

# Planning Committee

Minutes of the meeting held on Wednesday 13 December 2023 at Shire Hall, Market Place, Warwick, at 6.00pm.

**Present:** Councillor Boad (Chairman); Councillors Collins, Cron, R Dickson, Dray, B Gifford, Luckhurst, Margrave, Phillips, Tangri, and Williams.

**Also Present:** Committee Services Officers –Sophie Vale and Mia Matthews (observing only); Legal Advisor – Ross Chambers; Development Manager – Gary Fisher; Principal Planning Officer – Lucy Hammond; and Senior Environmental Health Officer – Matthew Shirley.

## 97. Apologies and Substitutes

- (a) There were no apologies for absence received; and
- (b) Councillor Day substituted for Councillor Noonan, Councillor King substituted for Councillor Sullivan, and Councillor Dray substituted for the Labour Vacancy.

## 98. Declarations of Interest

Minute Numbers 104, 105 and 106 – W/23/1048 – Stoneleigh Arms, 31 Clemens Street, Royal Leamington Spa, W/23/1411 – Town Hall, Parade, Royal Leamington Spa, and W/23/1460 – Abbey Fields, Swimming Pool, Bridge Street, Kenilworth

Councillor King declared an interest because he was a Member of the Cabinet, and these applications were for WDC-owned sites. He left the Chamber whilst these items were being considered and therefore did not vote on them.

Minute Number 103 – W/23/0364 – Euro Garages, Stratford Road, Warwick

Councillor Phillips declared an interest because he was a regular customer at Euro Garages, but did not consider himself to be predetermined in any way.

## 99. Site Visits

To assist with decision making, Councillor Dickson made an independent site visit to W/23/1460 – Abbey Fields, Swimming Pool, Bridge Street, Kenilworth.

## 100. Minutes

The minutes of the meeting held on 16 August 2023 were approved and signed by the Chairman as a correct record, subject to an amendment to the declarations of interest, to read:

Minute Number 54 - W/23/0639 – 5 Mulberry Drive, Warwick

## **PLANNING COMMITTEE MINUTES (Continued)**

*Councillor Dray declared an interest because the application site was within her Ward.*

### **101. W/23/1108 – 41 Portland Street, Royal Leamington Spa**

This application was withdrawn from the agenda to enable a further site inspection and discussion to take place.

### **102. W/23/1109/LB – 41 Portland Street, Royal Leamington Spa**

This application was withdrawn from the agenda to enable a further site inspection and discussion to take place.

### **103. W/23/0364 – Euro Garages, Stratford Road, Warwick**

The Committee considered an application from EG Group for the Demolition of the existing development and erection of a Petrol Filling Station with an Ancillary Food Retail Shop and creation of four rapid Electric Vehicle Charging Points, along with air and water bays.

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

The officer was of the opinion that the proposals were acceptable in principle and in relation to all of the detailed matters that had been assessed in the report. It was therefore recommended that planning permission should be granted.

An addendum circulated prior to the meeting advised of comments regarding vehicle tracking plans, and the following amendment to condition 7:

*Prior to the development hereby permitted first being brought into use, a 2.7-metre-high acoustic barrier shall be installed in accordance with the details shown on the Proposed Layout (drawing number 220131 - 102 (E)), the details set out in the Noise Impact Assessment: Report DC4265-NR1v2' produced by Dragonfly Consulting and dated 7th July 2023 and the specification detailed within the Jacksons Fencing 'Jakoustic Reflective' specification sheet (reference: JSW 30 Issue 02). The fence shall be imperforate and sealed at the base. The fence shall thereafter be retained as such.*

**Reason:** *To protect the amenities of the occupiers of nearby properties in accordance with Policy BE3 of the Warwick District Local Plan 2011- 2029 and guidance in the NPPF.*

Ms Aston 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 Gifford and seconded by Councillor Day that the application should be granted, along with the amendment to condition 7 as set out in the addendum.

## PLANNING COMMITTEE MINUTES (Continued)

The Committee therefore

**Resolved** that W/23/0364 be **granted**, subject to the following conditions:

- | <b>No.</b> | <b>Conditions</b>   |
|------------|---|
| (1)        | <p>the development hereby permitted shall begin not later than three years from the date of this permission.</p> <p><b>Reason:</b> To comply with Section 91 of the Town and Country Planning Act 1990 (as amended);</p>  |
| (2)        | <p>the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and the following approved drawings and specification contained therein:</p> <ul style="list-style-type: none"><li>• 220131 - 102 (E)</li><li>• 220131 - 103 (A)</li><li>• 220131 - 104</li><li>• 220131 - 105</li><li>• 220131 - 106 (D)</li><li>• 220131 - 107</li><li>• 220131 - 108</li><li>• 220131 - 109 (D)</li><li>• 220131-110 (A)</li><li>• 01 Rev G</li></ul> <p><b>Reason:</b> 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;</p>   |
| (3)        | <p>no development shall take place until:</p> <p>(i) a supplementary site investigation has been designed for the site using the information obtained from the approved desk-top / preliminary study and any diagrammatical representations (conceptual model). The investigation must be comprehensive enough to enable:</p> <ul style="list-style-type: none"><li>• A risk assessment to be undertaken relating to human health;</li><li>• A risk assessment to be undertaken relating to groundwater and surface waters associated on and off site that may be affected;</li><li>• An appropriate gas risk assessment to be undertaken;</li><li>• Refinement of the conceptual model</li><li>• The development of a method statement detailing the remediation requirements;</li></ul> |

## PLANNING COMMITTEE MINUTES (Continued)

No.	Conditions
	<p>(ii) the site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk assessment has been undertaken;</p>
	<p>(iii) a method statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters using the information obtained from the site investigation, has been submitted to the Local Planning Authority. The method statement shall include details of how the remediation works will be validated upon completion. This shall be approved in writing by the Local Planning Authority prior to the remediation being carried out on the site;</p>
	<p>(iv) once approved, all development of the site shall accord with the approved method statement; and</p>
	<p>(v) upon completion of the remediation detailed in the approved method statement, a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved method statement. Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.</p>
	<p><b>Reason:</b> To safeguard health, safety and the environment in accordance with Policies BE3 and NE5 of the Warwick District Local Plan 2011-2029;</p>
<p>(4)</p>	<p>no works of demolition or construction shall be undertaken unless and until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of any temporary measures required to manage traffic during construction, plans and details for the turning and unloading and loading of vehicles within the site during construction, dust suppression, noise and vibration, demolition or clearance works, details of wheel washing, site working hours and delivery times, restrictions on burning and details of all temporary contractors buildings, plant and storage of materials associated with the development process. All works of demolition or construction shall be carried out in</p>

## PLANNING COMMITTEE MINUTES (Continued)

- | <b>No.</b> | <b>Conditions</b>  |
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|            | strict accordance with the approved construction management plan.  |
|            | <b>Reason:</b> 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)        | notwithstanding details contained within the approved documents, prior to commencement of development above slab level, a Sustainability Statement including an energy hierarchy scheme 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; <ul style="list-style-type: none"><li>a) how the development will reduce carbon emissions and utilise renewable energy;</li><li>b) measures to reduce the need for energy through energy efficiency methods using construction techniques and materials and natural ventilation methods to mitigate against rising temperatures;</li><li>c) details of the building envelope (including U/R values and air tightness);</li><li>d) how the proposed materials respond in terms of embodied carbon;</li><li>e) consideration of how the potential for energy from decentralised, low carbon and renewable energy sources, including community-led initiatives can be maximised; and</li><li>f) how the development optimises the use of multi-functional green infrastructure for urban cooling and local flood risk management.</li></ul> |

For the avoidance of doubt, the scheme must accord with any relevant Development Plan Document and Supplementary Planning Document relating to sustainability which has been adopted by the Council at the time the scheme is submitted. The development shall not be brought into use 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.

## PLANNING COMMITTEE MINUTES (Continued)

- | <b>No.</b> | <b>Conditions</b>  |
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|            | <p><b>Reason:</b> 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);</p>  |
| (6)        | <p>no development shall be carried out above slab level unless and until samples of the external facing materials to be used and design details of the approved acoustic fence (including colour) 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 and retained as such.</p> <p><b>Reason:</b> 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;</p>  |
| (7)        | <p>prior to the development hereby permitted first being brought into use, a 2.7-metre-high acoustic barrier shall be installed in accordance with the details shown on the Proposed Layout (drawing number 220131 - 102 (E)), the details set out in the Noise Impact Assessment: Report DC4265-NR1v2' produced by Dragonfly Consulting and dated 7th July 2023 and the specification detailed within the Jacksons Fencing 'Jakoustic Reflective' specification sheet (reference: JSW 30 Issue 02). The fence shall be imperforate and sealed at the base. The fence shall thereafter be retained as such.</p> <p><b>Reason:</b> To protect the amenities of the occupiers of nearby properties in accordance with Policy BE3 of the Warwick District Local Plan 2011- 2029 and guidance in the NPPF;</p> |
| (8)        | <p>the fixed plant and equipment hereby permitted shall be installed and maintained thereafter to ensure that the noise rating level (dB, LAeq,T), when measured (or calculated to) one metre from the façade of any noise sensitive premises, does not exceed the background noise level (measured as LA90,T);</p>  |
| (9)        | <p>in the event that any contamination is found at any time when carrying out the approved development that was not previously identified then no further development shall take place and the nature of the contamination shall be reported in writing to the</p>   |

## PLANNING COMMITTEE MINUTES (Continued)

- | <b>No.</b> | <b>Conditions</b>   |
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|            | <p>Local Planning Authority within 2 working days. An investigation and risk assessment of the contamination shall be undertaken in accordance with the requirements of condition 6 parts (i) and (ii). Where remediation is necessary, a remediation scheme shall be prepared in accordance with the requirements of condition 6 part (iii) and shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report shall be prepared in accordance with condition 6 part (v) and submitted to and approved in writing by the Local Planning Authority before the development is first brought into use.</p> <p><b>Reason:</b> To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies BE3 and NE5 of the Warwick District Local Plan 2011-2029;</p> |
| (10)       | <p>the development hereby approved shall not be brought into use until a strategy for the exterior lighting of the site has been submitted to and approved in writing by the Local Planning Authority. The details shall include a specification of the lighting, location, lux, hours of operation, details of light spillage and details of shielding to neighbouring properties. The details approved shall be implemented prior to the commencement of use of the development hereby permitted and shall thereafter be retained as such for the duration of the permitted use.</p> <p><b>Reason:</b> To ensure that any lighting is designed and operated so as not to detrimentally affect the amenities of the occupiers of nearby properties in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029;</p>   |
| (11)       | <p>the development hereby permitted shall be undertaken in the presence of a qualified bat worker appointed by the applicant to supervise all destructive works to the roof of the building(s) and associated structures to be demolished/affected. All roofing material shall be removed carefully by hand. Appropriate precautions must be taken in case bats are found, including a toolbox talk and</p>   |

## PLANNING COMMITTEE MINUTES (Continued)

- | <b>No.</b> | <b>Conditions</b>   |
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|            | <p>the erection of at least one bat box on a suitable tree or building. Should evidence of bats be found during this operation, then work must cease immediately and Natural England and the Local Planning Authority notified in writing. Any subsequent recommendations or remedial works shall be implemented within the timescales agreed between the bat worker and the Local Planning Authority and Natural England. Notwithstanding any requirement for remedial work or otherwise, a report summarising the findings of the qualified bat worker shall be submitted to the Local Planning Authority within 1 month following completion of the supervised works and is subject to approval in writing by the Local Planning Authority.</p> <p><b>Reason:</b> To ensure that protected species are not harmed by the development;</p>      |
| (12)       | <p>the development hereby permitted shall not commence above floor slab level until a detailed schedule of habitat and species enhancement measures to result in a biodiversity net gain (to include location of measures, installation timescale, timing of works, species lists for proposed planting, and long-term management plan for features where applicable) has been submitted to and approved in writing by the Local Planning Authority. Such measures shall also be shown on all applicable annotated site plans and elevations. Such approved measures shall thereafter be implemented in full, retained, and maintained in strict accordance with the approved details in perpetuity.</p> <p><b>Reason:</b> To enhance the nature conservation value of the site and ensure biodiversity net gain in accordance with the NPPF;</p> |
| (13)       | <p>the development hereby permitted shall either:</p> <ol style="list-style-type: none"><li>a. be timetabled and carried out to avoid the bird breeding season (March to September inclusive) to prevent possible disturbance to nesting birds; and</li><li>b. not commence until a qualified ecologist has been appointed by the applicant to inspect the buildings and any vegetation to be cleared on site for evidence of nesting birds immediately prior to works. If evidence of nesting birds is found works may not proceed in that area until</li></ol>  |



## PLANNING COMMITTEE MINUTES (Continued)

- | <b>No.</b> | <b>Conditions</b>  |
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|            | outside of the nesting bird season (March to September inclusive) or until after the young have fledged, as advised by ecologist.  |
|            | <b>Reason:</b> To ensure that protected species are not harmed by the development;   |
| (14)       | the accesses to the site for vehicles shall not be used unless public highway footway crossings have been laid out and constructed in accordance with the standard specification of the Highway Authority.   |
|            | <b>Reason:</b> To ensure a satisfactory standard of development in the interests of highway safety and amenity;  |
| (15)       | the development shall not be occupied until space has been provided within the site for the parking of cars and cycles as indicated on submitted plan number 221031-102 (E).   |
|            | <b>Reason:</b> To ensure a satisfactory standard of development in the interests of highway safety and amenity;  |
| (16)       | the soft landscaping scheme as indicated on approved drawing number 01 Rev G shall be carried out no later than the first planting and seeding seasons following the development first being brought into use. Any trees, hedgerows or shrubs 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 shall be replaced in the next planting season with another of the same size and species as that originally planted. All hedging, trees and shrubs shall be planted in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations. |
|            | <b>Reason:</b> To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and in the interests of biodiversity, in accordance with Policies BE1, BE3, NE3 and NE4 of the Warwick District Local Plan 2011-2029; and   |
| (17)       | no development shall be carried out above slab level until details of the finished floor levels of all buildings and structures, together with details of  |

## PLANNING COMMITTEE MINUTES (Continued)

<b>No.</b>	<b>Conditions</b>
	existing and proposed site levels on the application site and the relationship with adjacent land and buildings, 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.

**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 visual and residential amenity in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.

(Councillor King left the Chamber)

### 104. **W/23/1048 -Stoneleigh Arms, 31 Clemens Street, Royal Leamington Spa**

The Committee considered an application from Complex Development Projects for the demolition of Stoneleigh Arms and reuse of materials for the erection of a new three storey building for use as a mixed used creative workspace. The application was also for the proposed refurbishment and single storey extension to the Old School for education and community use at Court Street. The application also proposed the creation of public realm landscaping.

The application was presented to Committee because it was an application made by the District Council and related to a District Council owned building.

The officer was of the opinion that the planning permission should be granted subject to the conditions listed at the end of the report.

An addendum was circulated prior to the meeting which advised of additional and updated conditions, additional information received from the applicant, and officer answers to pre-meeting questions from Councillors.

Following consideration of the report, presentation, and information contained in the addendum, it was proposed by Councillor Luckhurst and seconded by Councillor Dickson that the application should be granted, along with the additional and updated conditions contained within the addendum.

The Committee therefore

**Resolved** that W/23/1048 be **granted**, subject to the following conditions:

<b>No.</b>	<b>Condition</b>
(1)	the development hereby permitted shall begin not later than three years from the

**PLANNING COMMITTEE MINUTES (Continued)**

- | <b>No.</b> | <b>Condition</b>   |
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|            | date of this permission.<br><br><b>Reason:</b> 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 the following approved drawings:<br>1247_000, 1247_001, 1247_201 and 1247_204, and specification contained therein, submitted on July 17th 2023;<br>1247_003C, 1247_004A, 1247_100C, 1247_101C, 1247_102C, 1247_103C, 1247_104A, 1247_105A, 1247_106B, 1247_200A, 1247_202A, 1247_203A, 1247_300B, 1247_301B, 1247_302B, 1247_303B, 1247_304A, 1247_305, 1247_306A, 1247_307A, 1247_503A, 1247_504A, 1247_505A, 1247_506A and 1247_507A<br>and specification contained therein, submitted on December 12th 2023.<br><br><b>Reason:</b> 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 works of demolition or construction shall be undertaken 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 |

## PLANNING COMMITTEE MINUTES (Continued)

- | <b>No.</b> | <b>Condition</b>  |
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|            | <p>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 (<a href="https://www.warwickdc.gov.uk/downloads/file/5811/construction_management_plan">https://www.warwickdc.gov.uk/downloads/file/5811/construction_management_plan</a>) or by searching 'Construction Management Plan'. The development hereby permitted shall only proceed in strict accordance with the approved CMP.</p> <p><b>Reason:</b> 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;</p>   |
| (4)        | <ol style="list-style-type: none"><li>1. no development shall take place until a method statement detailing the remediation requirements using the information obtained from the approved site investigation report has been submitted to the Local Planning Authority. The method statement shall include details of how remediation works will be validated upon completion. This shall be approved in writing by the Local Planning Authority prior to the remediation being carried out on the site. Once approved, all development of the site shall accord with the approved method statement;</li><li>2. upon completion of the remediation detailed in the method statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved method statement. Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report; and</li><li>3. if during development, contamination not previously identified, is found to be present at the site then no further development shall take place (unless otherwise agreed in writing with the Local Planning Authority through an addendum to the method</li></ol> |

## PLANNING COMMITTEE MINUTES (Continued)

- | <b>No.</b> | <b>Condition</b>   |
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|            | statement). This addendum to the method statement must detail how this unsuspected contamination shall be dealt with.  |
|            | <b>Reason:</b> To safeguard health, safety and the environment in accordance with Policies BE3 and NE5 of the Warwick District Local Plan 2011-2029;   |
| (5)        | <p>notwithstanding details contained within the approved documents, prior to commencement of development other than site clearance, preparation works or demolition works, a Sustainability Statement including 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;</p> <ul style="list-style-type: none"><li>a) how the development will reduce carbon emissions and utilise renewable energy;</li><li>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;</li><li>c) details of the building envelope (including U/R values and air tightness);</li><li>d) how the proposed materials respond in terms of embodied carbon; and</li><li>e) 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.</li></ul> <p>For the avoidance of doubt, the scheme must accord with any relevant Development Plan Document and Supplementary Planning Document relating to sustainability which has been adopted by the Council at the time the scheme is submitted.</p> <p>The development shall not be 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</p> |

## PLANNING COMMITTEE MINUTES (Continued)

- | <b>No.</b> | <b>Condition</b>  |
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|            | manufacturer's specifications.<br><br><b>Reason:</b> 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);  |
| (6)        | the development hereby permitted (including site clearance) shall not commence until a Biodiversity Management Plan (BMP) to include a detailed schedule of habitats and protected species mitigation, and biodiversity enhancement measures including habitat management and long-term monitoring, to result in a biodiversity net gain (to include location of measures, installation timescales, timing of works and species lists for proposed planting) has been submitted to and approved in writing by the Local Planning Authority. Such measures should be shown on all applicable annotated site plans and elevations, and such approved mitigation and enhancement measures shall thereafter be implemented in full and maintained in strict accordance with the approved details in perpetuity.<br><br><b>Reason:</b> To enhance the nature conservation value of the site and ensure biodiversity net gain in accordance with NPPF, ODPM Circular 2005/06 and Policies NE2 and NE3 of the Warwick District Local Plan 2011-2029; |
| (7)        | no part of the development hereby permitted shall be commenced until a scheme for the provision of two bat boxes/bat roosting features to be erected on buildings within the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box type, location, and timing of works. Thereafter, the boxes shall be installed and maintained in perpetuity.<br><br><b>Reason:</b> In accordance with NPPF, ODPM Circular 2005/06 and Policies NE2 and NE3 of the Warwick District Local Plan 2011-2029;   |
| (8)        | no development hereby permitted shall take place until:   |

## PLANNING COMMITTEE MINUTES (Continued)

<b>No.</b>	<b>Condition</b>
	<p>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;</p> <p>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</p> <p>c) an Archaeological Mitigation Strategy document (including a Written Scheme 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.</p>

The development, and any archaeological fieldwork post-excavation analysis, publication of results and archive deposition detailed in the Mitigation Strategy document, shall be undertaken in accordance with the approved Mitigation Strategy document.

**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 where applicable, before development commences in accordance with Policy HE4 of the Warwick District Local Plan 2011-2029;

- (9) no development hereby permitted shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

## PLANNING COMMITTEE MINUTES (Continued)

- | No.  | Condition  |
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|      | <p><b>Reason:</b> 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 where applicable, before development commences in accordance with Policy HE4 of the Warwick District Local Plan 2011-2029;</p>   |
| (10) | <p>no lighting or illumination of any part of any building or the site shall be installed or operated unless and until details of such measures (including details of hours of operation) shall have been submitted to and approved in writing by the Local Planning Authority and such works, and use of that lighting and/or illumination, shall be carried out and operated only in full accordance with those approved details.</p> <p><b>Reason:</b> To ensure that any lighting is designed and operated so as not to detrimentally affect the amenities of the occupiers of nearby properties in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029;</p>   |
| (11) | <p>no development hereby permitted shall be carried out above slab level unless and until a Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall identify practicable measures for the control of noise associated with the normal activity at the proposed development and should include the use of sound limiting devices to ensure that prescribed noise limits for amplified music and voice are not exceeded.</p> <p><b>Reason:</b> To ensure that the level of noise emanating from the development 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;</p> |
| (12) | <p>no development hereby permitted shall be carried out above slab level unless and until details have been submitted to and approved in writing by the Local Planning Authority which demonstrate how the development will</p>  |



## PLANNING COMMITTEE MINUTES (Continued)

- | <b>No.</b> | <b>Condition</b>   |
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|            | <p>minimise the potential for crime and anti-social behaviour. Such details should include provision for appropriate security measures, including lighting, landscaping and fencing, as well as details regarding the long-term management and maintenance of such features. The development shall thereafter be implemented in accordance with the approved details and maintained as such in perpetuity.</p> <p><b>Reason:</b> In the interests of minimising the potential for crime and anti-social behaviour, to improve community safety and to safeguard neighbouring amenity in accordance with Policies HS7 and BE3 of the Warwick District Local Plan 2011-2029;</p> |
| (13)       | <p>no development above slab level shall take place until an appropriate scheme of mitigation in accordance with Warwick District Council's Air Quality Supplementary Planning Document (January 2019) has been submitted to and approved by the Local Planning Authority. The approved scheme shall then be implemented in full and shall not be altered in any way without expressed written consent from the Local Planning Authority.</p> <p><b>Reason:</b> To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the Warwick District Local Plan;</p>  |
| (14)       | <p>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.</p> <p>The development shall only be carried out in accordance with the approved details.</p> <p><b>Reason:</b> 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;</p>   |
| (15)       | <p>no development shall be carried out above slab level unless and until large scale details</p>   |

## PLANNING COMMITTEE MINUTES (Continued)

- | <b>No.</b> | <b>Condition</b>  |
|------------|---|
|            | <p>of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) 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.</p> <p><b>Reason:</b> 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;</p> |
| (16)       | <p>the development hereby permitted shall not be occupied unless and until the approved cycle parking facilities have been provided and made available for use in accordance with the details on the approved plans and thereafter those facilities shall remain available for use at all times.</p> <p><b>Reason:</b> 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;</p>          |
| (17)       | <p>the development hereby permitted shall not be occupied unless and until the car parking areas indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times.</p> <p><b>Reason:</b> 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;</p>  |
| (18)       | <p>the development hereby permitted shall not be occupied unless and until the refuse and recycling storage areas for the development 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</p>   |

## PLANNING COMMITTEE MINUTES (Continued)

- | <b>No.</b> | <b>Condition</b>   |
|------------|--|
|            | and recycling associated with the development. The development shall not 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.<br><br><b>Reason:</b> 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; |
| (19)       | notwithstanding the information contained within the application, the use of any building of the development hereby permitted (in particular The Old School) and the use of the area of outside space referred to as the Pocket Park, shall not, at any time, be used for holding functions or events involving the use of amplified music and/or voice.<br><br><b>Reason:</b> To ensure that the level of noise emanating from the building(s) 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;   |
| (20)       | any external plant and equipment shall be installed and maintained to ensure that the noise rating level (dB, LAeq,T), when measured (or calculated to) one metre from the facade of any noise sensitive premises, does not exceed the background noise level (measured as LA90,T). Within one month of the installation of any external plant or equipment, a noise verification report shall be submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate compliance with the noise limits specified together with the details of any mitigation measures. Any mitigation measures approved under this condition shall  |

## PLANNING COMMITTEE MINUTES (Continued)

<b>No.</b>	<b>Condition</b>
	be implemented in full and shall be retained at all times thereafter.
	<b>Reason:</b> To ensure that the level 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; and
(21)	prior to the occupation of the development hereby permitted, the first floor side facing windows in the northern 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 windows shall be retained and maintained in that condition at all times.
	<b>Reason:</b> 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.

### 105. **W/23/1411 – Town Hall, Parade, Royal Leamington Spa**

The Committee considered an application from Warwick District Council for the site hoarding comprising of 54 panels (maximum height of 2.4m) in connection with refurbishment works being undertaken at the Town Hall.

The application was presented to Committee because it was an application made by the District Council and related to a District Council owned building.

The officer was of the opinion that the proposed hoarding was necessary for the duration of the construction and refurbishment works at the Town Hall. Its scale, height, position and visual appearance was considered appropriate in terms of its impact on the heritage assets, amenity and highway safety and as such the works were considered compliant with the relevant provisions of the Development Plan.

Following consideration of the report and presentation, it was proposed by Councillor Gifford and seconded by Councillor Luckhurst that the application should be granted.

In response to questions from Members, the Development Manager and Principal Planning Officer advised that:

## **PLANNING COMMITTEE MINUTES (Continued)**

- the information contained on the hoardings would provide details of the ongoing works, and a history of the building;
- Members were not being asked to approve the specific details of the graphics. They were looking at the overall effects of the hoardings and its visual aspects; and
- the hoardings would close off most of the unofficial parking space outside the front of the Town Hall.

Members were keen that the historical information on the hoardings be as inclusive as possible in order to accurately represent the diverse community of Royal Leamington Spa.

Members encouraged the imposing of parking restrictions in the remaining space outside the Town Hall in order to maintain pedestrian access, whilst acknowledging that contractors would also need somewhere to park for the duration of the building works.

Councillor Gifford accepted that these points be included as notes to the applicant and should be included in his proposal to grant. This was seconded by Councillor Luckhurst.

The Committee therefore

**Resolved** that W/23/1411 be **granted** subject to

- 1) a note encouraging inclusivity on the images and information depicted on the hoardings, so that it accurately represents the diversity of the town;
- 2) a note to consider imposing parking restrictions on the remaining space outside the front of the Town Hall to ensure pedestrian access, whilst also maintaining access for contractors; and
- 3) the following conditions:

<b>No.</b>	<b>Condition</b>
(1)	no advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission;
(2)	no advertisement shall be sited or displayed so as to:  (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);  (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

## PLANNING COMMITTEE MINUTES (Continued)

- | <b>No.</b> | <b>Condition</b>  |
|------------|---|
|            | (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle;  |
| (3)        | any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site;   |
| (4)        | any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public;  |
| (5)        | where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity; and   |
| (6)        | the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing 241990-PUR-00-XX-DR-A-9000 Rev.P02.01. and specification contained therein, submitted on 10 October 2023; and approved drawings 241990-PUR-00-SL-DR-A-0002 Rev.P04.01; 'Proposed Site Hoarding Graphics - Concept Drawing Rev.02' and 'Site Hoarding Concept Proposals Issue 02: Nov 2023' and specification contained therein, submitted on 17 November 2023. |

**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.

### 106. **W/23/1460 – Abbey Fields, Swimming Pool, Bridge Street, Kenilworth**

The Committee considered an application from Warwick District Council for the demolition of existing swimming pool and outdoor pool and redevelopment to provide two new indoor swimming pools and associated changing facilities with ancillary cafe, boundary treatment and landscaping.

The application was presented to the Committee because the applicant was Warwick District Council, and a number of objections had been received.

The officer was of the opinion that the proposed amendments to the approved scheme would provide a significant benefit by safeguarding important medieval archaeological remains, which made a positive

## **PLANNING COMMITTEE MINUTES (Continued)**

contribution to the significance and understanding of Kenilworth Abbey. In turn, the proposals would help to facilitate the delivery of the new swimming pool complex and the associated benefits that would derive from that (as set out within the assessment of the original application). The consequential effects of the new foundation design on the form and appearance of the development would be limited and would not result in any significant planning impacts over and above the already consented scheme. As such, the application was considered acceptable and therefore, officers recommended that the application should be approved.

An addendum circulated prior to the meeting advised of an updated soft landscaping plan and officer answers to pre-meeting questions from Councillors.

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

The Committee therefore

**Resolved** that W/23/1460 be **granted** subject to the following conditions:

- | <b>No.</b> | <b>Condition</b>  |
|------------|---|
| (1)        | <p>the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and the following approved drawings and specification contained therein:</p> <ul style="list-style-type: none"><li>• Proposed Elevations 1 12943-DB3-B01-ZZ-DR-A-20201 Rev P02.</li><li>• Proposed Elevations 2 12943-DB3-B01-ZZ-DR-A-20202 Rev P02.</li><li>• Sub-Station Enclosure 12943-DB3-B01-XX-DR-A-90007 Rev P02.</li><li>• Proposed Site Sections 12943-DB3-B01-XX-DR-A-90004 Rev P01.</li><li>• Proposed General Sections 12943-DB3-B01-ZZ-DR-A-20301 Rev P02.</li><li>• Proposed Site Plan 12943-DB3-B01-XX-DR-A-90002 Rev P05.</li><li>• Proposed Roof Plan 12943-DB3-B01-RF-DR-A-20003 Rev P02.</li><li>• Proposed Ground Floor Plan 12943-DB3-B01-00-DR-A-20001 Rev P02.</li><li>• Overall Landscape Layout 211216 0884 Land V12 L001.</li><li>• Detailed Soft Landscape Layout 211216 0884 Land V8 L002.</li><li>• Proposed boundary treatments plan and details 211221 0882 LAND V3 L003.</li><li>• Fencing and Furniture 21_198_SP01B</li></ul> |

## PLANNING COMMITTEE MINUTES (Continued)

- | <b>No.</b> | <b>Condition</b>   |
|------------|--|
|            | <ul style="list-style-type: none"><li>• External Works Layout AFK-CCE-00-00-D-C-0322 Rev P02.</li><li>• Private Drainage Layout AFK-CCE-00-00-D-C-0310 Rev P04.</li></ul>  |
|            | <p><b>Reason:</b> For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1, BE3, HE1, HE4 and NE4 of the Warwick District Local Plan 2011-2029 and guidance contained within the National Planning Policy Framework;</p>  |
| (2)        | <p>the development, and any archaeological fieldwork post-excavation analysis, publication of results and archive deposition shall be undertaken in accordance with the submitted archaeological mitigation strategy document produced by Hampton Heritage Design &amp; Consultancy, reference 'Abbey Fields Leisure Centre, Kenilworth Written Scheme of Investigation: Mitigation', dated May 2023, Version 2.</p> <p><b>Reason:</b> In order to ensure that remains of archaeological importance, which help to increase our understanding of the Districts historical development are recorded, preserved and protected in accordance with Policy HE4 of the Warwick District Local Plan 2011-2029 and guidance contained within the National Planning Policy Framework;</p> |
| (3)        | <p>the development hereby permitted shall be carried out in accordance with the Construction Management Plan received on 22/03/2022.</p> <p><b>Reason:</b> 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;</p>  |
| (4)        | <p>the development shall be carried out in accordance with the Construction and Environmental Management Plan V6 prepared by Kier received on 23/05/2022.</p> <p><b>Reason:</b> To ensure that protected species are not harmed by the development, in accordance with the National Planning Policy Framework (NPPF), ODPM Circular 06/2005</p>  |



## PLANNING COMMITTEE MINUTES (Continued)

- | <b>No.</b> | <b>Condition</b>   |
|------------|--|
|            | and Policies NE2 and NE3 of the Warwick District Local Plan 2011-2029;   |
| (5)        | *final wording of condition subject to submission of updated drainage calculations as discussed within the report *;   |
| (6)        | * final wording of condition subject to submission of further information/clarification to satisfy Environmental Protection, as discussed within the report *;   |
| (7)        | the hard and soft landscaping of the site shall be provided in accordance with the following plans and documents: <ul style="list-style-type: none"><li>• Proposed Site Plan 12943-DB3-B01-XX-DR-A-90002 Rev P05.</li><li>• Overall Landscape Layout 211216 0884 Land V12 L001.</li><li>• Detailed Soft Landscape Layout 211216 0884 Land V8 L002 [* subject to additional planting as discussed within this report *].</li><li>• Proposed boundary treatments plan and details 211221 0882 LAND V3 L003</li><li>• Fencing and Furniture 21_198_SP01B.</li><li>• Hard Landscape Materials 21_198_SP02.</li></ul> |

All hard landscaping shown on the approved plans, including boundary treatment, paving and footpaths, shall be completed in all respects within three months of the first use of the development hereby permitted. 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 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

## PLANNING COMMITTEE MINUTES (Continued)

- | <b>No.</b> | <b>Condition</b>   |
|------------|--|
|            | 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)        | <p>the bat boxes and hedgehog houses as detailed on the Hedgehog Shelter Location Plan received on 19/05/2022 (Ref 220406-0884 EMEP V1a E001a) shall be provided in accordance with the approved details and thereafter retained as such.</p> <p><b>Reason:</b> To ensure a net biodiversity gain in accordance with the requirements of the NPPF and Policy NE2 of the Warwick District Council Local Plan 2011 – 2029;</p>   |
| (9)        | <p>the finished floor and ground levels for the development shall be provided in accordance with the following plans and retained as such:</p> <ul style="list-style-type: none"><li>• Proposed Site Sections 12943-DB3-B01-XX-DR-A-90004 Rev P01.</li><li>• Proposed General Sections 12943-DB3-B01-ZZ-DR-A-20301 Rev P02.</li><li>• External Works Layout AFK-CCE-00-00-D-C-0322 Rev P02.</li></ul> <p><b>Reason:</b> In the interests of visual amenity and to preserve the significance of heritage assets and to accord with Policies BE1, BE3, HE1, HE4 and NE4 of the Warwick District Local Plan 2011-2029 and guidance contained within the National Planning Policy Framework;</p> |
| (10)       | <p>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.</p> <p><b>Reason:</b> 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;</p>  |
| (11)       | <p>noise arising from any plant or equipment (measured as LAeq,5 minutes), when</p>  |

## PLANNING COMMITTEE MINUTES (Continued)

- | <b>No.</b> | <b>Condition</b>  |
|------------|---|
|            | <p>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). 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.</p> <p><b>Reason:</b> 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;</p> |
| (12)       | <p>a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority within 12 months of first use of the approved development to set out how the operator will encourage low emission/sustainable travel to the site by customers and staff. The approved Travel Plan shall be implemented and maintained as such at all times thereafter.</p> <p><b>Reason:</b> To promote sustainable forms of transport and to ensure mitigation against air quality impacts associated with the proposed development in accordance with Policies TR2 and NE5 of the Warwick District Local Plan;</p>   |
| (13)       | <p>the hereby approved Combined Heat and Power Plant shall be installed and maintained to meet the emission limits set out in the Council's Air Quality Supplementary Planning Document and the Air Quality Assessment report reference SLR Ref: 418.05578.00006, Version No: v2.1, May 2021.</p> <p><b>Reason:</b> To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the Warwick District Local Plan;</p>   |
| (14)       | <p>the development shall be carried out in accordance with the submitted flood risk assessment (reference Abbey Fields Swimming Pool, Bridge Street, Kenilworth, CV8 1BP, Flood Risk Assessment, Final Report V1.1, dated 28/09/2023) and the following mitigation measures it details:</p>   |

## PLANNING COMMITTEE MINUTES (Continued)

- | <b>No.</b> | <b>Condition</b>  |
|------------|---|
|            | <p>1. In accordance with section 4.6 of the submitted amended Flood Risk Assessment finished floor levels to be set at 75.65m above ordnance datum.<br/>These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.</p> <p><b>Reason:</b> To reduce the risk of flooding to the proposed development and future occupants in accordance with the requirements of Policy FW1 of the Warwick District Local Plan 2011-2029 and guidance contained within the National Planning Policy Framework;</p> |
| (15)       | <p>the Construction Management Plan approved pursuant to condition 3 shall incorporate the tree protection measures referred to in the Arboricultural Method Statement and appended plans from Wharton Natural Infrastructure Consultants (reference 210324 0884 AMS V1d and issued on 9th June 2021). Throughout the construction of the development hereby approved those tree protection measures shall be implemented in strict accordance with the approved details.</p> <p><b>Reason:</b> 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;</p>                              |
| (16)       | <p>within three months of the first occupation of the development, a report shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the energy efficiency measures detailed within the Revised Energy Strategy Report (Issue 3, March 2021) submitted to the Local Planning Authority on 6th April 2021 have been implemented in full. These measures shall be retained as per the approved details or replaced with a betterment in energy efficiency terms.</p> <p><b>Reason:</b> To deliver reductions in carbon dioxide emissions, building running costs, energy consumption and water use in</p>   |

## PLANNING COMMITTEE MINUTES (Continued)

- | <b>No.</b> | <b>Condition</b>   |
|------------|--|
|            | accordance with the provisions of Policy CC3 in the Warwick District Local Plan 2011-2029;   |
| (17)       | <p>no occupation and subsequent use of the development shall take place until a detailed maintenance plan is implemented and provided to the Local Planning Authority (LPA) giving details on how surface water systems shall be maintained and managed for the lifetime of the development. The name of the party responsible, including contact name and details shall be provided to the LPA within the maintenance plan.</p> <p><b>Reason:</b> 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; and</p> |
| (18)       | <p>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 the development being brought into use and shall be retained as such.</p> <p><b>Reason:</b> In the interests of Public Safety from fire and the protection of Emergency Fire Fighters.</p>  |

(The meeting ended at 7.25pm)

CHAIRMAN  
16 January 2024