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Date: 7th October 2025

Our Ref: MM

Dear Sir/Madam,

A meeting of the **PLANNING APPLICATIONS COMMITTEE** will be held in the Council Chamber, Town Hall, Nuneaton on **Tuesday 21st October 2025 at 6.00p.m.**

Public Consultation on planning applications with commence at 6.00pm (see Agenda Item No. 6 for clarification).

Yours faithfully,

TOM SHARDLOW

Chief Executive

To: All Members of the Planning
Applications Committee

Councillors B. Hancox (Chair),
L. Cvetkovic (Vice-Chair), E. Amaechi,
S. Dhillon, P. Hickling, M. Kondakor,
S. Markham, W. Markham, J. Sheppard,
R. Smith and K. Wilson.

AGENDA

PART I - PUBLIC BUSINESS

1. **EVACUATION PROCEDURE**

A fire drill is not expected, so if the alarm sounds please evacuate the building quickly and calmly. Please use the stairs and do not use the lifts. Once out of the building, please gather outside Lloyds Bank on the opposite side of the road.

Exit by the door by which you entered the room or by the fire exits which are clearly indicated by the standard green fire exit signs.

If you need any assistance in evacuating the building, please make yourself known to a member of staff.

Please also make sure all your mobile phones are turned off or set to silent.

2. **APOLOGIES** - To receive apologies for absence from the meeting.

3. **MINUTES** - To confirm the minutes of the meeting held on 23rd September 2025, attached (**Page 5**).

4. **DECLARATIONS OF INTEREST**

To receive declarations of Disclosable Pecuniary and Other Interests, in accordance with the Members' Code of Conduct.

Declaring interests at meetings

If there is any item of business to be discussed at the meeting in which you have a disclosable pecuniary interest or non-pecuniary interest (Other Interests), you must declare the interest appropriately at the start of the meeting or as soon as you become aware that you have an interest.

Arrangements have been made so that interests that are declared regularly by members can be viewed in a schedule on the Council website ([Councillor Schedule of Declarations of Interests for Meetings](#)). Any interest noted in the schedule on the website will be deemed to have been declared and will be minuted as such by the Democratic Services Officer. As a general rule, there will, therefore, be no need for those Members to declare those interests as set out in the schedule.

There are, however, TWO EXCEPTIONS to the general rule:

1. When the interest amounts to a Disclosable Pecuniary Interest that is engaged in connection with any item on the agenda and the member feels that the interest is such that they must leave the room. Prior to leaving the room, the member must inform the meeting that they are doing so, to ensure that it is recorded in the minutes.

2. Where a dispensation has been granted to vote and/or speak on an item where there is a Disclosable Pecuniary Interest, but it is not referred to in the Schedule (where for example, the dispensation was granted by the Monitoring Officer immediately prior to the meeting). The existence and

nature of the dispensation needs to be recorded in the minutes and will, therefore, have to be disclosed at an appropriate time to the meeting.

Note: Following the adoption of the new Code of Conduct, Members are reminded that they should declare the existence and nature of their personal interests at the commencement of the relevant item (or as soon as the interest becomes apparent). If that interest is a Disclosable Pecuniary or a Deemed Disclosable Pecuniary Interest, the Member must withdraw from the room.

Where a Member has a Disclosable Pecuniary Interest but has received a dispensation from Standards Committee, that Member may vote and/or speak on the matter (as the case may be) and must disclose the existence of the dispensation and any restrictions placed on it at the time the interest is declared.

Where a Member has a Deemed Disclosable Interest as defined in the Code of Conduct, the Member may address the meeting as a member of the public as set out in the Code.

Note: Council Procedure Rules require Members with Disclosable Pecuniary Interests to withdraw from the meeting unless a dispensation allows them to remain to vote and/or speak on the business giving rise to the interest.

Where a Member has a Deemed Disclosable Interest, the Council's Code of Conduct permits public speaking on the item, after which the Member is required by Council Procedure Rules to withdraw from the meeting.

5. DECLARATIONS OF CONTACT

Members are reminded that contacts about any Planning Applications on this agenda must be declared before the application is considered.

6. APPLICATIONS FOR PLANNING PERMISSION ON WHICH THE PUBLIC HAVE INDICATED A DESIRE TO SPEAK. EACH SPEAKER WILL BE ALLOWED 3 MINUTES ONLY TO MAKE THEIR POINTS – the report of the Head of Development Control, attached (**Page 7**).

Members of the public will be given three minutes to speak on a particular item and this is strictly timed. The chair will inform all public speakers that: their comments must be limited to addressing issues raised in the agenda item under consideration: and that any departure from the item will not be tolerated.

The Chair may interrupt the speaker if they start discussing other matters which are not related to the item, or the speaker uses threatening or inappropriate language towards Councillors or Officers and if after a warning issued by the chair, the speaker persists, they will be asked to stop speaking by the Chair. The Chair will advise the speaker that, having ignored the warning, the speaker's opportunity to speak to the current or other items on the agenda may not be allowed. In this eventuality, the Chair has discretion to exclude the speaker from speaking further on the item under consideration or other items of the agenda.

7. APPLICATIONS FOR PLANNING PERMISSION ON WHICH NO MEMBER OF THE PUBLIC HAS INDICATED A DESIRE TO SPEAK – the report of the Head of Development Control.
8. ANY OTHER ITEMS which in the opinion of the Chair of the meeting should be considered as a matter of urgency because of special circumstances (which must be specified).

NUNEATON AND BEDWORTH BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

23rd September 2025

A meeting of the Planning Applications Committee was held in the Town Hall, Nuneaton on Tuesday, 23rd September 2025.

Present

Councillor B. Hancox (Chair)

Councillors: L. Cvetkovic (Vice-Chair), E. Amaechi, S. Dhillon, P. Hickling, M. Kondakor, S. Markham, W. Markham, J. Sheppard, R. Smith and K. Wilson.

PLA13 **Minutes**

RESOLVED that the minutes of the meeting held on the 2nd September 2025 be approved, and signed by the Chair.

PLA14 **Declarations of Interest**

RESOLVED that the declarations of interests are as set out in the Schedule that can be found on the Council's website - ([Councillor Schedule of Declarations of Interests for Meetings](#)).

PLA15 **Declarations of Contact**

All Members had received email correspondence from Councillor R. Roze in relation to application 041075.

IN PUBLIC SESSION

PLA16 **Planning Applications**

(Note: Names of the members of the public who submitted statements or spoke are recorded in the Schedule).

RESOLVED that decisions made on applications for planning permission are as shown in the attached schedule, for the reasons and with the conditions set out in the report and addendum, unless stated otherwise.

Chair

SCHEDULE OF APPLICATIONS FOR PLANNING PERMISSION AND
RELATED MATTERS REFERRED TO IN MINUTE PLA16 OF THE
PLANNING APPLICATIONS COMMITTEE ON 23RD SEPTEMBER 2025

041075 - 30 Primrose Drive, Bedworth, Warwickshire. CV12 0GL

Applicant – Mr Rafiq Chati

Public Speakers: Councillor R. Roze (Ward Councillor)
County Councillor N. Garland (Objector)
Mr S. Robinson (Objector)

DECISION that planning permission be granted, subject to the conditions as printed in the agenda.

041192 - Site 105B008 - Bedworth Leisure Centre & Land at Miners Welfare
Park

Applicant – Mr Kevin Hollis (Strategic Director for Public Services, NBBC)

DECISION that Planning Permission be granted, subject to

- a) the conditions printed in the agenda and addendum, and
- b) no new, additional material planning consideration points of objection being received during the consultation period.

Planning Applications Committee
21st October 2025

Applications for Planning Permission
Agenda Item Index

Planning Applications

Item No.	Reference	Ward	Address	Page No.
1.	040724	CC	"Riversley Park", Coton Road, Nuneaton, Warwickshire, CV11 5TY	8

Wards:					
AR	Arbury	EA	Eastboro	SL	Slough
AT	Attleborough	EX	Exhall	SM	St Marys
BE	Bede	GC	Galley Common	SN	St Nicolas
BU	Bulkington	HE	Heath	SE	Stockingford East
CH	Camp Hill	MI	Milby	SW	Stockingford West
CC	Chilvers Coton	PO	Poplar	WE	Weddington
				WH	Whitestone

PLANNING APPLICATIONS

Item No. 1

REFERENCE No. 040724

Site Address: Riversley Park, Coton Road, Nuneaton, Warwickshire, CV11 5TY

Description of Development: Proposed erection of memorial wall behind existing monument. Proposed erection of 12 memorial benches and circular footpath. Proposed erection of memorial statue. Proposed resurfacing of existing concrete pad around existing monument.

Applicant: Mr Chitra Rana

Ward: CC

RECOMMENDATION:

Planning Committee is recommended to grant planning permission, subject to the conditions printed.

INTRODUCTION:

This application seeks consent for:

- Proposed erection of memorial wall behind existing monument
- Proposed erection of 12 memorial benches and circular footpath
- Proposed erection of memorial statue
- Proposed resurfacing of existing concrete pad around existing monument

The application site is located in the north-west of Riversley Park. The site lies immediately south of Nuneaton Town Centre, with Vicarage Street to the north and the A444 Coton Road to the west. The site is located within the Nuneaton Town Centre Conservation Area. The roundabout at the junction of the A444 and Vicarage Street is also located to the north-west of the site.

The proposed memorial wall is located immediately south of the existing Gurkha Memorial. The proposed 12 memorial benches will be located in a circle around the existing memorial. The memorial statue is located to the north of the existing memorial and proposed memorial wall.

Whilst land ownership is not a material planning consideration for the purposes of the determination of planning applications, in the interests of transparency it should be noted for information purposes only that the application site is within the ownership of Nuneaton and Bedworth Borough Council. This has not been taken into account in the recommendation to approve this planning application, given land ownership is not a material consideration for the purposes of this decision making, but reference to this is included for completeness.

BACKGROUND:

This application is being reported to Planning Applications Committee as the President of the British Gurkha Veterans Association is an elected Member of Nuneaton and Bedworth Borough Council.

RELEVANT PLANNING HISTORY:

040554: Works to trees in Conservation Area comprising felling of one Leylandii Conifer Tree (T1) adjacent to Gurkha Monument. Submitted October 2024 and approved at committee December 2024.

036792: 1 x Memorial Wall 2.5m high behind existing monument. 13 x Memorial Benches. 1 x Memorial Statue approx. 2m high. Submitted November 2019 and approved January 2022.

RELEVANT PLANNING POLICIES:

- Policies of the Borough Plan 2019:
 - DS1 – Presumption in favour of sustainable development
 - DS2 – Settlement hierarchy and roles
 - DS3 – Development principles
 - BE3 – Sustainable design and construction
 - Supplementary Planning Guidance / Supplementary Planning Documents.
 - BE4 – Valuing and conserving our historic environment
 - NE3 – Biodiversity and geodiversity
- Sustainable Design and Construction SPD 2020.
- Transport Demand Management Matters SPD 2022.
- National Planning Policy Framework (NPPF).
- National Planning Practice Guidance (NPPG).

CONSULTEES NOTIFIED:

NBBC Tree Officer, NBBC Parks, NBBC Sport Development, NBBC Land and Property, NBBC Planning Policy, WCC Ecology, WCC Highways, Historic England, Cadent Gas.

CONSULTATION RESPONSES:

Objection from:
WCC Highways

No objection subject to conditions:
WCC Ecology

No objection:
NBBC Parks

No response:
NBBC Tree Officer, NBBC Sport Development, NBBC Land and Property, NBBC Planning Policy, Historic England

NEIGHBOURS NOTIFIED:

Flat 18 Coton Road, 18 Coton Road, 19-22 Coton Road, Alliance House 23 Coton Road, Flat The Parade 24 Coton Road, The Parade 24 Coton Road, 24a Coton Road,

227 & 227a Coton Road. Nuneaton Museum and Art Gallery Riversley Park Coton Road, Registry Office Riversley Park Coton Road. Park House Riversley Road.

Neighbouring properties were sent letters notifying them of the proposed development on 18th February 2025. A site notice was erected on street furniture on 21st February 2025.

NEIGHBOUR RESPONSES:

None.

APPRAISAL:

The key issues to assess in the determination of this application are;

1. The Principle of Development
2. Impact on the Conservation Area and Heritage
3. Impact on Residential Amenity
4. Impact on Visual Amenity
5. Impact on Highway Safety
6. Ecology and Biodiversity
7. Conclusion

1. The Principle of Development

Policy DS1 of the Borough Plan (2019) states that when considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in the Borough Plan (and where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Policy DS2 of the Borough Plan states that Nuneaton has the primary role for leisure and service provision and that most development will be directed to Nuneaton as the primary town.

Policy DS3 of the Borough Plan explains that all new development will be sustainable and of a high quality, fully supported by infrastructure provision, as well as environmental mitigation and enhancement. Additionally, new development within the settlement boundaries, as shown on the proposals map, will be acceptable subject to there being a positive impact on amenity, the surrounding environment and local infrastructure.

The application site is located within the Nuneaton Town Centre Conservation Area which is within the settlement boundary. Overall, the principle of a memorial wall, 12 memorial benches, a memorial statue and concrete pad are considered to be acceptable in this location and would accord with the Council's Settlement Hierarchy and the provisions of Policies DS1, DS2 and DS3 of the Borough Plan 2019, as well as the advice set out within the NPPF (2024).

2. Impact on the Conservation Area and Heritage

The site is located within the north-west of Riversley Park within the Nuneaton Town Centre Conservation Area, which is a designated heritage asset and as such, development within it should preserve or enhance the Conservation Area.

The Council has produced a Nuneaton Town Centre Conservation Area Appraisal and Management Plan (2022). Character Area 3 (Riversley Park, George Eliot Gardens and Coton Road) is the most relevant to this application. The relevant principal features of this area are that the Edwardian Riversley Park retains much of its original layout and the series of varied 19th century buildings along the west side of Coton Road.

It is worth noting that the Grade II listed Cross Memorial of 1914-1918 and the nearby Boer War Memorial are located to the south of the Museum and Art Gallery. Both of which are situated in relatively close proximity to the existing Gurkha Memorial and where the proposed memorial wall, memorial benches and memorial statue will be located. The Grade II listed 1914–1918 Cross Memorial and the nearby Boer War Memorial, are nationally designated heritage assets whose significance derives not only from their physical fabric but also from their setting. In any proposals for development in their vicinity, particular reference must be had to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires that special regard be paid to the desirability of preserving the setting of listed buildings. Under the NPPF (2024), Section 16 (Conserving and enhancing the historic environment) requires decision makers to give “great weight” to the conservation of designated heritage assets (paragraph 212) and to avoid or minimise conflicts between heritage conservation and the objectives of development (paragraph 208).

In considering changes that would affect the setting of the two memorials, it is considered that there would be no significant harm to the setting, as their location and siting remain legible and respected within their landscape and the local vicinity.

The application is submitted by the British Gurkha Veterans Association and accompanied by supporting information in the form of a plan detailing the requirements of the Gurkha Monument expansion plans along with the project duration and contractors. The specific details and dimensions of the wall, 12 benches and memorial statue are detailed within the drawings submitted for this application.

The Conservation Area already has an existing memorial and three flags that are within the same location as the development proposals. This scheme will complement the existing memorial rather than replace what is currently there. As such, the additional features added to the existing memorial, which are a part of this application, are considered to enhance the Conservation Area. Furthermore, it is considered that the proposed development is appropriate in its aims and form and is what would be expected to be found within such a location and Conservation Area. This would be in accordance with Policy BE4 which confirms that great weight will be given to the conservation of the borough’s heritage assets, with greater weight being given to assets of higher importance. Within the surrounding area lies further community facilities in the form of Nuneaton Museum and Art Gallery and Registry Office. The proposed development further adheres to Policy BE3 of the Borough Plan, in that the proposal is designed to a high standard, contributing to local distinctiveness and character.

It is prudent to mention that a very similar application was previously approved in January 2022 for a memorial wall, 13 memorial benches and a memorial statue. Work did not start within 3 years of permission being granted, meaning that permission expired, therefore a new application was submitted. There are considered to be no material changes to this application when compared to the previous application (ref: 036792). It is therefore considered that the impact on the Conservation Area is acceptable.

3. Impact on Residential Amenity

There are no residential properties that immediately border the proposed site. The closest being those on Riversley Road and Dugdale Street which are over 70m from the site.

The impact on residential amenity is considered to be acceptable as it will cause no significant impact.

4. Impact on Visual Amenity

Paragraph 1.3 of the Sustainable Design and Construction SPD 2020 states that in terms of character, good designs should respond to and reinforce local distinctiveness and landscape character.

Paragraph 1.5 discusses the quality of the public realm, confirming that developments should create spaces that enhance the feeling of safety and which are visually attractive. Riversley Park's visual amenity should be positively enhanced by the proposals and it should not have a detrimental impact on the visual amenity of the area.

The size and scale of the memorial wall, 12 memorial benches and memorial statue are considered to be an appropriate size and scale when compared to the existing Gurkha Memorial and Riversley Park as a whole. Additionally, it is considered that the materials proposed are appropriate and are in keeping with the visual amenity of the area, wider public realm and conservation area.

The proposed scheme is considered to enhance the visual amenity of the area and will create a space that increases and improves the quality of the public realm.

It is therefore considered that the impact on visual amenity is acceptable.

5. Impact on Highway Safety

The proposed development would see new built structures located within Riversley Park, with part of the site adjacent to Coton Road (A444) to the west and roundabout to the north. A cycleway is located to the east of the site. The nearest structure to the road would be the proposed wall, which would be set away from it by some 9.35m.

The highway authority has been consulted as part of this application stating that, due to the proposed position of the wall and its scale in relation to the roundabout at Coton Road, a Stage 1 RSA was requested, to ensure that it would not have any safety implications on the public highway. In addition, further details on the memorial statue were requested.

A Stage 1 RSA is typically required where a proposed development includes new highway infrastructure, changes to existing highway layout, or developments that are immediately adjacent to and affecting the safe operation of the highway. It is considered that this proposal would not involve any of these circumstances.

The proposed wall which is to be 2.34m tall would be over 30m from the junction on the roundabout with Coton Road. The significant distances between the proposed wall and the road/ junction would ensure that the structure is well outside of the visibility splays and tracking paths of the highway and there is no indication that the wall would obstruct driver visibility. The wall is proposed at 2.34m in height and given the open nature of the site, it would be visible from Coton Road, however, it is not of a scale that would represent a driver distraction or physical hazard given the separation distance.

It is noted that no plans have been received in relation to the memorial statue, such as its proposed height. However, condition 4 requires such details to be submitted, at which time, an assessment can be made on its suitability in terms of highway safety as well as other factors including the impact on visual amenity.

Paragraph 116 of the NPPF (2024) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

On this occasion, it is considered that there is no evidence presented that the memorial wall, or any of the associated infrastructure, would result in any impact (including an unacceptable or severe impact) on the highway network. Therefore, requiring an RSA in this context does not align with the test set out in national policy. Furthermore, the proposal does not include any alteration to highway access, geometry, or visibility splays. The proposed wall is located entirely within the park with no encroachment or interaction with the public highway. As such, an RSA appears disproportionate to the scale and context of the development.

In light of the above, it is consequently considered that a Stage 1 RSA is not justified. The development poses no foreseeable risk to highway safety, does not affect highway design or operation, and fails to meet the threshold for refusal as defined under Paragraph 116 of the NPPF. It is consequently considered that, subject to the addition of condition 4, relating to further details to be submitted in relation to the memorial statue, the development would not result in an unacceptable impact on highway safety or a severe impact on the road network.

6. Ecology and Biodiversity

Whilst the proposal is relatively minor in nature, it is subject to the mandatory requirement to provide a net gain in biodiversity of at least 10%. From 2nd April 2024, all Minor and Major applications submitted on or after this date (with some exemptions) are required to demonstrate a 10% increase in biodiversity value, which is to be secured through a Biodiversity Net Gain (BNG) plan. This plan is to be submitted for approval via a condition, after the planning application has been determined, but before work commences on site. As the submission of the BNG plan is mandatory, the Planning Practice Guidance advises that Councils do not include this as a condition within the decision notice, but since applicants are still bound by it, it will be included as an informative on any decision notice.

A biodiversity metric was submitted to the Council for consideration demonstrating mitigation in the form of tree planting and a wildflower meadow within the locality of the site. This was considered by the NBBC Parks team as the land owners. An objection was raised, stating that the wildflower meadow would occupy most of the prominent frontage of the park and would not be suitable as a means of achieving mitigation. In addition, the proposed tree planting in the proposed location is not needed nor appropriate. In addition, the formality of the rest of the park makes the creation of such habitats inappropriate in that setting.

A recommendation was made for proposed habitat creation on other NBBC sites including Jubilee Park at Greenmoor Road. This recommendation was agreed by the Council and the developer/applicant. Subsequently, an amended site plan was received to demonstrate its location and an updated BNG metric was submitted

(Version 4) which demonstrated that a minimum 10% net gain in biodiversity can be achieved, in accordance with the Environment Act 2021.

The baseline value of the site in habitat units is 2.37, which comprises of sealed surfaces (no value), 0.91 units of grassland, 1.33 units of woodland and forest and 0.13 units of individual trees,

The post development value of the site combined with that of Jubilee Park, Greenmoor Road would be 2.83 units, formed of 1.36 units of grassland, 1.33 units of woodland and forest (unchanged), 0.14 units of individual trees. This would result in a net gain of 19.4%.

The proposal would include provision at Jubilee Park in the form of a section of modified grassland to be enhanced from poor to moderate condition, including sowing of a typical grass seed mix to increase species diversity and the planting of 10 small native trees.

Further consultations were received in relation to the amended site plan and BNG metric. NBBC Parks team had no objection to the location, nor the proposed planting mitigation as proposed. WCC Ecology also reviewed the details stating that the proposal would demonstrate at least a 10% net gain in biodiversity. They also stated that the proposed habitat creation and management can be secured via a Habitat Management and Monitoring Plan condition.

Given that the site is owned by NBBC, the applicant/ developer would have to work with NBBC in relation to the details required by this condition, however, such information will be discussed closer to the discharge of condition stage.

In conclusion, a minimum 10% gain in biodiversity units will be provided as a result of the development at Jubilee Park Greenmoor Road, with further details to be submitted via condition. It is consequently considered that the proposal is acceptable in terms of impact on ecology and biodiversity.

7. Conclusion

The NPPF 2024 (Paragraph 11) promotes a presumption in favour of sustainable development, and in line with the Planning and Compulsory Purchase Act 2004 states that decisions should be made in line with an adopted Development Plan, unless material considerations indicate otherwise.

In conclusion, the principle of development, impact on the Conservation Area, the impact on residential amenity, visual amenity, highway safety and ecology and biodiversity are considered to be acceptable, subject to conditions.

REASONS FOR APPROVAL:

Having regard to the pattern of existing development in the area, relevant provisions of the development plan, as summarised above, and the consultation responses received, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan and would not materially harm the conservation area, the character or appearance of the area, the living conditions of neighbouring occupiers, the highway network and would result in a net gain to biodiversity.

SCHEDULE OF CONDITIONS:

1. The development to which this permission relates must be begun not later than the

expiration of three years from the date of this permission.

2. The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

<u>Plan Description</u>	<u>Plan No.</u>	<u>Date Received</u>
Site location plan	TQRQM24344130021713	27/01/2025
Offsetting location plan	TQRWM25182160528238	01/07/2025
Proposed site plan	2452-06	10/07/2025
New Wall Plans and Elevations	2452-04	08/01/2025
Footing details	2452-05	08/01/2025
Concrete pad and bench securing		08/01/2025

3. A Habitat Management and Monitoring Plan (HMMP) for a minimum 30-year timeframe shall be submitted to and be approved in writing by the Council prior to the commencement of development, to include site clearance. The content of the HMMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including annual work plan capable of rolling forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.
- i) Details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured by the developer with the management body responsible for its delivery.

The approved plan will be implemented in accordance with the approved details.

4. Notwithstanding the approved plans, no development above ground level shall commence until full details of the proposed statue have been submitted to and approved in writing by the Council including the height, dimensions and form of the statue, the design and appearance (including any plinth or base) and the materials to be used in all external parts. The development shall thereafter be carried out in full accordance with the approved details.

5. Notwithstanding the approved plans, full details (including samples where appropriate) of the external materials and finishes of the memorial wall shall be submitted to and approved in writing by the Council prior to its installation.

6. Notwithstanding the approved plans, details of the placement of all 12 benches shall be submitted to, and approved in writing by the Council prior to the installation of the first bench.

7. Prior to installation, details of the materials, finish, and specification of the proposed circular footpath and resurfacing of the existing concrete pad shall be submitted to and approved in writing by the Council. The development shall thereafter be carried out in accordance with the approved details.

8. No development, including site clearance, groundwork or excavation shall commence until a Tree Constraints Plan (TCP), Tree Protection Plan (TPP) and an Arboricultural Method Statement (AMS) has been submitted to and approved in writing

by the Council. The development shall thereafter be carried out in full accordance with the approved arboricultural details.

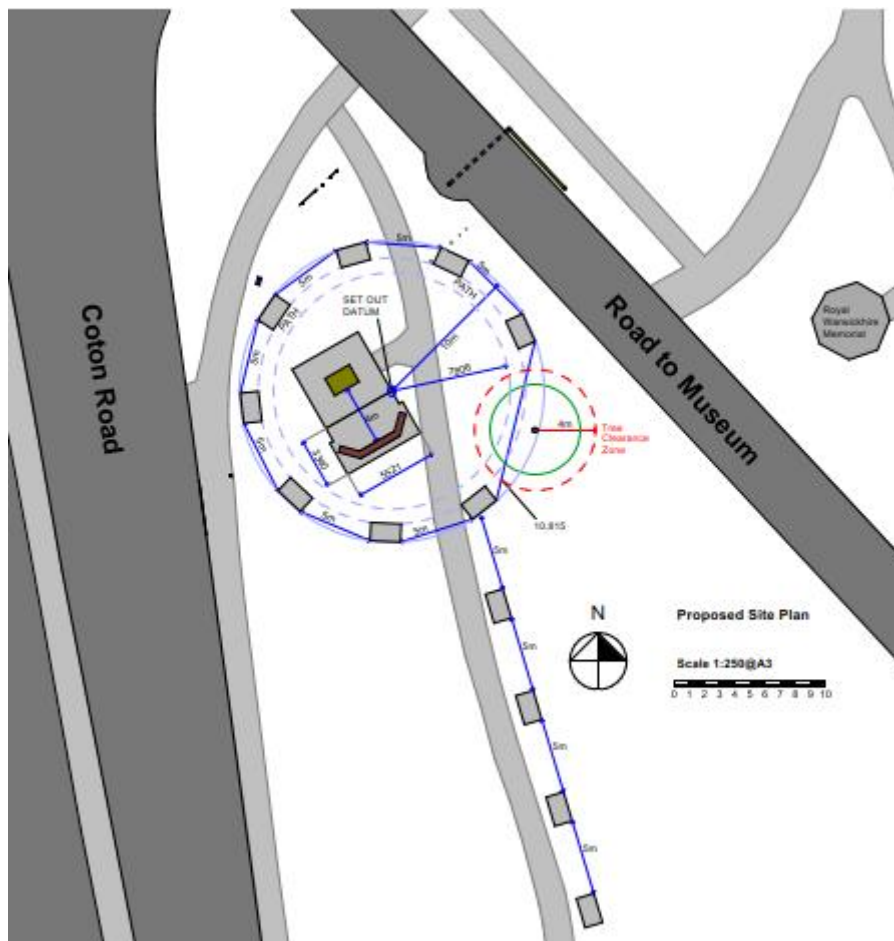


Site Location Plan

Greenmoor Road Recreation Ground



Offsetting Location Plan



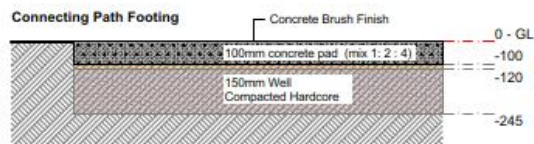
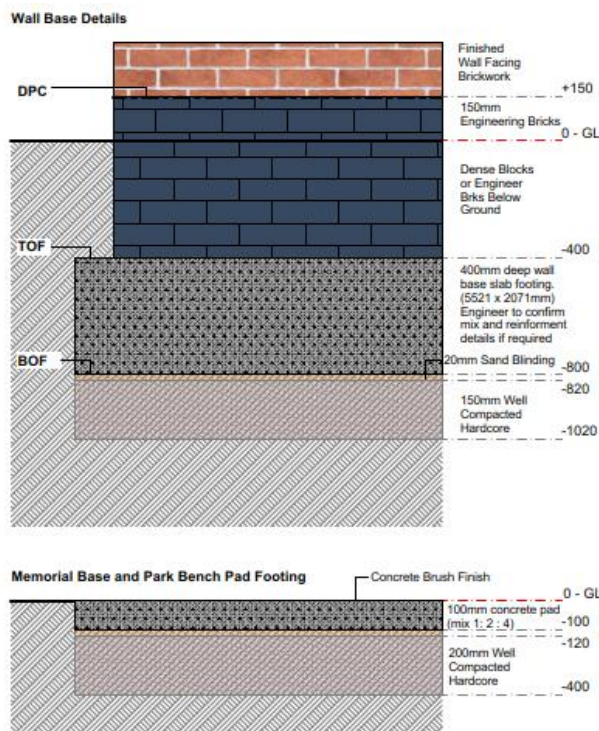
Proposed Site Plan

Architectural drawings of the proposed Royal Warwickshire Memorial. The drawings include a main elevation (E1) with height markers (+2940, +2630, +115, +0, -430, -890, -1620) and a section through the wall showing the internal structure. A detail of the top corner shows the 'Brass Plaques face mounted to masonry wall (plugged and screwed)' and 'Granite Stone Capping'. Another detail shows the 'Facing Brickwork to match Royal Warwickshire Memorial'. The drawings are labeled 'Elevation - E1', 'Elevation - E2', 'Elevation - E3', and 'Elevation - E4'.

New Walls Plans and Elevations



Concrete Pad and Bench Securing



NOTE:

To be reviewed by the Building Control Inspector before starting work on site.

All dimensions to be checked by the contractor on site. We should be notified immediately if there are any discrepancies from the drawings.

All underground services to be fully investigated using cat and gen and existing surveys prior to ground digging on site.

Nearby lampposts and electric boxes to be isolated and special care to be taken while construction work is undertaken.

Please review in conjunction with Chalkley Tree Services Ltd tree survey report. All details to be reviewed and confirmed by Chalkley Tree Services prior to construction.

Footing Details

Glossary

Adoption – The final confirmation of a local plan, or planning document, by a local planning authority.

Advertisement consent – A type of consent required for certain kinds of advertisements, such as shop signs and hoardings. Some advertisements are allowed without the need for an application by the Town and Country Planning (Control of Advertisement) (England) Regulation 2007.

Affordable housing – Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Authority monitoring report – A report that allows the Local Authority to assess the extent to which policies and proposals set out in all the local development documents are being achieved.

Appeal – The process by which a planning applicant can challenge a planning decision that has been refused or had conditions imposed.

Area action plan – A document forming part of the local plan containing proposals for a specific defined area.

Article 4 direction – A direction restricting permitted development rights within a specified area. They are often used in conservation areas to provide protection for things like windows, doors, chimneys, etc.

Brownfield – Land which has had a former use.

Conservation area – An area of special architectural or historic interest, the character and appearance of which are preserved and enhanced by local planning policies and guidance.

Conservation area consent – Consent needed for the demolition of unlisted buildings in a conservation area.

Consultation – A communication process with the local community that informs planning decision-making.

Certificate of lawfulness – A certificate that can be obtained from the local planning authority to confirm that existing development is lawful. **Change of use** – A material change in the use of land or buildings that is of significance for planning purposes e.g. from retail to residential.

Character appraisal – An appraisal, usually of the historic and architectural character of conservation areas.

Community – A group of people that hold something in common. They could share a common place (e.g. individual neighbourhood) a common interest (e.g. interest in the environment) a common identity (e.g. age) or a common need (e.g. a particular service focus).

Community engagement and involvement – Involving the local community in the decisions that are made regarding their area.

Design and access statement – A short report accompanying a planning permission application. Describes design principles of a development such as layout, townscape characteristics, scale, landscape design and appearance.

Design Code - A design code provides detailed design guidance for a site or area they prescribe design requirements (or 'rules') that new development within the specified site or area should follow.

Development – Legal definition is “the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land.”

Development management control – The process of administering and making decisions on different kinds of planning application.

Development plan – A document setting out the local planning authority's policies and proposals for the development and use of land in the area.

Duty to co-operate – A requirement introduced by the Localism Act 2011 for local authorities to work together in dealing with cross-boundary issues such as public transport, housing allocations or large retail parks.

Economic development – Improvement of an area's economy through investment, development, job creation, and other measures.

Enforcement – Enforcement of planning control ensures that terms and conditions of planning decisions are carried out.

Enforcement notice – A legal notice served by the local planning authority requiring specified breaches of planning control to be corrected.

Environmental impact assessment – Evaluates the likely environmental impacts of the development, together with an assessment of how these impacts could be reduced.

Flood plain – An area prone to flooding.

Front loading – An approach to community engagement in which communities are consulted at the start of the planning process before any proposals have been produced. General (Permitted Development) Order The Town and Country Planning General (Permitted Development) Order is a statutory document that allows specified minor kinds of development (such as small house extensions) to be undertaken without formal planning permission

Greenbelt – A designated band of land around urban areas, designed to contain urban sprawl (not to be confused with 'greenfield').

Greenfield site – Land where there has been no previous development (not to be confused with Greenbelt).

Green infrastructure – Landscape, biodiversity, trees, allotments, parks, open spaces and other natural assets.

Green space – Those parts of an area which are occupied by natural, designed or agricultural landscape as opposed to built development; open space, parkland, woodland, sports fields, gardens, allotments, and the like.

Green travel plan – A package of actions produced by a workplace or an organization setting out how employees, users or visitors will travel to the place in question using options that are healthy, safe and sustainable, and reduce the use of the private car.

Highway authority – The body with legal responsibility for the management and maintenance of public roads. In the UK the highway authority is usually the county council or the unitary authority for a particular area, which can delegate some functions to the district council.

Historic parks and gardens register – The national register managed by English Heritage which provides a listing and classification system for historic parks and gardens.

Housing associations – Not-for-profit organisations providing homes mainly to those in housing need.

Independent examination – An examination of a proposed neighbourhood plan, carried out by an independent person, set up to consider whether a neighbourhood plan meets the basic conditions required.

Infrastructure – Basic services necessary for development to take place e.g. roads, electricity, water, education and health facilities.

Inquiry – A hearing by a planning inspector into a planning matter such as a local plan or appeal.

Judicial review – Legal challenge of a planning decision, to consider whether it has been made in a proper and lawful manner.

Legislation – The Acts of Parliament, regulations, and statutory instruments which provide the legal framework within which public law is administered.

Listed buildings – Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.

Listed building consent – The formal approval which gives consent to carry out work affecting the special architectural or historic interest of a listed building.

Local authority – The administrative body that governs local services such as education, planning and social services.

Local plan - The name for the collection of documents prepared by a local planning authority for the use and development of land and for changes to the transport system. Can contain documents such as development plans and statements of community involvement.

Local planning authority – Local government body responsible for formulating planning policies and controlling development; a district council, metropolitan council, a county council, a unitary authority or national park authority.

Major Planning application-

- the winning and working of minerals or the use of land for mineral-working deposits
- waste development
- Residential development of 10 or more residential dwellings
- Residential development of on a site of 0.5 hectares or more (where the number of residential units is not yet known i.e. for outline applications)
- the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more.
- development carried out on a site having an area of 1 hectare or more

Material considerations – Factors which are relevant in the making of planning decisions, such as sustainability, impact on residential amenity, design and traffic impacts.

Micro-generation – The small-scale generation of renewable energy usually consumed on the site where it is produced.

Mixed use – The development of a single building or site with two or more complementary uses.

National Planning Policy Framework (NPPF) – The government policy document first adopted in 2012 was updated in 2021. The NPPF introduces a presumption in favour of sustainable development. It gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Neighbourhood planning – A community initiated process in which people get together through a local forum or parish or town council and produce a neighbourhood plan or neighbourhood development order.

Non-determination – When a planning application is submitted and the local authority fails to give a decision on it within the defined statutory period.

Operational development – The carrying out of building, engineering, mining or other operations in, on over, or under land; part of the statutory definition of development (the other part being material changes of use of buildings or land).

Permitted development – Certain minor building works that don't need planning permission e.g. a boundary wall below a certain height.

Policy – A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.

Parking standards – The requirements of a local authority in respect of the level of car parking provided for different kinds of development.

Plan-led – A system of planning which is organised around the implementation of an adopted plan, as opposed to an ad hoc approach to planning in which each case is judged on its own merits.

Planning gain – The increase in value of land resulting from the granting of planning permission. This value mainly accrues to the owner of the land, but sometimes the local council negotiates with the developer to secure benefit to the public, either through section 106 planning obligations or the setting of a community infrastructure levy.

Planning inspectorate – The government body established to provide an independent judgement on planning decisions which are taken to appeal.

Planning obligation – Planning obligation under Section 106 of the Town and Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted. They cover things like highway improvements or open space provision.

Planning permission – Formal approval granted by a council allowing a proposed development to proceed. Planning Practice Guidance (PPG) The government's PPG can be read alongside the NPPF and is intended as a guidebook for planners. It is not a single document but an online resource which is

kept current through regular updates. Presumption in favour of sustainable development The concept introduced in 2012 by the UK government with the National Planning Policy Framework to be the 'golden thread running through both plan making and decision taking'. The National Planning Policy Framework gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Public inquiry – See Inquiry.

Public open space – Open space to which the public has free access.

Public realm – Areas of space usually in town and city centres where the public can circulate freely, including streets, parks and public squares.

Regeneration - Upgrading an area through social, physical and economic improvements.

Retail – The process of selling single or small numbers of items directly and in person to customers. The use category defined as Class E in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Rural – Areas of land which are generally not urbanised; usually with low population densities and a high proportion of land devoted to agriculture.

Scheduled ancient monument – A nationally important archaeological site, building or structure which is protected against unauthorised change by the Ancient Monuments and Archaeological Areas Act 1979.

Section 106 – see Planning obligation.

Sequential test – A principle for making a planning decision based on developing certain sites or types of land before others, for example, developing brownfield land before greenfield sites, or developing sites within town centres before sites outside town centres.

Setting – The immediate context in which a building is situated, for example, the setting of a listed building could include neighbouring land or development with which it is historically associated, or the surrounding townscape of which it forms a part.

Space standards – Quantified dimensions set down by a local planning authority to determine whether a particular development proposal provides enough space around it so as not to affect the amenity of existing neighbouring developments. Space standards can also apply to garden areas.

Supplementary planning document – Provides detailed thematic or site-specific guidance explaining or supporting the policies in the local plan.

Sustainable development – An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that "meets the needs of the present without compromising the ability of future generations to meet their own needs".

Town and Country Planning Act 1990 – Currently the main planning legislation for England and Wales is consolidated in the Town and Country Planning Act 1990; this is regarded as the 'principal act'.

Tree preservation order – An order made by a local planning authority to protect a specific tree, a group of trees or woodland. Tree preservation orders (TPOs) prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.

Use classes order – The Town and Country Planning (Use Classes) Order 1987 (as amended) is the statutory instrument that defines the 8 categories of use of buildings or land for the purposes of planning legislation. Planning permission must be obtained to change the use of a building or land to another use class.

Urban – Having the characteristics of a town or a city; an area dominated by built development. Urban design – The design of towns and cities, including the physical characteristics of groups of buildings, streets and public spaces, whole neighbourhoods and districts, and even entire cities.

Urban fringe – The area on the edge of towns and cities where the urban form starts to fragment and the density of development reduces significantly.

Guide to changes to the Use Classes Order in England

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Shop not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop	A1	F.2
Shop	A1	E
Financial and professional services (not medical)	A2	E
Café or restaurant	A3	E
Pub or drinking establishment	A4	Sui generis
Take away	A5	Sui generis
Office other than a use within Class A2	B1a	E
Research and development of products or processes	B1b	E
For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	B1c	E
Industrial	B2	B2
Storage or distribution	B8	B8

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Hotels, boarding and guest houses	C1	C1
Residential institutions	C2	C2
Secure residential institutions	C2a	C2a
Dwelling houses	C3	C3
Use of a dwellinghouse by 3-6 residents as a 'house in multiple occupation'	C4	C4
Clinics, health centres, creches, day nurseries, day centre	D1	E
Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	D1	F.1
Cinemas, concert halls, bingo halls and dance halls	D2	Sui generis
Gymnasiums, indoor recreations not involving motorised vehicles or firearms	D2	E
Hall or meeting place for the principal use of the local community	D2	F.2
Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms	D2	F.2

Changes of use within the same class are not development. Use classes prior to 1 September 2020 will remain relevant for certain change of use permitted development rights, until 31 July 2021.
The new use classes comprise:

Class E (Commercial, business and service uses),

Class F.1 (Learning and non-residential institutions)

Class F.2 (Local community uses)