

MINUTES OF MEETING

Warwick District Conservation Advisory Forum

Thursday 28th November 2019

14:30 – Room 2.37 - Riverside House, Milverton Hill
Royal Leamington Spa, CV32 5HZ

Attendees:

Cllr Sidney Syson (Chair)
Cllr George Illingworth (Vice Chair)

Mrs R Bennion (CLARA)
Mr G Cain (RICS)
Ms C Kimberley (CPRE)
Ms G Smith (Warwick Society)
Mr M Sullivan (Royal Town Planning Institute)
Mr R Ward (RIBA)

Mr R Dawson (WDC)
Miss Z Herbert (WDC)

Apologies:

Mr P Edwards (Leamington Society)
Dr C Hodgetts (Warwickshire Gardens Trust)
Mrs P Cain (Kenilworth Society)
Mr A Kaye (The Victorian Society)
Mr J Mackay (20th Century Society)

Agenda

1. Emergency Procedure

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

2. Substitutes and New Members

Cllr Sidney Syson confirmed Cllr George Illingworth as Vice Chair of CAF. The Forum welcomed Cllr Illingworth to the Forum.

3. **Declarations of Interest**

None.

4. **Minutes of Last Meeting**

Were agreed.

5. **Planning Committee Agenda**

CAF made no comment.

6. **Pre-app Presentation by Dan Robinson-Wells (Marrons Planning), John Coleman (William Davis) and Paul Smith (Pegasus) for proposed outline planning application at land south of Gallows Hill**

The Forum welcomed Dan Robinson-Wells, John Coleman and Paul Smith, all of whom gave a presentation to CAF on the emerging masterplan for the proposed outline planning application at land south of Gallows Hill, Warwick. This included an overview of the key objectives of the scheme and the design rationale. It was confirmed that an application was likely to be submitted in early 2020.

CAF noted that they received an earlier presentation on the scheme on the 9th August 2018 (planning application W/18/1435) at which time CAF had recommended the larger blocks within the site be further broken up with tree planting and greater permeability. Whilst CAF wished to compliment the additional trees on the masterplan and the applicant addressing permeability concerns, the Forum expressed disappointment that there remained only one point of vehicular access into the site.

CAF looks forward to seeing a further developed masterplan which addresses some of their outstanding concerns.

7. **Planning Applications**

7.1 W/19/1671 & W/19/1672/LB | Internal alterations, replacement of external staircase to rear, new parking to front, erection of a new front gate, replacement of roof to coach house | 27 Beauchamp Avenue, Leamington Spa, CV32 5TD

CAF made no comment on the internal alterations with the exception of the proposed en-suite bathroom and would instead suggest a self-contained/pod-like structure be installed in order to be less intrusive and maintain the original room dimensions.

The Forum expressed concern at the design of the proposed gates within the existing hedgerow and would prefer ironwork that was of a plainer design of a uniform height and more in-keeping with the current street scene. They also expressed a disappointment at the loss of greenery within the front garden and questioned the justification for the removal of the conifer tree.

7.2 W/19/1559 | Refurbishment, change of use and extension of existing C3 dwelling

house to B1 office space with associated car parking | Victoria Lodge, Park Drive, Leamington Spa, CV31 3PJ

CAF were supportive in principle to the conversion of Victoria Lodge to office use. However, the Forum expressed disappointment in the design of the extension and felt that this should be more appropriate to the setting of the existing lodge and the Victorian park. The Forum expressed particular concern in relation to the fenestration of the new building and felt that this should better reflect the existing building which has 3-light casement windows. CAF also raised concern to the height of the glass linking walkway between the two buildings and felt that this should only be single storey in height.

7.2 W/19/1857/LB | Listed building consent for retainment of external signage and associated work | 13 Market Place, Warwick, CV34 4SA

CAF expressed concern to the existing and proposed hedges (between the ground and first floors) and felt that this destroys the proportions of the building. The Forum suggested that the hedges and banners be removed and not replaced. The Forum also felt that the first floor and dormer windows should be painted white to match the previous colour and to be more in-keeping with prevailing character of Market Place.

8. **Any Other Business**

- 8.1 The CAF schedule for 2020 was agreed by members of CAF. No objections were raised.

Date of next meeting: 30th January 2020.

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