

# MINUTES OF MEETING

## Warwick District Conservation Advisory Forum

Thursday 22<sup>th</sup> February 2018  
2.30 PM – Room 2.37 - Riverside House, Milverton Hill  
Royal Leamington Spa, CV32 5HZ

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### Attendees:

Clr Mrs P Cain (Chair)  
Mrs R Bennion (CLARA)  
Mr P Edwards (Leamington Society)  
Mr J Mackay (Warwick Society)  
Ms C Kimberley (CPRE)  
Mr Poole (Warwick Rural West)  
Mr R Ward (RIBA )  
Mr G Cain (RICS)  
Mr R Dawson

### Apologies:

Mr Angus Kaye (The Victorian Society)  
Mr D Stocks (Whitnash Society)  
Mr M Sullivan (Royal Town Planning Institute)  
Dr C Hodgetts (Warwickshire Gardens Trust)

## Agenda

### 1. **Emergency Procedure**

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

### 2. **Substitutes and New Members**

There were none.

### 3. **Declarations of Interest**

Mr G Cain (RICS) informed CAF of a consultation request as Councillor for the application at 53 Lillington Road (W/18/0237).

Mr P Edwards (Leamington Society) is a resident on Innage Close (related to W/17/2298)

### 4. **Minutes of Last Meeting**

Were agreed.

### 5. **Visits**

5.1 None.

### 6. **Pre-Application Presentation**

None

### 7. **Planning Applications**

**7.1** W/18/0039 | Application for variation of condition 2 (plan numbers) of planning permission ref: W/96/1167 (Erection of a dwelling and detached garages, alterations to widen access) to amend the approved design. | Castle Reach, Bridge End, Warwick, CV34 6PB

CAF comments:

7.2 CAF has serious concerns about the revised design.

7.3 The south elevation is overglazed and the scheme does not reflect the modest cottage character of Bridge End, in a way that detrimentally impacts the appearance of the Conservation Area.

7.4 The overall excessive fenestration, including quoining and additional dormer windows, and a change in the roof shape would be harmful to the rural character of Bridge End and setting of the Grade I Listed buildings and Scheduled Monuments (Warwick Castle and Castle Bridge), in addition to the Grade I Registered Castle Park.

7.5 The originally approved scheme aimed for a more simplistic rural design that better complemented the rural street scene of Bridge End.

7.5 A better demonstration of the development's visual impact is needed in order to better judge the impact on the Conservation Area, as the proposed elevation drawings do not provide a sufficient context of the surrounding area.

**7.6** W/17/2298 | Erection of detached three bedroom dwelling | 4 Innage Close, Leamington Spa, CV31 1BL

CAF comments:

- 7.7 The originally submitted plans were very generic and CAF looks forward to seeing revised plans that are more in keeping with the character and appearance of the Conservation Area.
- 7.8 CAF however notes that two previous applications to construct new dwellings on Innage Close were refused, on the grounds that the land forms part of a flood plain.
- 7.9 Development on the site would contrast with the Local Plan, which prohibits the construction of new dwellings in private gardens. CAF also opposes the removal of trees and foliage on the site.

**8.0** W/18/0237 | New external escape ramp from the care home social space following Fire Risk Assessment | James Hirons Home, 53 Lillington Road, Leamington Spa, CV32 6LD

CAF comments:

CAF generally supports the scheme, although recommends a grant on the condition that the hedge be sufficiently tall enough to obscure the proposed railing.

**8 Any Other Business**

**8.1** W/17/2145 & W/17/2146 | Conversion and extension of the existing garage/outbuilding and linking to the existing annexe building to create a new separate dwelling. | Abbey Farm, Ashow Road, Ashow, Kenilworth, CV8 2LE (Ashow Cottage)

- 8.2 CAF would like to reiterate previous comments that were previously submitted: "The proposed alterations and extensions to the Listed Farmhouse and garage buildings are considered to be poorly designed, over large, and by more than doubling the domestic living area would have a suburbanising affect upon the appearance of the curtilage Listed buildings. The proposed alterations and extensions will have a harmful impact on the setting of the heritage assets and to the appearance of the Ashow Conservation Area".

**8.4** Proposed future use of Leamington Spa Town Hall

- 8.5 CAF emphasises the importance of finding a use for one of the most prestigious buildings in Leamington. The Town Hall forms an integral part of Leamington's Victorian core, along with St Peter's Church, Manor Court and St Mark's Church.
- 8.6 CAF thanks Bill Hunt for his letter explaining the rationale behind the Town

Hall project, however CAF does not agree that the building is dependent on moving functions out of the building. CAF thinks that planning for the future use of the building should be considered now as a matter of urgency. CAF would like to draw the attention of CDP (Complex Development Projects) to start exploring options now for the future use of the Town Hall.

- 8.7 CAF would like to invite CDP to CAF to discuss the future use of the building.

**Date of next meeting:** 22<sup>nd</sup> March 2018

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