

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM **RECORD OF PROCEEDINGS HELD ON 1 SEPTEMBER 2011**

PRESENT: Councillor Mrs C Sawdon
Councillor J Webber
Councillor N Pittarello
Mr P Edwards
Mr M Sullivan
Mrs R Bennion
Mrs J Illingworth
Mr M Baxter
Dr C Hodgetts
Mr J Mackay
Mr A Pitts

APOLOGIES: None

RECORD OF PROCEEDINGS

The minutes of the previous meeting were accepted as a correct record.

DECLARATION OF INTEREST

- Councillor Pittarello declared an interest in W11/0931 – 43 Beauchamp Avenue, Leamington Spa as he is ward councillor.
- Councillor Webber declared an interest in W11/0872 – 112 Warwick Street, Leamington Spa and W11/0971 – 85-87 Parade, Leamington Spa.
- Mrs J Illingworth declared a personal interest in W11/1060/LB – Tantara Gatehouse, Abbey Fields, Kenilworth and left the room when this item was discussed.

TRAFFIC SIGNS IN KENILWORTH

The Conservation Officer pointed out that he had passed on the comments of the CAAF to Warwickshire County Council and that a meeting had been arranged with the Highway Engineers to discuss the items on site.

LEAN SYSTEMS THINKING REVIEW

A presentation was given by Mr Gary Stephens based on the papers circulated. Various comments were made as follows:

- The first sentence was considered to be significant and some discussion took place as to whether “looking to achieve good design and development” was

the correct wording. It was felt there should be more emphasis on protecting the historic environment.

- Importance of rear of buildings needed to be taken in to consideration.
- Concerns were expressed at the use of the word "historic", and what its definition is in PPS 5.
- Rural areas should be included, particularly isolated listed buildings.
- Suggestions were made as to capacity for considering rural areas and it was suggested a separate committee could be set up.
- Effects of setting need to be taken into account.
- Concerns were expressed that if the committee's remit was expanded, members may have to rely on photographs. At the moment personal knowledge of sites is of value.
- Bringing Council breaches to CAAF should be included.
- Issue of trees and street trees could be considered.
- Good to have developers in at the outset to share views.

It was agreed that Mr Stephens would prepare a revised document and that this would be presented at the October meeting.

REFERRALS FROM PLANNING COMMITTEE

W11/0800 – 59 Waverley Road, Kenilworth.

This had been a part II item with no comment therefore no one wished to speak on this item.

W11/0931 – 43 Beauchamp Avenue, Leamington Spa

Part II item at this meeting, no one wished to speak at the planning committee on this item.

CLARENDON ARCADE UPDATE

Concerns were expressed that there was a need for the views to be formulated before the next Planning Committee. Information was needed as to when this would be taken to committee. It was agreed that Members would email or send in comments to the Conservation Officer prior to the next meeting in order that a revised minute could be prepared for discussion and/or approval.

LEAMINGTON SPA ITEMS

1. W11/0872 – 112 Warwick Street, Leamington Spa Installation of new shop front.

It was felt that the depth of the fascia should be reduced and clarification sought on the type of lighting for the fascia which appeared to be an internally illuminated box.

2. W11/0971 – Zizzi, 85-87 Parade, Leamington Spa Display of 1 no. halo illuminated Zizzi ristorante fascia sign, non-illuminated secondary text and logo, one no. externally illuminated projecting sign and two no. internally illuminated menu boxes.

It was felt there was no need for illumination in this location as it is in a well lit area of the Parade. If illumination is to be used then it should be halo illuminated letters. There is no need for the quotation as no other shops have quotations on them and no need for the map logo. The hanging sign would be out of character and not in line with policy for the Parade.

3. **W11/1062/LB/1063 – Marks & Spencer, 68-72 Parade, Leamington Spa**
Removal of mullion to form single shop window, display of vinyl graphic panel internally to shop window glazing with hanging panels, together with redecoration of shop front.

Concerns were expressed at the discrepancy between colours stated for the fascia. It was felt this should remain as a Magnolia fascia which appeared to be stated on certain notes and RAL 609 on other notes. It was pointed out that the fascia to the Parade is a classic Marks & Spencer fascia designed to fit in with the whole building and the shop front. It was felt that this should be retained, particularly as other retailers have retained traditional signage. It was suggested that the M&S could be placed above the repainted side shop window (to have the food hall logo in it) and then the main fascia to be retained in its traditional format. The vinyl logo with interchangeable signs was felt to be inappropriate on the Parade particularly as other retailers had been encouraged to remove such signage in the past.

LEAMINGTON SPA - PART II ITEMS

1. **W11/0931 – 43 Beauchamp Avenue, Leamington Spa**
Change of material for rear doors in to new extension from timber to powder coated aluminium.

Part II item – no comment.

2. **W11/0961 – 47 Clarendon Avenue, Leamington Spa**
Application for Lawful Development Certificate for the existing use of dwelling including basement as an eight bed house in multiple occupation.

Part II item – no comment.

3. **W11/0975/LB – Cambridge House, 3 Newbold Street, Leamington Spa**
Erection of single storey and two storey extension to the existing building in use as eight bed house in multiple occupation to provide an additional self-contained four bed HMO.

Part II item – no comment.

4. **W11/0989 – 1 Charlotte Street, Leamington Spa**
Erection of one no. front dormer window and one no. rear dormer window.

Part II item – no comment.

5. **W11/1008/LB – Angel Hotel, 143 Regent Street, Leamington Spa**
Erection of Heritage Plaque.

Part II item – no comment.

6. **W11/1028 – 12 Greatehead Road, Leamington Spa**
Conversion of and extension to garage to form a playroom and cycle store.

Part II item – no comment.

7. **W11/1034 – 125 Radford Road, Leamington Spa**
Removal of existing single storey extension and addition of single storey rear extension to existing dwelling to provide additional living accommodation.

Part II item – no comment.

8. **W11/1046/LB – 22b Clarendon Square, Leamington Spa**
Removal of garage, widening of access, replacement gates, garden landscaping, provision of parking area, removal of conifers and part of laurel hedge.

Part II item – no comment.

9. **W11/0925 – 8 St Marys Terrace, Leamington Spa**
Loft conversion and dormer to rear.

Part II item – no comment.

WARWICK PART II ITEMS

1. **W11/0994/0995/LB – 73 Coten End, Warwick**
Replacement of existing single storey rear extension including a glazed extension to garden area. Repairs to existing boundary wall.

Part II item – no comment.

2. **W11/1006/LB – 44 High Street, Warwick**
To repaint front of house and front door.

Part II item – no comment.

3. **W11/1054/LB – 45 High Street, Warwick**
Installation of galvanised steel angle backing lintel behind propped stone lintel above ground floor window and right hand elevation fronting Leicester Place.

Part II item – no comment.

4. **W11/1071/1073/LB – 13 The Butts, Warwick**
Internal/External alterations, erection of single storey rear extension, internal/external alterations to outbuilding.

Part II item – no comment at this meeting but a request that it should be included as a part I item on the next meeting.

KENILWORTH ITEMS

1. **W11/0963 – The Water Tower, Tainters Hill, Kenilworth**
Demolition of single storey garage and construction of new garage with room over (ancillary to main house) with single storey entrance and toilet to side. Gradient of drive to be lowered.

It was felt that the monopitch to the single storey section would be better as a pitched or hipped roof. It was felt that the building would be an enhancement if detailed correctly. Possible need for an archaeological investigation was highlighted as this is a historic site.

2. **W11/1026/CA – 25a Clinton Lane, Kenilworth**
Proposed demolition of single storey industrial premises, outbuildings and garage and part demolition of existing two storey building.

It was felt that the extent of demolition of the building at the front needs to be clarified as partial demolition is mentioned and this would be inappropriate as the front building should be retained in its entirety and fully restored. It was suggested that a condition should be added, if permission is granted, that restoration of the building at the front must be completed before the new buildings are occupied.

3. **W11/1060/LB – Tantara Gatehouse, Abbey Fields, Kenilworth**
Proposed new soft capping roof.

As this had been approved as a Schedule Monument Application by English Heritage it was felt to be satisfactory.

DATE OF NEXT MEETING: 22 September 2011 at **7.00 pm.**