

## **MINUTES OF MEETING**

### **Warwick District Conservation Advisory Forum**

Thursday 13<sup>th</sup> May 2021  
14:30 via Microsoft Teams

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#### **Attendees:**

Cllr Sidney Syson  
Cllr George Illingworth  
Ms Ruth Bennion (Leamington Society)  
Dr Christine Hodgetts (Warwickshire Gardens Trust)  
Ms Cathy Kimberley (CPRE)  
Mr James Mackay (20<sup>th</sup> Century Society)  
Mr Angus Kaye (The Victorian Society)

Ms Zoe Herbert (WDC)

#### **Apologies:**

Ms Gill Smith (Warwick Society)  
Mr Mark Sullivan (RTPI)  
Mr Richard Ward (RIBA)

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

Cllr Sidney Syson was nominated by Cllr George Illingworth to continue as Chair of the Conservation Advisory Forum. This decision was seconded and agreed by Ruth Bennion. It was also agreed that Cllr George Illingworth would continue to fill the Vice-Chair role.

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

None.

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

Were agreed.

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

CAF made no comment.

## 5. Planning Applications

### 5.1 W/21/0153 | Erection of a one bedroom single storey dwelling | Land Adjacent to 1, Castle Hill, Kenilworth

CAF firstly wished to highlight inaccuracies in the supporting reports submitted with the application which noted that the house was occupied by the 1901 census. In truth, the 1901 census shows that the family were living in lodgings on the High Street. The Forum also wished to reiterate that no weight should be given to the site originally being sold as three plots as this bears no relevance to how the site was ultimately designed and used through the construction and development of the Wantage. The house and garden were developed and enjoyed together and this is how they should be regarded. It was noted that Charlotte, widow of Aaron Lufkin Dennison, who commissioned the house had always intended to buy both plot 11 and 12 to give her a view of Kenilworth Castle and it is known that she was very keen in developing the garden. CAF wished to highlight Kenilworth Neighbourhood Plan KP13J which explains that the *'Wantage is a large 1901 arts and crafts house Listed Grade II in its own grounds on the south side above Little Virginia – it is important to maintain the garden as an entire garden, and the boundary treatment of this important house.'*

One of the alleged benefits of the development being presented in the application was that they would be improving upon the unkempt condition of the existing garden. However, the Forum wished to emphasise that the neglect of a site by the present owner cannot be used as a reason for allowing development.

Additionally, the Forum questioned how the building would be constructed and used by its occupants when the only access to the site was through a pedestrian gate, and suggested that the proposal may, therefore, involve harm to the listed boundary wall. The design of the building was also felt to be of poor quality, particularly the use of such a large bedroom window facing the street, which bears no resemblance to the listed building and the prevailing character of the area. Overall, CAF were of the view that this would set an enormously dangerous precedent and should be refused on the basis that it is contrary to policies contained within the Local and Neighbourhood Plans and harmful to the setting of the listed building.

### 5.2 W/21/0246 | Proposed display of free standing, non-illuminated totems & fascia signage | The Old Police Station Site, Priory Road, Warwick, CV34 4NA

CAF considered the totem signs proposed throughout the site to be excessive and unnecessary. People who use the medical practice will already be aware of the building's use without the need for excessive signage and the lettering proposed to the building itself would be sufficient in making people aware of its use. It was considered that the building is already very prominent and that the totem signs would add further to this. It was remarked that the proposals seem to be making a commercial statement on a building that should be concerned with serving the community. The Forum expressed concern that the brightly coloured logo to the totem signs would detract from the important historic features in the street scene, most notably the sundial to the side of the Grade II\* listed Northgate House, and be harmful to the setting of adjacent listed buildings and the conservation area. The use of numerous lettering styles and the use of a brightly coloured logo depicting the building was also considered untidy and unnecessary. The simple form and design of the building would be compromised as a result of the proposed scheme.

The Forum suggested that other means be found to provide the necessary signage without the need for visually intrusive totem signs, for example placing plaques

onto existing walls of the building and car park/retaining walls, and placing signs relating to bike storage onto the bike racks themselves. Overall, it was felt that the signage proposed to the building itself would be appropriate but that the rest of the signage would add unnecessary clutter to the site that would be harmful to the surrounding historic environment.

## 6. **Any Other Business**

CAF requested that at the next meeting there be a briefing on what aspects of the Royal Leamington Spa Neighbourhood Plan relate to conservation.

It was also suggested that a statement with regards to the installation of solar panels, within the context of conservation, be included on the WDC website in order to give the public better clarity on when consent may be required.

A member of the Forum asked for clarification on whether the installation of roller shutters required planning permission to unlisted buildings in conservation areas as they were aware of one having recently been installed to a shopfront in Warwick. ZH is to follow this up with planning colleagues and provide advice accordingly.

**Date of next meeting:** 17<sup>th</sup> June 2021.

### **Enquiries about the minutes please contact:**

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