

Planning Committee

Minutes of the meeting held on Tuesday 4 November 2025, at the Town Hall, Royal Leamington Spa, at 6.00pm.

Present: Councillor Boad (Chair); Councillors Davidson, R Dickson, B Gifford, Kennedy, Luckhurst, Phillips, Sinnott, C Wightman, and Yellapragada.

Also Present: Rob Young – Business Manager; Dan Charles – Principal Planning Officer; Thomas Senior–Planning Officer; Dave Pilcher – Warwickshire County Council Highways Officer; and Mia Matthews – Principal Committee Services Officer.

57. **Apologies and Substitutes**

- (a) apologies for absence were received from Councillor Margrave; and
- (b) Councillor Davidson substituted for Councillor Aizlewood, and Councillor Sinnott substituted for Councillor Collins.

58. **Declarations of Interest**

Minute Number 64 - W/25/0455 – Milverton House, Court Street, Royal Leamington Spa

Upon noting that WDC owned the freehold for this site, Councillors Sinnott and Davidson declared an interest as Cabinet Members and therefore left the room whilst the item was being considered and did not vote.

59. **Site Visits**

There were no site visits made.

60. **Minutes**

The minutes of the Planning Committee meeting held on 7 October 2025 were taken as read and signed by the Chair as a correct record.

61. **W/25/0819 – 126 Cubbington Road, Lillington, Royal Leamington Spa**

This item was withdrawn from the agenda.

(Councillor Yellapragada joined the Committee at 6.06pm.)

62. **W/25/0914 – 3 Clemens Street, Royal Leamington Spa**

The Committee considered an application from Mr Mustafa for the replacement of existing timber-framed entrance doors with a single aluminium-framed entrance door and replacement windows (retrospective application).

PLANNING COMMITTEE MINUTES (Continued)

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

The officer was of the opinion that the retrospective works were considered to have an acceptable impact on the character and appearance of the conservation area, being in accordance with all of the aforementioned policies. It was therefore recommended that planning permission should be granted.

An addendum circulated prior to the meeting advised of an additional 37 objection comments having been received.

Mr Eurich addressed the Committee speaking in objection.

Following consideration of the report, presentation, information contained in the addendum, and the representation made at the meeting, it was proposed by Councillor Kennedy and seconded by Councillor Davidson that the application should be granted. On being put to a vote, the Committee were divided, so the motion was passed by the Chairs casting vote.

Resolved that W/25/0914 be **granted**, subject to the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) AMA-986-002A, and specification contained therein, submitted on 20/10/2025.

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.

(During consideration of this item, Councillor C Wightman arrived and Councillor Yellapragada left the room they therefore did not vote.)

63. W/25/1214 – Land on the South Side of Chesterton Drive, Royal Leamington Spa

The Committee considered an application from Bellway Homes Limited for the variation of Conditions 30 (Site Access Provision) and 31 (Traffic Management Scheme) of outline planning permission W/20/0617 (outline application for up to 200 dwellings with all matters reserved apart from access) to amend the triggers relating to the delivery of the completed site access and traffic management scheme.

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

The officer was of the opinion that the revised conditions would not undermine their purpose nor dilute or diminish the access point or wider highway safety measures secured at outline stage. The revised conditions would secure the improvements at a more appropriate time, prior to which there were considered to be no highway safety implications.

PLANNING COMMITTEE MINUTES (Continued)

The proposal had no demonstrable impact in terms of neighbour amenity, highway safety, or ecology and as such it is considered the scheme therefore complied with the policies listed.

Accordingly, officers recommend that the variation of conditions of the previously approved reserved matters should be granted.

An addendum circulated prior to the meeting advised of a comment from MP Matt Western, further public responses being received, and an update to Condition 30.

The following people addressed the Committee:

- Councillor Singh, speaking in objection on behalf of Royal Leamington Spa Town Council;
- Mr Brook, speaking in objection;
- Mrs Cooper on behalf of the Warwickshire Solihull and Coventry Local Access Forum (WSCLAF), speaking in objection;
- Ms White, speaking in objection; and
- Mr O'Halon, supporting.

Following consideration of the report, presentation, information contained in the addendum, and the representations made at the meeting, it was proposed by Councillor Davidson and seconded by Councillor C Wightman that the application should be refused.

Resolved that W/25/1214 be **refused**. The Committee felt that approving the application contrary to the conditions imposed by the Planning Inspector on the original permission and the permanent access being delayed until the occupation of the final dwelling would have a detrimental impact on the surrounding area and highway safety.

(Councillors Davidson and Sinnott left the Committee.)

(The Chair adjourned the meeting at 7.47pm for a 15-minute comfort break.)

64. W/25/0455 – Milverton House, Court Street, Royal Leamington Spa

The Committee considered an application from Chalice Build Limited for the variation of Conditions 4 and 5 of planning permission W/19/0531 (outline application for the erection of two blocks of residential accommodation of up to 90 bed spaces together with undercroft parking) to allow for revisions to access, scale, and layout of the approved scheme.

The application was presented to Committee because of the number of objections and an objection from Royal Leamington Spa Town Council having been received.

The officer was of the opinion that the site was allocated for residential development within the Warwick District Local Plan for up to 75 residential units. The scheme was considered to accord with the allocation.

The revised parameters were considered to be acceptable, and the proposal was therefore recommended for approval.

PLANNING COMMITTEE MINUTES (Continued)

Site specific matters could be controlled by appropriate conditions, and the detailed scheme would be assessed through the submission of reserved matters.

An addendum circulated prior to the meeting advised of an additional two public responses having been received, the officer response, and an update to the time limit condition.

The following people addressed the Committee:

- Councillor Singh, speaking in objection on behalf of Royal Leamington Spa Town Council; and
- Mrs Bond, speaking in objection.

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

Resolved that W/25/0455 be **granted**, subject to

- a) the removal of the reference to Bellway within the report;
- b) the following conditions:

No. Conditions

- (1) details of the appearance and landscaping of the development (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out in strict accordance with these reserved matters as approved.

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

- (2) application for approval of the reserved matters shall be made to the local planning authority no later than three years 7 December 2022 (the date of the original outline permission)

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

- (3) the development to which this permission relates shall begin within three years of the date of this permission or within two years of

PLANNING COMMITTEE MINUTES (Continued)

No. Conditions

the final approval of the reserved matters, whichever is the later.

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

- (4) the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 23-66-S78-02 insofar as it relates to the red line boundary and points of access, and specification contained therein, submitted on 27 March 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;

- (5) the reserved matters submission shall be submitted in accordance with the general parameters as set out on drawing number 23-66-PL33A submitted on 9 September 2025 and drawing number 23-66-PL32B submitted on 10 October 2025.

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

- (6) no works to commence on site, including site clearance, until a combined ecological and landscaping scheme has been submitted and agreed between the applicant and the Local Planning Authority (with advice from WCC Ecological Services). The scheme must include all aspects of landscaping including details of tree/shrub species planting. The agreed scheme to be fully implemented before/during development of the site as appropriate.

Reason: To protect and enhance the ecological quality of the site in line with UK and European Law, the National Planning Policy Framework and Policy NE2 of the Warwick District Local Plan 2011-2029;

- (7) no development shall commence unless and until a detailed surface water drainage strategy has been submitted to and approved

PLANNING COMMITTEE MINUTES (Continued)

No. Conditions

in writing by the Local Planning Authority. The details shall include;

- Provide hydraulic modelling calculations should confirm the proposed impermeable area used.
- Demonstrate how the proposed discharge rates identified in the calculations were calculated. A minimum of 50% betterment on the existing brownfield rate should be provided.
- If discharging to a drainage system maintained/operated by other authorities (Environment Agency, internal drainage board, highway authority, sewerage undertaker, or Canals and River Trust), evidence of consultation and the acceptability of any discharge to their system should be presented for consideration.
- Demonstrate the proposed allowance for exceedance flow and associated overland flow routing.

Thereafter, the development shall be carried out in strict accordance with the approved details.

Reason: To ensure that 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 commence unless and until details of sound proofing have been submitted to and approved in writing by the local planning authority and the development has been completed in full accordance with the approved details.

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) no development shall commence unless and until details of surface and foul water drainage works have been submitted to and approved in writing by the local planning authority. The development shall be carried

PLANNING COMMITTEE MINUTES (Continued)

No. Conditions

out in strict accordance with the approved details.

Reason: To ensure that 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;

- (10) 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. 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;

- (11) no phase of the development shall commence unless and until a Low Emission Strategy for that phase has been submitted to and approved in writing by the Local Planning Authority. The Low Emission Strategy shall thereafter be implemented in strict accordance with the approved details.

Reason: To ensure mitigation against air quality impacts associated with the proposed development, in accordance with Policies NE5 and TR1 of the Warwick District Local Plan

PLANNING COMMITTEE MINUTES (Continued)

No. Conditions

2011-2029 and the aims and objectives of national guidance within the NPPF 2019;

- (12) prior to the commencement of the development, full details of all permanent lighting on the site shall be submitted to and approved in writing by the Local Planning Authority. This should follow the Institute of Lighting Professionals' Guidance Note 01/20: Guidance notes for the reduction of obtrusive light. The lighting shall be installed according to an approved plan which will need to be submitted by the applicant. The lighting should be maintained in perpetuity. Such works, and use of that lighting and/or illumination, shall be carried out and operated only in strict accordance with those approved details.

Reason: To ensure that any lighting is designed so as not to detrimentally affect the amenities of the occupiers of nearby properties in accordance with Policies BE3 and NE5 of the Warwick District Local Plan 2011-2029;

- (13) notwithstanding details contained within the approved documents, prior to commencement of development, a Sustainability Statement including an energy hierarchy scheme for that phase and a programme of delivery of all proposed measures shall be submitted to and approved in writing by the Local Planning Authority. The document shall include;

- a) How the development will reduce carbon emissions and utilise renewable energy;
- b) Measures to reduce the need for energy through energy efficiency methods using layout, building orientation, construction techniques and materials and natural ventilation methods to mitigate against rising temperatures;
- c) How proposals will de-carbonise major development;
- d) Details of the building envelope (including U/R values and air tightness);
- e) How the proposed materials respond in terms of embodied carbon;
- f) Consideration of how the potential for energy from decentralised, low carbon and renewable energy sources, including community-led initiatives can be maximised;

PLANNING COMMITTEE MINUTES (Continued)

No. Conditions

g) How the development optimises the use of multi-functional green infrastructure (including water features, green roofs and planting) for urban cooling, local flood risk management and to provide access to outdoor space for shading,

No dwelling/ building shall be first occupied until the works within the approved scheme have 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 in accordance with Policies CC1 and CC3 of the Warwick District Local Plan (2011-2029) and National Design Guidance (2019);

- (14) 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;

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

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

PLANNING COMMITTEE MINUTES (Continued)

No. Conditions

Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029;

- (16) any landscaping (other than the planting of trees and shrubs) including boundary treatment, paving and footpaths referred to in condition 1 shall be completed in all respects, within the first planting season following the first occupation of the development. 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 similar 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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE1, BE3 and NE4 of the Warwick District Local Plan 2011-2029;

- (17) notwithstanding details contained within the approved documents, prior to construction of each phase of residential development a scheme for that phase demonstrating how water efficiency measures have been incorporated into the development and shall demonstrate how, consideration has been given to the incorporation of grey water and rainwater recycling measures, shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved measures have been completed in strict accordance with the approved details and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with the any relevant manufacturer's specifications.

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

PLANNING COMMITTEE MINUTES (Continued)

No. Conditions

- (18) the development hereby permitted shall be used solely for purposes falling within the C3 Use Class only and shall not be used at any time for purposes falling within the C4 Use Class (Small Houses in Multiple Occupation) or for use as Purpose Built Student Accommodation.

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

- (19) no unit hereby permitted shall be occupied solely by persons enrolled in a full-time course of further or higher education.

Reason: To ensure a satisfactory form of development and to ensure compliance with Warwick District Local Plan (2011-2029) Policy H6 (Houses in Multiple Occupation and Student Accommodation); and

- (20) no development above slab level shall commence until a Construction Statement demonstrating how the design of the buildings will achieve Building For Life Standards and how this standards will be implemented within the construction of the building.

Reason: To ensure the creation of well-designed and sustainable buildings and in accordance with Policies CC1 and CC3 of the Warwick District Local Plan (2011-2029) and National Design Guidance (2019).

(Councillors Davidson and Sinnott re-joined the Committee.)

65. **W/25/ 0519/LB – Sheldon Bosley Knight, 28, 29, & 34 Denby Buildings, Regent Grove, Royal Leamington Spa**

The Committee considered an application from Sheldon Bosley Knight for a listed building consent application for TV display screen and surrounding window vinyl.

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

The officer was of the opinion that the proposed digital display and surround was acceptable in terms of its impact on the character and appearance of the Listed Building. The advertisement complied with the Council's adopted relevant design guidance and aforementioned policies

PLANNING COMMITTEE MINUTES (Continued)

and resulted in an acceptable and appropriate signage on this historic building.

It was therefore recommended that Listed Building consent should be granted.

The following people addressed the Committee:

- Mr Eurich, speaking in objection; and
- Miss Allford, supporting.

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

Resolved that W/25/0519 LB be **granted**, subject to

a) the following conditions:

No. Conditions

- (1) the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 24-90-06 Revision A, and specification contained therein, submitted on 2 October 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;

- (2) within 3 months from the date of this decision, the window vinyl shall be replaced with the details as shown on plan reference 24-90-06 Revision A received by the Local Planning Authority on 2 October 2025.

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

- b) a note to the applicant requesting they be mindful with regard to the times in which the TV be in use.

(The meeting ended at 8.35pm.)

CHAIR
9 December 2025