

**List of Current Planning, Enforcement and Tree Appeals  
May 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
	15 South Terrace,		Jack Lynch		Ongoing

W/23/0852	Whitnash	Lawful Development Certificate for an existing roof terrace and balustrade. <b>Delegated</b>		Questionnaire: 1/1/24 Statement: 22/1/24	
W/23/1019	15 South Terrace, Whitnash,	Erection of balustrade around existing flat roof rear projection (Retrospective) <b>Delegated</b>	Jack Lynch	Questionnaire: 1/1/24 Statement: 22/1/24	Ongoing
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	<b>Appeals Dismissed</b>

The converted barn subject of the appeal lies perpendicular to the LB and dates from the late or early century. It is a long and narrow rectangular building with a simple pitched roof and a single storey monopitch lean-to to its gable end. It remains clearly legible, and it has heritage value as a well-preserved example of an early stable building with historic, and continuing, functional relationship with the LB farmhouse. The Inspector found the special interest of the LB to be associated with the relatively simple design and modest form of the barn which, together with the layout and relationship of the historic farmstead buildings, is indicative of its status and use as stables ancillary to the fine rural vernacular house.

The proposed first floor extension would be above the lean-to. The extension would be modest, and it would retain the simple plan form. Nevertheless, it would result in the loss of the lean-to, which is a prominently sited utilitarian structure that contributes to the

ancillary, agricultural character of the barn. Consequently, she considered that the loss of the lean-to and the gable end ventilation holes would erode the historic fabric and the character and appearance of the barn. While the upper floor may historically have been used to accommodate farm workers, the gable end first floor window would be inauthentic and both it and the rooflight would be conspicuous including overnight. The increasing size and domesticated character and appearance of the barn would erode the evidence of its historic use and function ancillary to the LB. The harm would not be mitigated by the re-use of materials and the replica ventilation holes. The Inspector found the harm to be less than substantial but nevertheless of considerable importance and weight.

She noted the suggestion that enabling the appellants' son and his family to continue living in the barn would be the best way to conserve the heritage asset and ensure it remains in active viable use. However, she also noted that the curtilage listed barn has already been converted, and thereby conserved, and its ongoing use in association with the LB would not cease in the absence of the proposal.

On the basis that the proposal would better meet the needs of the growing family than the existing accommodation, there would be a limited social benefit in terms of meeting an identified need for larger housing. The public benefits associated with the grazing of Wildlife Trust land would not cease in the absence of the appeal scheme and are in any case principally attributable to the Wildlife Trust and not the grazier. While the farm receives grants to manage land under countryside stewardship schemes, there would be no additional environmental benefits and it has not been demonstrated that there would be a significant loss of farmland biodiversity if the appeals should fail.

Nevertheless, she acknowledged that the farming enterprise delivers public benefits and was also mindful of the policy support in the Framework for the sustainable growth of agricultural businesses and for the development of isolated homes in the countryside including where there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work.

The farming business requires a full-time rural worker and there is an essential functional need for a worker to live at or near the farm buildings for a good proportion of the year in the interests of animal welfare. The son is the active day-to-day farmer. The appellants also provide childcare for their grandchildren. While the existing arrangements have previously met the needs of the enterprise, the barn no longer meets the reasonable needs of the farm worker and his growing family. She acknowledged that the appellants' son and his family intend to continue living in the extended barn in order to meet the essential function needs of the family's farming business. Nevertheless, planning permission runs with the land and she was therefore required to consider the proposal over its lifetime.

The appellants would be willing for the occupancy of the barn to be restricted to an agricultural worker by condition. However, the Inspector concluded that it would not be reasonable to impose an agricultural workers occupancy condition on the farmhouse, particularly taking into account that the appellants are employed on a full-time basis outside of agriculture, and they are not dependent upon agriculture. Therefore, there was no mechanism to secure the limited public benefits to outweigh the harm.

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	<b>Appeal Dismissed</b>

The lightwells would span the full depth, from street level to the floor level of the basement, and the full width of the host property with only the access to the host property provided on a street level platform above the lightwell. The Inspector noted that although the proposal includes a platform to one side and a brick wall under the stairs, the lightwell would continue to be read as a large open lightwell that spans most of the full width and depth of the property and concluded that it would be an alien and incongruous feature in the street scene and in the wider RLSCA. It would significantly and harmfully alter the appearance of the host property and unbalance the existing street scene. The harm would be less than substantial harm to the significance of the RLSCA overall but there were no public benefits to outweigh the harm identified.

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 <b>Delegated</b>	Thomas Senior	Questionnaire: 19/3/24 Statement: 16/4/24	Ongoing
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
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
W/23/0962	Bell Tower Cottage, Woodcote Road,		Jack Lynch	Questionnaire: 4/4/24	Ongoing

	Leamington.	Change of Use to Nursery, Single Storey Extensions and Other Alterations <b>Delegated</b>		Statement: 2/5/24	
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
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
W/23/1193	Fir Tree Cottage, 147 Chassetts Wood Road, Lapworth	One and Two Storey Extensions <b>Delegated</b>	James Moulding	Questionnaire: 23/4/24 Statement: 14/5/24	Ongoing
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
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

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
<b>New</b> W/22/1919	Land at the junction of High Street and Lower Avenue, Leamington	Purpose Built Student Accommodation <b>Delegated</b>	Adam Walker	Questionnaire: 30/4/24 Statement: 28/5/24	Ongoing
<b>New</b> W/23/1648	Glenthorne, Five Ways Road, Shrewley	Certificate of Lawfulness for Use of Outbuilding as Dwelling House <b>Delegated</b>	Adam Walker	Questionnaire: 9/5/24 Statement: 6/6/24	Ongoing
<b>New</b> W/23/1222	55 Henley Road, Leamington	Change of Use to HMO and Extension to provide 2 x 1 Bedroomed Flats <b>Delegated</b>	Jack Lynch	Questionnaire: 15/5/24 Statement: 12/6/24	Ongoing
<b>New</b> W/23/1635 and W/23/1636/LB	Premier Inn, 154-156 Parade, Leamington	Various Signage <b>Delegated</b>	Jack Lynch	Questionnaire: 7/5/24 Statement: 4/6/24	Ongoing



<b>New</b> W/23/1356	April Cottage, 9 Chapel Lane, Lapworth	Garage/Garaden Store Extension <b>Delegated</b>	James Moulding	Questionnaire: 29/4/24 Statement: 20/5/24	Ongoing
<b>New</b> W/23/1387	18 Clarendon Avenue, Leamington	Retention of Enlarged Lightwell <b>Delegated</b>	James Moulding	Questionnaire: 20/5/24 Statement: 10/6/24	Ongoing
<b>New</b> W/23/1598	12 Augusta Place, Leamington	Replacement of Windows to First and Second Floor <b>Delegated</b>	James Moulding	Questionnaire: 2/5/24 Statement: 30/5/24	Ongoing
<b>New</b> W/23/1631	103 Greenwood Court, Upper Holly Walk, Leamington	Change of Use from Dwelling House to HMO <b>Delegated</b>	Millie Flynn	Questionnaire: 7/5/24 Statement: 4/6/24	Ongoing
<b>New</b> W/24/0009	Land to the North of Bakers Lane, Knowle	Application to Remove Permitted Development Rights Condition <b>Delegated</b>	Millie Flynn	Questionnaire: 30/4/24 Statement: 28/5/24	Ongoing
<b>New</b> W/23/0625	The Royal Oak, 36 New Street, Kenilworth	Barbecue Shed	Rebecca Compton	Questionnaire: 16/4/24 Statement:	Ongoing

		<b>Committee Decision in accordance with Officer Recommendation</b>		14/5/24	
<b>New</b> W/23/1488	Dragon Yard, Church Lane, Barford	Bin Store <b>Delegated</b>	Thomas Senior	Questionnaire: 17/5/24 Statement: 10/6/24	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

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Tree Appeals

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