

MINUTES OF MEETING

Warwick District Conservation Advisory Forum

Thursday 15th June 2023
14:30 via Microsoft Teams

Attendees:

Cllr Carolyn Gifford
Cllr Martin Luckhurst

Mr Angus Kaye (The Victorian Society)
Ms Cathy Kimberley (CPRE)
Mr James Mackay (20th Century Society)
Mr Mark Sullivan (RTPI)
Dr Christine Hodgetts (Warwickshire Gardens Trust)
Mr Gordon Cain (RICS)
Ms Gill Smith (Warwick Society)

Mr Robert Dawson (WDC)
Ms Jane Catterall (WDC)

Apologies:

Ms Susan Rasmussen (The Leamington Society)

1. **Confirmation of Chair and Vice-Chair**

Cllr Carolyn Gifford was elected as Chair and Cllr Martin Luckhurst as Vice-Chair.

2. **Substitutes and New Members**

None.

3. **Declarations of Interest**

None.

4. **Minutes of Last Meeting** (20 April 2023)

Were agreed.

5. **Planning Committee Agenda**

It was noted that Dr Hodgetts would submit an objection on behalf of the Warwickshire Gardens Trust to Planning Committee in relation to App W/22/1877 - Land at Warwickshire Police HQ, Woodcote Lane, Leek Wootton.

No comments were given regarding the other applications.

6. **Planning Applications**

6.1 W/23/0341– Demolition of existing single storey retail unit and erection of proposed new building to provide replacement commercial space at ground floor with 2no. studio apartments above – 2 Bedford Street, Leamington Spa, CV32 5DY

Whilst members noted the variety of form and character within Bedford Street, the proposal was felt to be disappointing in both detail and design. The site in question is a liminal space, set between the high corner building of 50 Warwick Street and the neighbouring, low, historic pub, the only building in the immediate area which reflects the past character of this side street. The proposal is indicative of the overdevelopment of Bedford Street, where all available space is being utilized for tall, nondescript structures which erode the history of the area.

Members likened the design to a sole surviving house from a lost terrace, which would sit uncomfortably within the street scene on this side of Bedford Street. It was felt to be heavy in massing, with the stepped back upper floor and balcony doing little to address this. Concerns were also raised in general in terms of overlooking, fixed windows, noise and other issues such as bicycle storage. Overall, whilst the principle of redevelopment was not objected to, members were unsupportive of this proposal, due to both its erosion of the character of Bedford Street and its unsuitability in form and design.

7.0 **Any Other Business**

It was remarked upon that there is currently no representation from Kenilworth nor societies such as Historic Buildings & Places (formerly the Ancient Monuments Society). Members were informed that invitations for possible forum membership can be readily extended to relevant conservation societies.

Date of next meeting: 13th July 2023

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