

MINUTES OF MEETING

Warwick District Conservation Advisory Forum

Thursday 25th February 2021

14:30 via Microsoft Teams

Attendees:

Cllr Sidney Syson
Cllr George Illingworth
Mr R Ward (RIBA)
Ms C Kimberley (CPRE)
Dr C Hodgetts (Warwickshire Gardens Trust)
Ms G Smith (Warwick Society)
Mr J Mackay (20th Century Society)
Mr A Kaye (The Victorian Society)
Ms R Bennion (Leamington Society)

Mr Robert Dawson (WDC)
Ms Zoe Herbert (WDC)

Apologies:

Mr G Cain (RICS)

1. **Substitutes and New Members**

None.

2. **Declarations of Interest**

Cllr George Illingworth declared his position as Ward Councillor for Kenilworth Abbey & Arden under items 6.1 and 6.2.

3. **Minutes of Last Meeting**

Were agreed. Cllr Illingworth noted that the comments made by CAF in the previous meeting on the planning application at 43 Fieldgate Lane, Kenilworth had not yet been made publicly visible online and asked that this be looked into. RD confirmed that all CAF minutes should be publicly visible on the website and planning administration will be reminded to upload minutes of CAF meetings for

each application discussed.

4. **Planning Committee Agenda**

CAF made no comment.

5. **Pre-application presentation by Mr Heath Pedrola and Mr Mark Brightburn to outline wayfinding proposals in Leamington Spa.**

Mr Heath Pedrola (Whybrow Pedrola) gave an overview of the wayfinding project in Leamington Spa. The project is intended to not only improve wayfinding for the 2022 Commonwealth Games, but also for all future visitors to the town. Mr Pedrola reported that they were currently at Stage 1 of the project which covers the wayfinding strategy.

CAF noted their gratitude for the presentation and looked forward to seeing the designs and plans develop. The Forum also noted that they hoped the project would clarify the inconsistent naming of the Town and places within it during the course of the project.

6. **Planning Applications**

6.1 W/21/0169 | Demolition of existing sports centre and erection of new sports centre and Scout and Guide Headquarters with associated parking and landscaping | Castle Farm Sports Centre, Fishponds Road, Kenilworth, CV8 1EY

CAF felt that too many different materials are proposed in this project, as was previously noted during a pre-application presentation on 30 January 2020, and that the overall use of colours, shapes and angles was incoherent.

CAF also raised that the scale of fenestration, particularly to the upper storey of the front elevation, was not of human scale and could be better controlled. Some members were concerned that the large, high areas of glazing would be highly visible and prominent when lit at night, causing detriment to neighbouring residential development.

The Forum felt that the rear elevation appeared more industrial than the existing building and noted that what should be a 'soft edge' to the town, given views to and from open countryside, would be particularly impacted upon by the proposed development.

CAF also recommended that the pétanque court be relocated so as to avoid the proposed removal of three mature trees.

6.2 W/21/0170 | Demolition of existing swimming pool and outdoor pool and redevelopment to provide two new indoor swimming pools and associated changing facilities with ancillary cafe, boundary treatment and landscaping | Abbey Fields, Swimming Pool, Bridge Street, Kenilworth, CV8 1BP

Overall, CAF felt that the proposed development is a missed opportunity to provide a building that is more sympathetic and harmonious with this highly sensitive location. The Forum felt that the proposal is quasi-industrial in style, does not distinguish its use in the design and fails to integrate with the landscape.

6.3 W/20/1928 | Demolition of existing dwelling and erection of a two-storey dwelling, with basement| 88 Northumberland Road, Leamington Spa, CV32 6HG

It was noted that the windows of the proposed development were unprecedented on the streetscene. Whilst the Forum commented that the building is of similar scale to adjacent buildings, the lack of detailing makes the proposal appear out of scale with other houses. CAF felt that the proposed large gables on the front elevation sit uncomfortably and raised that there should be a greater overhang in the eaves.

It was recommended that should approval be forthcoming, the dwelling should have permitted development rights removed in order to restrict further extension to the rear. The Forum commented that the proposal would have a considerably larger footprint, compared to the existing house, and further additions would be detrimental to the character of the area.

Overall, CAF felt that the proposed scheme would fail to preserve or enhance the character and appearance of the conservation area.

7. **Any Other Business**

7.1 Baddesley Clinton Conservation Area Character Appraisal draft

Gill Smith commented that the policy section of the document was too detailed and felt that relevant policies should be only listed and not written in full.

7.2 WCC proposals

James Mackay updated CAF on WCC plans for electric charging points in Warwick and explained that charging points are no longer proposed on Northgate Street, but are still proposed on Market Place.

JM also raised that alterations are proposed to the cycle path through St Nicholas Park path. JM agreed to circulate plans to WDC Conservation Officers for comment.

7.3 The Wantage, Kenilworth

Cllr Illingworth raised that a new application had been submitted for the Wantage, Kenilworth and requested that this be discussed at the Forum when validated.

Date of next meeting: 25th March 2021.

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