

## **MINUTES OF MEETING**

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

Thursday 1<sup>st</sup> October September 2020

14:30 via Microsoft Teams

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#### Attendees:

Cllr Sidney Syson  
Cllr George Illingworth

Ms R Bennion (Leamington Society)  
Mr G Cain (RICS)  
Mr A Kaye (The Victorian Society)  
Ms C Kimberley (CPRE)  
Dr C Hodgetts (Warwickshire Gardens Trust)  
Mr M Sullivan (Royal Town Planning Institute)

Mr R Dawson (WDC)

#### Apologies:

Mr J Mackay (20<sup>th</sup> Century Society)  
Mr R Ward (RIBA)  
Ms G Smith (Warwick Society)

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

None.

#### 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/20/1015 | Erection of first floor side extension to raise the height of the existing single storey wing on the north-east side of the dwelling, erection of a dormer within the rear roof slope of the existing garage and alteration to the front elevation of the existing garage (this application is a resubmission of application ref: W/20/0313) | 91 Northumberland Road, Leamington Spa, CV32 6HQ

CAF objected to the proposed scheme.

The Forum resoundingly felt that the proposal would increase the impression of infilling between the properties and the void above the existing single storey extension should be retained. It was raised that part of the character of Northumberland Road is comprised of large dwellings in spacious grounds – the development proposal would be contrary and harmful to this character.

CAF also highlighted that the proposal would unbalance the front elevation of the house and recommends that the application be refused.

- 5.2 W/20/1288 | Proposed demolition of the existing single story Scout Hut and replacement with a new single story Youth and Community Centre | Scout Hut, Wasperton Lane, Barford, Warwick, CV35 8DT

CAF felt that the proposal was out of character with the street scene and unsympathetic, particularly the sloping roof, the design rationale of which was unclear. The Forum felt that the proposal would be harmful to the setting of Barford Conservation Area, the character of which the proposal fails to enhance or preserve.

It was also raised that the development would block the view of the allotments to the rear of the site – representatives of CAF felt that this view was an important feature of the street scene and should be retained.

- 5.3 W/20/1251 | Proposed erection of 3 storey 75 Bed Care Home (Class C2) with associated landscaping and parking, and public footpath access to Hatton Locks | Land On The North Side Of, Birmingham Road, Hatton Park, Warwick

CAF raised considerable concern to this proposal and felt that the development proposed was out of scale with its surroundings due to the bulk and massing of a three storey structure on the site.

The Forum highlighted that whilst the design proposed was somewhat reminiscent of canal side architecture, some of the features proposed – including a rendered gable and half dormer windows – would be out of keeping with the canalside.

The forum also felt strongly that the natural green barrier - comprised of an established hedgerow - should be retained as hedges form an important characteristic of the Canal Conservation Area. CAF therefore objected to the railings proposed and noted that 1.8m high railings would be inappropriate.

CAF resoundingly felt that the application, in its current form, should be refused as it fails to preserve or enhance the character or appearance of the Canal Conservation Area.

6. **Any Other Business**

- 6.1 It was raised at the Forum that the forecourt improvement scheme for Leamington Spa Railway Station is currently out to public consultation and members would like to have the scheme presented at the Forum. Mr R Dawson confirmed that he would invite project officers overseeing the scheme to present the proposals.

**Date of next meeting:** 29<sup>th</sup> October 2020.

**Enquiries about the minutes please contact:**

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