Planning Committee

Minutes of the meeting held on Tuesday 7 October 2025, at the Town Hall, Royal Leamington Spa, at 6.00pm.

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

Also Present: Sandip Sahota – Business Manager; Dan Charles - Principal Planning Officer; Lucy Hammond – Principal Planning Officer; Erin Weatherstone – Principal Planning Officer; James Moulding – Planning Officer; Nigel Bell – Legal Advisor; and Sophie Vale – Principal Committee Services Officer.

47. **Apologies and Substitutes**

(a) apologies for absence were received from Councillor Collins; and

(b) Councillor Harrison substituted for Councillor Yellapragada and Councillor Davidson substituted for the Green Vacancy.

48. **Declarations of Interest**

Minute 51 - W/24/1346 – Land East of Birmingham Road and Haywood Road Junction, Warwick

Councillor C Wightman declared an interest because the application site was within her ward. However, she was not predetermined and would consider the application with an open mind.

49. **Site Visits**

Councillor R Dickson made independent site visits to W/24/1346 – Land East of Birmingham Road and Haywood Road Junction, Warwick and W/24/0454 – Meadow View, 8 Hob Lane, Burton Green. He did not speak to anyone whilst there.

Councillor C Wightman made an independent site visit W/24/1346 – Land East of Birmingham Road and Haywood Road Junction, Warwick and did not speak to anyone whilst there.

50. **Minutes**

The minutes of the Planning Committee meeting held on 9 September 2025 were taken as read and signed by the Chair as a correct record.

51. **W/24/1346 – Land East of Birmingham Road and Haywood Road Junction, Warwick**

The Committee considered an application from Warwick 27a Limited for the erection of drive-thru facility, new vehicular and pedestrian access from Haywood Road and ancillary works.

The application was presented to Committee because of the number of support letters received and it was recommended for refusal.

The officer was of the opinion that the principle of development was acceptable and noted that the development would be acceptable in terms of drainage, ecological impacts, air quality and sustainability. It was also noted that the proposed development would provide additional employment opportunities in the local area.

However, the site was considered to be harmful the character and appearance of the area and it had not been demonstrated to the satisfaction of statutory consultees that matters relating to noise impact and the impact on highway safety had been adequately mitigated. The provision of employment opportunities was not considered to outweigh the identified harm.

For the above reasons, the development was recommended for refusal.

An addendum circulated prior to the meeting advised of additional comments received.

The following people addressed the Committee:

- Councillor Gorman, speaking in objection on behalf of Warwick Town Council; and
- Councillor P Wightman, speaking in objection as a District Councillor.

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 Phillips that the application should be refused.

Resolved that W/24/1346 be **refused**, for the following reasons:

No.	**Reasons**
(1)	policy BE1 of the Warwick District Local Plan 2011-2029 states that development will only be permitted which positively contributes to the character and quality of the environment through good layout and design. Furthermore the Residential Design Guide SPD provides a detailed framework which should be followed in order to achieve good design. Policy NE4 of the Warwick District Local Plan refers to landscape and states that new development will be permitted that positively contributes to landscape character. The NPPF places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF states that

No.	Reasons
	permission should be refused for development of poor design. In the opinion of the Local Planning Authority is not satisfied that an acceptable form of development can be accommodated on the site that does not have a detrimental impact on the existing network of green spaces that define the character of the area and provides an attractive entrance into Warwick along the Birmingham Road. The development is thereby considered to be contrary to the aforementioned policies;
(2)	policy NE4 of the Warwick District Local Plan 2011-2029 states that development will not be permitted that would have a detrimental effect on features which make a significant contribution to the character, history and setting of an asset, settlement, or area. In the opinion of the Local Planning Authority, the removal of various trees that are subject to a Tree Preservation Order would result in the loss of features that make a significant contribution to the green corridor that forms the approach into Warwick along the Birmingham Road. The replacement planting is not considered to adequately mitigate the landscape harm. The development is thereby considered to be contrary to the aforementioned policy;
(3)	policy TR1 of the Warwick District Local Plan requires all developments provide safe, suitable and attractive access routes for all users that are not detrimental to highway safety. Section 9 of the NPPF seeks to promote sustainable transport and sets out a range of requirements for new development to ensure that impacts on existing transport networks can be addressed. In the opinion of the Local Planning Authority, in consultation with the Local Highways Authority, the development has not been submitted with sufficient Transport information to make an adequate assessment of the potential impact on highway safety as a result of the proposed development.

No.	Reasons
	The proposal is thereby considered to be contrary to the aforementioned policies; and
(4)	policy BE3 of the Warwick District Local Plan 2011-2029 states (inter alia) that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents. In the opinion of the Local Planning Authority insufficient information has been provided to demonstrate that the use can be adequately accommodated on the site without resulting in unacceptable adverse noise impact on the amenity of neighbouring residents to the site. The proposal is thereby considered to be contrary to the aforementioned policies.

52. **W/24/0454 – Meadow View, 8 Hob Lane, Burton Green**

The Committee considered an application from Tsun Li for the demolition of the existing dwelling and the subsequent erection of four dwellings with associated works to access, landscape, and parking.

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

At the time of writing the report, the Council was not able to demonstrate a Five-Year Housing Land Supply. As such, paragraph 11d) of the National Planning Policy Framework (NPPF) was engaged for the purpose of decision taking.

The site did not lie in a protected area for the purposes of paragraph 11d).

Paragraph 11d) ii) required a test to determine if any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits of the scheme, when assessed against the policies in the NPPF taken as a whole, having particular regard to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes (where applicable).

The site was considered to be located in a sustainable location and represented an effective use of land. The principle of the development was supported by Policy H1.

The proposal would introduce benefits in the form of the creation of a net increase of three new dwellings in a sustainable location within the garden of an existing property. Limited to moderate weight was afforded to this benefit of the scheme.

Subject to conditions and notes and a legal agreement, the officer was of the opinion that the proposal would not give rise to any adverse impacts in

relation to heritage matters, residential amenity, highways matters and parking, ecology and biodiversity, flood risk or climate change and mitigation. These were considered to be neutral within the planning balance, and no adverse impacts were identified.

The proposal by reason of its layout and design was considered to represent back land development, however, the harm arising from this was considered to be limited when considering the site context with surrounding built form and limited public viewpoints. The density of the development was considered to reflect that of the surrounding built form and therefore this was considered to introduce limited harm having regard to Policies BE1, NE4, BD2 and BG7.

When considering the scheme as a whole within the titled balance, the officer was of the opinion that the proposal would represent a sustainable form of development, and no adverse impacts would significantly and demonstrably outweigh the benefits identified. It was therefore recommended that planning permission be granted.

An addendum circulated prior to the meeting advised of additional consultation responses received.

Mr Newsome 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 Luckhurst that the application should be granted.

Resolved that W/24/0454 be **granted**, subject to

(a) a note requesting the applicant to further explore bin storage options and waste management solutions when finalising the scheme; and

(b) 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) -Proposed Site Plan (3403 S3 100 d) -Plot 01 Proposed Plans (3403 S3 200 b) -Plot 1 Proposed Elevations (3403 S3 250 a)

No.	Conditions
	-Plot 2 Proposed Plans (3403 S3 300 a) -Plot 3 Proposed Plans (3403 S3 400 a) -Plot 3 Proposed Elevations (3403 S3 450) -Plot 4 Proposed Plans (3403 S3 500 a) -Plot 4 Elevations (3403 S3 550) and specification contained therein, submitted on 02/04/2024, 09/07/2024 and 09/07/2024 respectively. **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 in the development 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 and HE1 of the Warwick District Local Plan 2011-2029;
(4)	no works 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 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;
(5)	the development hereby permitted shall not commence unless and until tree protection/ mitigation measures have been submitted to and approved in writing by the Local Planning Authority and the approved measures have been put into place. The approved measures must remain in place for the duration of construction works. The information to be submitted must include:

No. Conditions

a) a detailed scaled plan (to a scale and level of accuracy appropriate to the proposal) showing the position of every tree on the site, and every tree on land adjacent to the site (including street trees) that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area etc) with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres;
b) a schedule of the trees surveyed as specified in paragraph 4.2.6 of British Standard BS5837 - 2012 Trees in Relation to Design, Demolition & Construction - Recommendations; and
c) an arboricultural implications assessment, arboricultural method statement and tree protection plan (to include protection measures during and after construction and any construction exclusion zones) (in accordance with Clause 7 of British Standard BS5837 - 2012 Trees in Relation to Design, Demolition & Construction) which also includes any proposal for pruning or other preventative works.

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;

(6) no development shall take place until:
a) a Written Scheme of Investigation (WSI) for a programme of archaeological evaluative work has been submitted to and approved in writing by the Local Planning Authority;
b) the programme of archaeological evaluative fieldwork and associated post-excavation analysis and report production detailed within the approved WSI has been undertaken. A report detailing the results of this fieldwork, and confirmation of the arrangements for the deposition of the archaeological archive, has been submitted to the planning authority; and
c) An Archaeological Mitigation Strategy document (including a Written Scheme

No.	Conditions
	of Investigation for any archaeological fieldwork proposed) has been submitted to and approved in writing by the Local Planning Authority. This should detail a strategy to mitigate the archaeological impact of the proposed development and should be informed by the results of the archaeological evaluation. The development, and any archaeological fieldwork, post-excavation analysis, publication of results and archive deposition detailed in the approved documents, shall be undertaken in accordance with those documents. **Reason:** In order to ensure any remains of archaeological importance, which help to increase our understanding of the Districts historical development are recorded, preserved and protected were applicable, before development commences in accordance with Policy HE4 of the Warwick District Local Plan 2011-2029;
(7)	the development hereby permitted shall not commence unless and until a hard and soft landscaping scheme has been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing, which shall be made of porous materials or provision shall be made for direct run-off of water from the hard surface to a permeable or porous area. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the development hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased

No.	Conditions
	shall be replaced in the next planting season with another of the same size and species as that originally 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;
(8)	the development hereby permitted shall not be occupied unless and until: (a) details of refuse and recycling storage areas for the development, including management in relation to odours and flies, 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 development of the site in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029;

No.	Conditions
(9)	the development hereby permitted shall not be occupied until a scheme for the provision of adequate water supplies and fire hydrants necessary for firefighting purposes at the site, has been submitted to and approved in writing by the local Planning Authority. The approved scheme shall be implemented in full prior to occupation of any development to the satisfaction of the Local Planning Authority. **Reason:** In the interests of Public Safety from fire and the protection of Emergency Fire Fighters;
(10)	any gates erected at the entrance to the site for vehicles shall not be hung so as to open to within 10 metres of the near edge of the public highway carriageway. **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;
(11)	the development shall not be occupied until a turning area has been provided within the site so as to enable food delivery type to leave and re-enter the public highway in a forward gear. **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;
(12)	the existing access to the site for vehicles shall not be used in connection with the development until it has been surfaced with a bound macadam material for a distance of 7.5 metres as measured from the near edge of the public highway carriageway in accordance with details to be approved in writing by the Local Planning Authority. **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;
(13)	the development hereby permitted shall not be occupied unless and until the car parking and manoeuvring areas indicated on the approved drawings have been provided and

No.	Conditions
	thereafter those areas shall be kept marked out and available for such use at all times. **Reason:** To ensure adequate off-street car parking and servicing facilities in the interests of both highway safety and visual / residential amenity in accordance with Policies BE1, BE3 and TR3 of the Warwick District Local Plan 2011-2029;
(14)	prior to the occupation of the dwelling(s) hereby permitted, one 16amp (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;
(15)	the development hereby permitted shall be carried out in full accordance with the mitigation measures and precautionary working methods contained in the Great Crested Newt Mitigation Strategy report by SEED, report issue date 16.09.2024. **Reason:** To ensure protected species are not harmed by the development in line with UK and European Law, the National Planning Policy Framework and Policy NE2 of the Warwick District Local Plan 2011-2029;
(16)	the development hereby permitted shall be carried out in full accordance with the recommendations and mitigation measures

No.	Conditions
	for reptiles, birds, badger and terrestrial mammals contained in section 4 of the Preliminary Ecological Appraisal report by SEED, report issue date 28.03.2024. **Reason**: To ensure protected species are not harmed by the development in line with UK and European Law, the National Planning Policy Framework and Policy NE2 of the Warwick District Local Plan 2011-2029;
(17)	the Applicant/Developer shall install suitable measures to ensure that mud and debris will not be deposited on the highway as result of construction traffic leaving the site. Prior to the commencement of the development, the details of these measures (including type, method of operation and control of use) shall be submitted in writing to the Local Planning Authority for their approval in consultation with the Highway Authority. **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;
(18)	the noise rating level from any plant or equipment (measured as LAeq,5 minutes), when measured (or calculated to) one metre from the façade of any noise sensitive premises, shall not exceed the background noise level (measured as LA90,T). The measurements and assessment shall be made according to BS 4142:2014. Any mitigation measures installed to achieve this noise level shall remain in place thereafter and shall not be removed or altered in any way. **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;
(19)	the development hereby permitted shall be carried out in strict accordance with the details set out in the approved Energy Statement (Reference P2411/SER/TD/P4) submitted to the Local Planning Authority on (26/06/2025). No dwelling hereby permitted shall be occupied unless and until a Verification Report to demonstrate that the as-built performance

No.	Conditions
	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 NZC1 of the Warwick District Net Zero Carbon Development Plan Document (DPD);
(20)	the development hereby permitted shall not be occupied unless and until a scheme showing how a water efficiency standard of 110 litres per person per day based on an assumed occupancy rate of 2.4 people per household (or higher where appropriate) will be achieved has been submitted to and approved in writing by the Local Planning Authority. No dwelling/ unit shall be first occupied until the works within the approved scheme have been completed for that particular dwelling / unit in strict accordance with the approved details and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **Reason:** To ensure the creation of well-designed and sustainable buildings and to satisfy the requirements of Policy FW3 of the Warwick District Local Plan 2011-2029; and

No.	Conditions
(21)	prior to the occupation of the development hereby permitted, the first floor side facing windows of the new dwellinghouses hereby permitted and the first floor bathroom windows and landing window of Plot 4 identified as rooms 10, 16 and 15 on the approved plans shall be permanently glazed with obscured glass to a degree sufficient to conceal or hide the features of all physical objects from view and shall be non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The obscured glazed window(s) shall be retained and maintained in that condition at all times. **Reason:** To protect the privacy of users and occupiers of nearby properties and to satisfy the requirements of Policy BE3 of the Warwick District Local Plan 2011-2029.

53. **W/25/0117 – 7 Lillington Road, Royal Leamington Spa**

The Committee considered an application from Mr and Mrs Pritchard for the demolition of existing single storey side extension, the erection of two-storey wrap-around side/rear extension, the erection of single storey rear extension, a boundary wall to replace timber fencing to frontage and the replacement of all windows and doors throughout.

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

The officer was of the opinion that the proposed development complied with Local Plan Policies BE1, BE3, HE1, HE2, NE1, NE2, TR3, the Residential Design Guide SPD, and Neighbourhood Plan Policy RLS3. It was therefore recommended that the application be granted.

An addendum circulated prior to the meeting advised of a correction to the summary of representations in the report.

Following consideration of the report, presentation and the representation made prior to the meeting, it was proposed by Councillor R Dickson and seconded by Councillor B Gifford that the application should be granted.

Resolved that W/25/0117 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 drawings 07-LR-103 Rev F, 07-LR-104 Rev F, 07-LR-105 Rev F, 07-LR-106 Rev F, 07-LR-107 Rev G, 07-LR-109 Rev G and specification contained therein, submitted on 12/09/2025. **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)	the development hereby permitted shall not commence unless and until tree protection/ mitigation measures have been submitted to and approved in writing by the Local Planning Authority and the approved measures have been put into place. The approved measures must remain in place for the duration of construction works. The information to be submitted must include: a) a detailed scaled plan (to a scale and level of accuracy appropriate to the proposal) showing the position of every tree on the site, and every tree on land adjacent to the site (including street trees) that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area etc) with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres; b) a schedule of the trees surveyed as specified in paragraph 4.2.6 of British Standard BS5837 - 2012 Trees in Relation to Design, Demolition & Construction - Recommendations; and c) an arboricultural implications assessment, arboricultural method statement and tree protection plan (to include protection measures during and after construction and any construction

No.	Conditions
	exclusion zones) (in accordance with Clause 7 of British Standard BS5837 - 2012 Trees in Relation to Design, Demolition & Construction) which also includes any proposal for pruning or other preventative works. **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;
(4)	all external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **Reason:** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy BE1 of the Warwick District Local Plan 2011-2029; and
(5)	prior to the occupation of the development hereby permitted, the first-floor window serving the bathroom in the southern elevation shall be permanently glazed with obscured glass to a degree sufficient to conceal or hide the features of all physical objects from view and shall be non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The obscured glazed window(s) shall be retained and maintained in that condition at all times. **Reason:** To protect the privacy of users and occupiers of nearby properties and to satisfy the requirements of Policy BE3 of the Warwick District Local Plan 2011-2029.

54. **W/25/0695 – 249 Green Lane, Finham, Coventry**

The Committee considered an application from Simple Planning Solutions Limited for the proposed erection of two-storey rear extension and the change of use from residential (Class C3) to children's day nursery (Class E) in Coventry City Council area ref. PL/2025/0000917/FUL with associated car parking in Warwick District Council area.

The application was presented to Committee due to the number of objections received and the recommendation being for approval.

The officer was of the opinion that the principle of development was acceptable. No operational development was proposed to facilitate the continued use of the application site as a car park specifically in connection with the day nursery across the road (in Coventry City's boundary).

All the possible implications of the development in the context of the highway safety considerations had been fully considered by Warwickshire Highway Authority, insofar as they related to the site within Warwick's boundary and had been found to be acceptable and/or could be adequately addressed through the use of planning conditions. Any impacts on the network would be primarily for Coventry to consider and it was noted that Coventry had already resolved to grant their application for the same development having satisfied themselves that the development would not be detrimental to the network.

There would be no harm to visual or neighbouring amenity and there were no impacts on biodiversity.

Subject to the aforementioned Unilateral Undertaking to secure the parking and its retention in perpetuity, it was therefore recommended that planning permission be granted.

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

Resolved that W/25/0695 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 drawings A102 Rev.3 and A104 Rev.7, and specification contained therein, submitted on 12 September 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)	the development hereby permitted shall not be occupied unless and until a footpath connection from the car park to Green Lane has been provided in accordance with approved drawing A104 Rev.7. The footpath

No.	Conditions
	connection shall be retained at all times thereafter. **Reason:** In the interests of highway and pedestrian safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029;
(4)	the development hereby permitted shall not be occupied until 17no. car parking spaces have been demarked within the carpark showing minimum space dimensions of 2.5m x 4.8m in accordance with approved drawing A104 Rev.7. The parking spaces shall be retained at all times thereafter. **Reason:** In the interests of highway and pedestrian safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029; and
(5)	the development shall not be occupied until 2no. secure cycle spaces have been provided within the car park in accordance with approved drawing A104 Rev.7. The secure cycle spaces shall be retained at all times thereafter. **Reason:** In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable development in accordance with Policies TR1 and TR3 of the Warwick District Local Plan 2011-2029.

55. **Appeals Report**

The Appeals Report was noted.

56. **Enforcement Update Report**

Members thanked officers for their work on planning enforcement action.

The Enforcement Update Report was noted.

(The meeting ended at 7.55pm.)

CHAIR
4 November 2025