

## MINUTES OF MEETING

### Warwick District Conservation Advisory Forum

Thursday 2<sup>nd</sup> September 2021  
14:30 via Microsoft Teams

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#### Attendees:

Cllr Sidney Syson

Ms Ruth Bennion (Leamington Society)  
Ms Cathy Kimberley (CPRE)  
Mr James Mackay (20<sup>th</sup> Century Society)  
Ms Gill Smith (Warwick Society)  
Dr Christine Hodgetts (Warwickshire Gardens Trust)  
Mr Angus Kaye (The Victorian Society)  
Mr Richard Ward (RIBA)

Ms Zoe Herbert (WDC)

#### Apologies:

Cllr George Illingworth

#### 1. **Substitutes and New Members**

None.

#### 2. **Declarations of Interest**

None.

#### 3. **Minutes of Last Meeting**

Were agreed.

#### 4. **Planning Committee Agenda**

The next planning committee agenda was not yet available for CAF to make comment on.

## 5. Planning Applications

- 5.1 W/21/1315 | Proposed purpose built student accommodation comprising 87no. self-contained studio units with ancillary accommodation and gym within the basement. The proposal includes cycle parking spaces, e-bike charging stations and disabled parking facilities (re-submission of W/19/2077) | Land at Junction of High Street, Lower Avenue, Leamington Spa, CV31 3AQ

CAF felt that the proposed development was out of scale with the surrounding buildings, particularly the height which was considered to be a storey too high. It was felt that the site was being severely overdeveloped. The appearance of the building 'floating' through the use of pilotis at ground floor was not felt to be appropriate for this context; Leamington Spa's prevalent Regency architecture establishes a sense of weight and solidity at ground floor.

The Forum would have liked to have seen some images that shows the building within the context of the listed station to the west. It was noted that the approach to Leamington Spa along Tachbrook Road provided pleasant views of All Saints Church and it was a shame that this scheme would remove that. It was also commented that the language of the building read more as an office block than a residential building. Overall, CAF considered the scheme to constitute overdevelopment and that the bulk and height of the building would completely dominate the street scene.

- 5.2 W/21/1390 | Display of 10x Monoliths (MO) and 14x Fingerposts (FP) within Leamington | Various sites in Leamington: Jephson Gardens, Willes Rd, Warwick St/Kenilworth St, Regent Grove, Royal Spa Centre, Jephson Gardens, Clarendon Avenue, Pump Rooms, Parade, Newbold Terrace, Bath St, Spencer St, Lower Av, Sayer Close, Packington Pl, Railway Station

CAF were generally supportive of the scheme and appreciated that the signs were individual to Leamington Spa. However, it was felt that the maps on the signs should be orientated to the north for people to most easily find their way.

- 5.3 W/21/1029 | Demolition of existing building and erection of 5 (3 storey) dwellings | 16 Cross Street, Leamington Spa, CV32 4PX

CAF did not support the proposed scheme for a number of reasons but primarily due to the cramped nature of the development and the scale of the buildings, which were considered to be out of scale with other buildings along the street. It was commented that the street level frontages meant that pedestrians could not easily bypass the buildings and would have to pass over 10 curbs, something that would be challenging to some users. The Forum would have liked to have seen contextualized images. It was felt that the building would be extremely conspicuous in the street due primarily to its height and the use of brick where all other buildings are rendered/painted white. It was commented that it was difficult to really understand what the drawings were showing, particularly on the rear and side elevations. Annotations of materials used, or rendered images would have been helpful to clarify.

The Forum were also concerned at the street scene being dominated by parked cars. At a time when WDC has declared a climate change emergency, applicants should be putting forward schemes that utilised more sustainable means of transportation, not ones that are dominated by vehicles. Finally, it was noted that the only means of amenity was being given by balconies, which further demonstrated the overdevelopment of the site.

5.4 W/21/1313 | Erection of 2no new dwelling incorporating its associated landscaping and proposal of a new peace garden following the demolition of former Sunday School building on the site | Baginton School Site, Church Road, Baginton, CV8 3AR

CAF noted that there was a lack of essential detail on boundary treatments and landscaping, particularly to the fronts of the buildings. Where this is unspecified it can usually be assumed to comprise hardstanding, which then could be utilised by more car parking. The Forum noted that House B was taller than all other houses in the street scene which results in the building 'sticking out'. It was also noted that no second floor plan had been provided for House B, and that there was no indication of materials.

6. **Any Other Business**

CAF wished to express their continued concern at the current state of the King's High School site in Warwick now that some of the buildings have been cleared. There is concern at the possibility of significant listed buildings, that contribute massively to the conservation area, being at risk as a result of the site being left undeveloped.

**Date of next meeting:** 7<sup>th</sup> October 2021

**Enquiries about the minutes please contact:**

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