further storey	Phil Hopkinson	Statement: Awaiting decision	Written Reps	Ongoing
ACT 600/18	Nova Stables, Glasshouse Lane, Lapworth	Erection of building in green belt	Will Holloway	Statement: 31 <sup>st</sup> July 2023 and awaiting date for Public Hearing	Hearing scheduled 9/7/24	Ongoing

ACT 103/23	Land at Uplands Farm, Lapworth	Residential use of caravan	Will Holloway	Awaiting Planning Inspector decision	TBD	Ongoing
ACT 506/20	Hatton Arms, Hatton	Erection of covered enclosure to rear	Stephen Hewitt	Awaiting Planning Inspector Decision	TBD	Ongoing

Tree Appeals

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Date of Hearing/Inquir y	Current Position

