



WARWICK TOWN COUNCIL

TOWN CLERK

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PLANS COMMITTEE

WEDNESDAY 5th August 2026

PRESENT:

Councillor Ms. J D'Arcy – Chair
Councillor Ms. K Gorman – Deputy chair
Councillor Miss. CL Moynihan
Councillor O Jacques
Councillor D Skinner

Assistant Town Clerk (ATC) Angela Clarke

MINUTES

21.	APOLOGIES: Received from Councillor D. Browne and the Mayor – it was resolved to accept their apologies
22.	DECLARATION OF PERSONAL OR PREJUDICIAL INTEREST: Cllrs Ms. K Gorman, Miss. CL Moynihan and D Skinner declared an interest in W/26/0905. Additionally Cllr Ms. K Gorman declared an interest in W/26/0859 and minute item 24
23.	NOTED AND SIGNED MINUTES of the meeting held on 6 th July 2026: Previously approved at Full Council 16 th July 2026 Minutes Planning July 2026.pdf
24.	SWLP consultation: The SWLP sets out the overall strategy for the pattern, scale and design quality of places within South Warwickshire, and makes sufficient provision for housing, employment, retail, leisure and other commercial development. It proposes: • sites for future development (known as allocations)

	- planning policies that determine how our future development needs should be accommodated - planning policies that set out minimum standards and requirements that development proposals must meet - criteria-based planning policies used to make decisions on individual planning applications - the list of infrastructure projects required to support the proposed scale of development. South Warwickshire Local Plan - Publication (Regulation 19) The plan was noted and the below comments made; SWLP WTC Reg 19 response August 2026.docx																				
25.	REVIEW DECISIONS OF THE LOCAL PLANNING AUTHORITIES: Chair read through decisions and noted comments made by the Town council Decisions August 2026.pdf																				
26.	PLANNING APPLICATIONS FOR WARWICK: Schedule reviewed: The following comments were made on the applications discussed: <table><tr><th>Application No</th><th>Proposal</th><th>Location</th><th>Comment</th></tr><tr><td>W/26/0393</td><td>Proposed Hip-to-gable roof extension, rear dormer roof extension, erection of single storey rear extension following demolition of existing rear outrigger, extension of existing side store and replacement of 1.no first floor rear window.</td><td>74 Greville Road, Warwick, CV34 5PJ</td><td>No objection subject to no objection from ecology</td></tr><tr><td>W/26/0859</td><td>Erection of a new sporting facility consisting of sports pavilion, athletics track and associated sports facilities including a landing pit, throwing circle, spectator stands in addition to parking, landscaping, substation, access arrangements, boundary treatment and ancillary works.</td><td>Land Southwest Of Myton Gardens Primary School, Fusiliers Way, Warwick</td><td>Holding objection. Additional information requested by WCC arboriculture, WCC flood risk management and WCC ecology to be provided</td></tr><tr><td>W/26/0910</td><td>Erection of a two-storey alternative provision school (Use Class F1), hard and soft landscaping, sports facilities, new means of access, car and cycle parking and the installation of a sub-station, sprinkler tank and bin store</td><td>Talenton Academy, Land of Fusiliers Way, Warwick, CV34 8DU</td><td>Holding objection. Awaiting receipt of further information requested by consultees. For the drop off area are the accessibility arrangements appropriate ? Will the EV points be accessible to all ?</td></tr><tr><td>W/26/0864</td><td>Replacement roof coverings to front and rear and partial rebuilding of the deteriorated rear timber-framed wall (retrospective).</td><td>48 Brook Street, Warwick, CV34 4BL</td><td>Case officer question re proximity of roof</td></tr></table>	Application No	Proposal	Location	Comment	W/26/0393	Proposed Hip-to-gable roof extension, rear dormer roof extension, erection of single storey rear extension following demolition of existing rear outrigger, extension of existing side store and replacement of 1.no first floor rear window.	74 Greville Road, Warwick, CV34 5PJ	No objection subject to no objection from ecology	W/26/0859	Erection of a new sporting facility consisting of sports pavilion, athletics track and associated sports facilities including a landing pit, throwing circle, spectator stands in addition to parking, landscaping, substation, access arrangements, boundary treatment and ancillary works.	Land Southwest Of Myton Gardens Primary School, Fusiliers Way, Warwick	Holding objection. Additional information requested by WCC arboriculture, WCC flood risk management and WCC ecology to be provided	W/26/0910	Erection of a two-storey alternative provision school (Use Class F1), hard and soft landscaping, sports facilities, new means of access, car and cycle parking and the installation of a sub-station, sprinkler tank and bin store	Talenton Academy, Land of Fusiliers Way, Warwick, CV34 8DU	Holding objection. Awaiting receipt of further information requested by consultees. For the drop off area are the accessibility arrangements appropriate ? Will the EV points be accessible to all ?	W/26/0864	Replacement roof coverings to front and rear and partial rebuilding of the deteriorated rear timber-framed wall (retrospective).	48 Brook Street, Warwick, CV34 4BL	Case officer question re proximity of roof
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	W/26/0845	Application for the variation of condition 2 (plan numbers) and condition 19 (service management plan) and removal of condition 5 (Temple Grove access) of application ref W/23/1433 (Change of use from car showroom (Sui Generis) to 2no. standalone units (Use Classes E(a) and E(c)(iii)) and associated external works) to allow for amendments to site layout and omit new vehicular access onto Temple Grove.	43 Stratford Road, Warwick, CV34 6AT	No comment
	W/26/0905	Proposed change of use from a retail (Use Class E) to a Community Hub (Sui Generis).	Vintage Antiques, 36 Market Place, Warwick, CV34 4SH	Support
	W/26/0836	Erection of first floor front and side extension	6 Prospero Drive, Warwick Gates, Warwick, CV34 6FF	Case officer question re RDG
	W/26/0883	Proposed changes to the shop front	40 Market Place, Warwick, CV34 4SH	Whilst there is support for the co-op in this location to increase the town amenities, comments from conservation are supported
	W/26/0943	Change of use from conference and training facility (Class F1) to mixed use chiropractic and family health centre (Class E(e)) with retention of conference functions and associated works.	Northgate House, Northgate, Warwick, CV34 4JL	Support in principle the change of use for this building and support the suggested conditions from Health and community protection
	W/26/0888	Alternations to existing conservatory to include new tiled roof with central rooflight and new aluminium framed windows and doors	7 Brooke Close, Bridge End, Warwick, CV34 6PE	No comment
	W/26/0966	Part ground floor front extension, part first floor front and rear extension with garage conversion.	28 Eastley Crescent, Warwick, CV34 5RX	No comment
	W/26/0583	Change of use from mixed use shop and dwelling to 4-bed HMO. Erection of single-storey rear extension and alterations to frontage.	7 Peel Road, Warwick, CV34 5ET	Holding objection. Clarity needed about number of bedrooms, 4 in description and 5 in application form. Support comments / condition suggested by Health and community protection. No information provided about car parking spaces.
	W/26/0984	Proposed erection of single storey rear extension	4 Warmington Grove, Warwick, CV34 5RZ	No comment

	W/26/0512 LB	The works include the introduction of a new reinforced concrete overslab which cantilevers on either side of the existing bridge. The existing footway extensions, parapets, and pilasters will be replaced, and stonework repairs will be undertaken.	Bridge and Access Road, Portobello Works Development, Emscote Road, Warwick	Holding objection. No comment received from conservation or highways. Has a partial road closure been considered instead of a full road closure to mitigate some of the impact ? Support the improvements in principle
	W/26/0955	Retrospective change of use of industrial premises (Class B2) to 3-court padel sports facility (Class E(d)).	Unit B, Welton Road, Warwick, CV34 5PZ	Objection. Not clear in the application why this is retrospective. Pedestrian access is not clear and there is no plan for the car park so can not determine if this is adequate for the business need. No reference to EV charging points
	W/26/0956	Display of 2no. fascia signs.	Unit B, Welton Road, Warwick, CV34 5PZ	Holding objection - insufficient information provided
	W/26/0911	Demolition of existing conservatory and erection of single-storey rear extension.	24 Bolingbroke Drive, Warwick Gates, Warwick, CV34 6EB	No comment
	W/26/0921 LB	Internal alterations and improvements within Flat 2A.	Flat A, 2 Church Street, Warwick, CV34 4AB	Support in principle subject to no objection from conservation
	W/26/1016	Installation of an automatic customer entrance door.	Allen Ford, Tachbrook Park Drive, Warwick, CV34 6SY	No comment

	W/26/0994	Reserved matters application for the approval of layout, scale, appearance and landscaping of three new employment units (B2/B8/E(g)(iii)) in pursuance of outline planning permission W/22/1077	Land to the East of Stratford Road, Longbridge, Warwick, CV34 6XU	Objection. Negative impact on amenity for neighbouring properties. Height of the buildings are not in keeping with others in the area. Support comments made by WCC landscape. The transport assessment provided is from February 2022, application W/22/1077 and has not been updated. Not clear from the transport assessment what the pedestrian provision is for unit 200. Trees will not provide screening for the proposal for many years as they will not grow quickly enough. There are no windows in the buildings in the plans - is a lack of natural light appropriate ? No comments received from Health and community protection regarding noise and waste management. Given there is only 1 route off site for HGVs, can any insight be provided for the comments from Highways ? The scale, mass and bulk in the application on a main access route in to a historic town is not appropriate or sympathetic. There is a negative visual impact because of the poor design. The design lacks empathy and is not in keeping with the neighbouring properties or historic county town.
	W/26/1054	Notification for Prior Approval under Schedule 2, Part 14, Class J of the General Permitted Development Order 2015 (as amended) for the installation of solar photovoltaic panels on the roof of non-domestic premises	Holiday Inn Express, Stratford Road, Warwick, CV34 6TW	No comment
	W/26/0616LB	Alteration of windows to 2011 Conservatory from timber to aluminium. Replacement of non-historic French doors between Kitchen and Conservatory with timber doors with side lights and a reduced threshold. Replacement of non-historic rear door to 1970s extension with metal double glazed unit.	21 Theatre Street, Warwick, CV34 4DP	No objection subject to no objection from conservation

	W/26/0402 LB	Removal of steps attached to the side of the garage (not original to the building) and replace with metal steps.	45 High Street, Warwick, CV34 4AX	Holding objection awaiting comments from conservation
	W/26/0173 & W/26/0174LB	Amendments Proposed: Amended details received on 03/07/2026	The Globe Hotel, 10 Theatre Street, Warwick, CV34 4DP	No objection subject to no objection from conservation
	W/26/0106	Erection of single storey front and rear extensions and two storey side extension	25 Castle Close, Warwick, CV34 4DB	no objection subject to the bat survey being carried out to WCC Ecology's satisfaction and a pre-commencement condition requiring a Construction Management Plan and Structural Engineers Report
	W/26/0852	Variation of Condition 2 (Approved Plans) of planning permission W/25/1286 granted on 09.06.2026 to reference new drawing revision for two storey rear extension, fenestration alterations and change of materials to the side elevations. Original description of development: 'Erection of single and two storey rear extension and proposed trellis'.	113 Stratford Road, Warwick, CV34 6BQ	No comment
	W/26/0375	Erection of single storey rear extension to form storage for existing restaurant.	32-34 Smith Street, Warwick	Holding objection withdrawn following clarity provided by the case officer
	W/26/0564	Demolition of garage, erection of wrap around single storey extension and new dropped kerb	8 The Ridgeway, Warwick, CV34 5SH	No comment
	W/26/0193	Proposed new metal staircase to replace existing spiral external staircase. Alteration to existing roof to accommodate new staircase	64-66 Market Place, Warwick	Holding objection relating to conservation withdrawn. No objection subject to no objection from ecology.
	W/26/0713	Retrospective application for the erection of 4. no air conditioning units	12 Gaveston Close, Warwick, CV34 5HR	No comment
	W/25/1208	Retrospective planning permission for demolition of non listed building (Spring Cottage) in a conservation area and construction of 2 new dwellings	Former Spring Cottage, Birmingham Road, Warwick	Objection withdrawn following information clarification from the case officer and proposed conditions being part of the permission
27.	PLANNING SUPPLEMENTARY APPLICATIONS FOR WARWICK None to consider			
28.	PLANNING APPEAL DECISIONS None to review as WDC planning committee meeting was not held in July 2026.			
29.	Next meeting is Wednesday 9th September 2026 Meeting closed at 8.22pm			

Signed..... Dated.....