

# MINUTES OF MEETING

## Warwick District Conservation Advisory Forum

Thursday 18<sup>th</sup> April 2019

14:30 – Room 2.37 - Riverside House, Milverton Hill  
Royal Leamington Spa, CV32 5HZ

---

### Attendees:

Cllr P Cain (Chair)  
Mrs R Bennion (CLARA)  
Mr G Cain (RICS)  
Mr P Edwards (Leamington Society)  
Ms C Kimberley (CPRE)  
Mr R Ward (RIBA)  
Mr R Dawson (WDC)

### Apologies:

Cllr Caroline Evetts (Vice Chair)  
Dr C Hodgetts (Warwickshire Gardens Trust)  
Mr A Kaye (The Victorian Society)  
Mr J Mackay (Warwick Society)  
Mr Poole (Warwick Rural West)  
Mr D Stocks (Whitnash Society)  
Mr M Sullivan (RTPI)

### Agenda

#### 1. **Emergency Procedure**

At the commencement of the meeting the emergency procedure for the building was announced.

#### 2. **Substitutes and New Members**

None.

3. **Declarations of Interest**

None.

4. **Minutes of Last Meeting**

Were agreed.

5. **Planning Committee Agenda**

The Planning Committee Agenda was presented to CAF.

6. **Pre-Application Presentations**

None.

7. **Planning Applications**

- 7.1 W/18/1635 | Demolition of existing farmhouse and agricultural buildings and outline planning application for residential development of up to 620 dwellings (Use Class C3), land for a primary school, (Use Class D1) including means of access into site (not internal roads), parking and associated works, with all other matters (relating to appearance, landscaping, scale and layout) reserved | Land East of Kenilworth, Glasshouse Lane/ Crewe Lane, Kenilworth

CAF COMMENTS

CAF welcomes the fact that the amended scheme now meets the local plan allocation.

Whilst CAF is grateful to see the acoustic barrier relocated closely to the A46, in response to Historic England's concerns, the Forum expressed concern that the proposed outline plan may result in poor connectivity around the site and particularly the linkages with the primary school.

CAF also raised some concern that the adjacent high school, on a separate development site, is not depicted as currently proposed and recommends that this be more accurately illustrated on the masterplan.

CAF reiterated comments raised during the pre-application presentation made to the Forum on 9<sup>th</sup> August 2018, namely that careful consideration needs to be given to the design of the acoustic barrier and that the design code be reflective of Kenilworth's local vernacular. CAF looks forward to seeing a more developed plan on submission of the reserved matters application for appearance, landscaping, scale and layout.

- 7.2 W/19/0374 | Resubmission of W/18/2407: Installation of roof top air conditioning condensers & acoustic screen around condensers | St Albans House, Portland Street, Leamington Spa, CV32 5EZ

CAF COMMENTS

CAF raised concern in relation to the potential visual and noise impact of the air conditioning condensers and acoustic screen on the Conservation Area and setting of Grade II and II\* Listed buildings. It was felt that the approved colour would be of paramount importance in order to mitigate the impact of the structures as much as possible.

CAF feels that the colour proposed currently (black) for the condensers would be overbearing and visually intrusive and recommends that a more muted, lighter and subtler colour (e.g. tonal sky) be proposed to mitigate visual impact.

CAF also strongly recommends that the applicant proposes condensers with the lowest sound output as possible.

- 7.3 W/19/0312 & W/19/0313/LB | Proposed display of 1no. additional illuminated signage to front elevation, repositioning of projecting hanging sign to front elevation, updated name board to side elevation, updated 2no. window stickers and additional logo to rear wall | Leif Tearooms and Piano Bar, 114-116 Warwick Street, Leamington Spa, CV32 4QP

#### CAF COMMENTS

CAF raised considerable concern to this application and felt that the proposal would cause harm to the listed building, setting of listed buildings, the street scene and the Conservation Area.

The Forum Highlighted that the existing grade II listed building is one of the most prominent and important buildings on Warwick St and any external changes to its appearance, including colour, should be carefully considered, respecting the setting of heritage assets and the Conservation Area.

It was felt that the proposed lime green colour deviates significantly from the established colour of Warwick St frontages, which predominantly comprise of a mixture of white, magnolia and light grey render. The proposed lettering is considered too large, overbearing and the level of advertisement excessive.

CAF therefore recommends refusal or that the applicant considers significant revisions in collaboration with the Principal Conservation Officer

#### 8. **Any Other Business**

Cllr P Cain, the Chair of CAF, highlighted the important role that CAF continues to play in the District and thanked the members for their expertise and help in contributing towards preserving the District's unique character, including its Conservation Areas and Listed buildings.

**Date of next meeting:** 13<sup>th</sup> June 2019

**For any enquiries about the minutes please contact Robert Dawson, Principal Conservation Officer:**

**Telephone:** 01926 456546     **Email:** [Robert.dawson@warwickdc.gov.uk](mailto:Robert.dawson@warwickdc.gov.uk)