

MINUTES OF MEETING

Warwick District Conservation Advisory Forum

Thursday 13th June 2019

14:30 – Room 2.37 - Riverside House, Milverton Hill

Royal Leamington Spa, CV32 5HZ

Attendees:

Cllr. Sukhi Sanghera

Cllr. Sidney Syson

Cllr. Val Leigh-Hunt

Mrs R Bennion (CLARA)

Mr G Cain (RICS)

Mr P Edwards (Leamington Society)

Mr A Kaye (The Victorian Society)

Ms C Kimberley (CPRE)

Mr J Mackay (Warwick Society and 20th Century Society)

Mr R Ward (RIBA)

Mr R Dawson (WDC)

Apologies:

Dr C Hodgetts (Warwickshire Gardens Trust)

Mr M Sullivan (Royal Town Planning Institute)

Mrs P Cain (Kenilworth Society)

1. **Emergency Procedure**

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

2. **Substitutes and New Members**

The newly elected Councillors, Cllr. Sidney Syson, Cllr. Sukhi Sanghera and Cllr. Val Leigh-Hunt, introduced themselves and representatives welcomed them to the Forum.

Cllr Sidney Syson was nominated by Cllr Sukhi Sanghera to be Chair of the Conservation Advisory Forum. This decision was seconded and agreed by the rest of the forum. Cllr. Sukhi Sanghera would fill the role as Vice-Chair of the Forum.

It was confirmed that the former Chair of CAF, Mrs P Cain, would continue to attend the Forum as a representative of the Kenilworth Society in the future. A thank you note for her role as CAF Chair has been added under AOB.

No substitutes.

3. **Declarations of Interest**

Cllr. Sidney Syson declared that she is also Chair of the Leamington Society. Cllr Syson confirmed that she will look at each application on its individual merits as Chair of CAF and it will be disclosed at each Forum whether any applications presented have also been discussed at the Leamington Society.

4. **Minutes of Last Meeting**

The minutes of the last meeting held on 18th April 2019 were generally agreed.

Mr P Edwards did however present additional comments for item 7.1 (W/18/1635) concerning Land East of Kenilworth, Glasshouse Lane/Crewe Lane. It was felt that the proposed location of the primary school was situated in an isolated location to the side of the development, which results in poor access arrangements, and it was considered that the school should feature more prominently in the development.

Minutes of the last meeting will be amended to reflect this point.

5. **Planning Committee Agenda**

The Planning Committee Agenda was presented to CAF. No comments were made.

6. **Pre-Application Presentations**

None.

7. **Planning Applications**

- 7.1 W/19/0684 | Resubmission of W/18/1254: Full application for the part alteration and part demolition of existing buildings and the redevelopment of the site to provide nine no. apartments, two no. terraced dwellings, nine no. mews dwellings and two no. detached dwellings (22 dwellings total), together with car parking, landscaping and all associated engineering works. | Jephson House, Stoneleigh Road, Blackdown, Leamington Spa, CV32 6RE

CAF COMMENTS

CAF is pleased that the historic core of Jephson House is to be retained in the resubmitted application.

CAF however did express concern about a number of aspects of the revised scheme.

The large detached dwellings proposed to the north of the site were considered poorly integrated, in design and layout terms, when compared with Jephson House and proposed 'mews' development. The architectural design of the dwellings were considered at odds with the form and style of Jephson House. It was recommended that the detached dwellings assert much more vertical

emphasis to both complement to verticality of Victorian architecture and to break down the mass and bulk of development.

The Forum expressed strong concern in relation to the proposed demolition of the attached historic cottages to the southern side of Jephson House, as the cottages date from C1895 and are therefore relatively contemporary with the main core. Whilst it was felt the cottages should be retained, CAF raised reservation in relation to the design of the replacement 2x 2 storey 'terraced' houses, as it was felt these may diminish the impression and dominance of Jephson House.

CAF expressed particular issue with the lack of landscaping to mitigate the impact of the proposed car park and increase of built form across the site. In addition, it was felt that the applicant should propose a centralised, aesthetic feature in the car park and aim for a design that better reflects the characteristics of a Victorian courtyard. CAF therefore strongly recommends that a suitable landscaping scheme be put forward by the applicant.

7.2 W/19/0531 | Outline application for the erection of two no. blocks of residential accommodation of up to 90 bed spaces including student accommodation together with undercroft parking | Milverton House, Court Street, Leamington Spa, CV31 2BB

CAF COMMENTS

CAF feels that the site presents the opportunity for an interesting development that contributes positively to the setting of both Leamington Conservation Area and the Canal Conservation Area.

CAF however considers the mass and scale proposed as disproportionate to the established urban character of the surroundings, particularly when considered in context with 2 storey houses on Tower St.

Although recognised that this is an outline application, concern was also expressed that there was no indicative landscaping scheme proposed.

CAF considers that, as currently proposed, the scheme does not respect the setting of the 2 Conservation Areas, as it fails to preserve or enhance their appearance and character

7.3 W/19/0635 | Erection of a single storey 1-bedroom dwelling to the grounds of 1 Castle Hill, Kenilworth | 1 Castle Hill, Kenilworth, CV8 1NB

CAF COMMENTS

CAF expressed strong concern that development continues to be proposed on the site, which is located in a Grade II Registered Park and Garden and in the curtilage of the Grade II Listed 1 Castle Hill (The Wantage).

The development proposed in this application is not considered to override the previous objections raised by Warwickshire Gardens Trust, the Kenilworth Society and the grounds for refusal made by the Planning Inspectorate in 2013.

CAF felt that the proposal amounts to substantial harm to the Registered Park and Garden and the proposal is considered contrary to several policies contained within the rev. 2018 NPPF, including paras: 184, 193, 194 and 195, in addition to

HE1 of the WDC Local Plan.

The development is also considered contrary to KPI3J of the Kenilworth Neighbourhood Plan which explicitly states:

“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”.

The Forum therefore unanimously recommended the application for refusal.

8. **Any Other Business**

The Forum resoundingly expressed its many thanks and appreciation to Mrs Pat Cain for chairing the Forum over the last 4 years – an excellent act to follow for all future chairs of CAF. CAF is grateful that the former Chair will continue to attend CAF as a representative of the Kenilworth Society.

Date of next meeting: 11th July 2019

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

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