

Warwick District Conservation Advisory Forum

Thursday 5th October 2017
2.30 PM – Room 2.37 - Riverside House, Milverton Hill
Royal Leamington Spa, CV32 5HZ

MINUTES OF MEETING

Membership:

Attendees

Councillor Mrs Patricia Cain (Chair)
Mrs R Bennion (CLARA)
Mr J Mackay (Warwick Society)
Dr C Hodgetts (Warwickshire Gardens Trust)
Ms C Kimberley (CPRE)
Mr R Ward (RIBA)
Mr G Cain (RICS)
Mr Corbett (WDC)

Apologies

Cllr Caroline Evetts (Vice Chair)
Mr Angus Kaye (The Victorian Society)
Mr P Edwards (Leamington Society)

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

There were none.

4. Minutes of Last Meeting

The minutes were agreed.

5. **Visits**

5.1 None.

6. **Pre-Application Presentation**

None.

7. **Planning Applications**

7.1 W/17/1485 | Proposed use of land as a temporary medieval glamorous camping site for approximately 5 months between 1st May and 30th September each year up to and including 2022 at Foxes Study, Warwick Castle. | Land at Foxes Study, Warwick Castle and Grounds, Castle Hill, Warwick

CAF Observations

Members of CAF were unanimous that this application should be refused.

Foxes Study forms an integral part of the Grade I registered Park, which is of national and international significance.

The fact that Foxes Study is not part of the Capability Brown scheme does not diminish its significance, and the Historic England listing makes this clear.

Any deterioration in the quality of Foxes Study has occurred recently and any intentional harm should be disregarded as required by the NPPF.

The proposed change of use for glamping, combined with the permanent lodges, would result in an over-intensification of the use, which would harm the experience of being in the Grade I Park, and may harm ground conditions, ecology, and the overall significance of this part of the Grade I Registered Park.

The number of tents would result in a potentially squalid appearance and would harm views from the other side of the river, and would potentially result in substantial harm to the significance of the Grade I Registered Park.

Part of the justification for the permanent lodges was that the glamping tents would be removed, and this should now happen.

No special circumstances or wider public benefits are evident to justify the harm that would be caused by the proposed change of use.

There is no capacity in the car park, or in the town, to accommodate the additional car parking that the additional accommodation would generate.

7.2 W/17/1437 | Replacement double garage with addition of rooms over, new partially glazed link from proposed garage to dwelling, replacement of front single storey wing, addition of single story rear gable extension, extension of existing single storey rear flat roof extension, replacement of rear dormer to the first floor and windows and interior alterations. | The Stables, 92 Bridge End, Warwick, CV34 6PD

CAF Observations

Some concerns were raised about the proposed scale and bulk of the extended building, and the visual impact of this upon the appearance of the Conservation Area, but CAF also noted the improvements of the revised design, and commended the proposed use of traditional materials including clay roof tiles, the use of Crittal style windows, and retention of the existing ridge height.

- 7.3 W/17/1584 | Proposed conversion of existing lower ground floor to self contained one bedroomed apartment. | 1 Castle Hill, Kenilworth, CV8 1NB

CAF Observations

CAF supports the proposal but conditions are needed in relation to the nationally registered garden. Specifically, a management plan is needed for the future maintenance of the Grade II registered garden. The red line demarking the site boundary needs to be shown around the whole garden, not part of it, and no part of the garden should be sub-divided; it should be maintained as a single entity.

- 7.4 W/17/1700 | Full planning application including means of access, appearance, landscaping, layout and scale, for the demolition of Covent Garden Multi-Storey car park and pedestrian footbridge, and the erection of mixed use buildings comprising new 2,685m² (GIA) offices (use class B1) over four floors including plant room; a new multi-storey car park over four floors, comprising 617 car park spaces and 3 external spaces, 20 motor cycle spaces and 30 cycle spaces; and 44 residential units (use class C3) with 44 cycle spaces for the apartments. | Covent Garden Multi Storey Car Park, Russell Street, Leamington Spa CV32 5HZ

CAF Observations

The proposed mix of uses is welcomed and will help to create life and activity within this part of the Royal Leamington Spa Conservation Area .

The design of building, which includes the council offices, could better reflect the Regency grandeur of the Royal Leamington Spa Conservation Area, and the proposed use of buff bricks, and terracotta fins, is not supported as these materials are alien to the appearance of the surrounding Conservation Area.

Concerns were raised about the future use of Leamington Town Hall, and appropriate uses, such as a public library with community spaces, or a use by Warwick University, should be brought forward to ensure it doesn't fall into disrepair.

- 7.5 W/17/1701 | Outline planning application including access and landscape, with all other matters reserved, for the demolition of Riverside House and the redevelopment of the site to provide new buildings ranging from 2.5 to 6 storeys for up to 170 residential dwellings (use class C3) at Milverton Hill, Leamington-Spa. | Riverside House, Milverton Hill, Leamington Spa, CV32 5HZ

CAF Observations

The residential use is welcomed, but concerns were raised that the application is in outline only, when detailed schemes are required within CA's and the site is

surrounded by the Royal Leamington Spa Conservation Area.

Detailed approval for landscaping is sought but it's not clear why the whole area within the proposed urban block fronting Milverton Hill has no landscaping shown. The setting of the river and riverside walk should also be part of the landscaping scheme.

Concerns were raised about how visible the development will be, especially the 6 storey building, from the registered park on the other side of the river.

8. **Any Other Business**

CAF noted that the old Natwest Bank building in Warwick dating from the 1920s is on the market and will shortly go to auction. CAF recommends that this building is of some special architectural and historic interest and would support a sympathetic change of use, such as to a single dwelling, that protects the building's significance.

Date of next meeting:

2nd November 2017

Enquiries about the agenda please contact Nick Corbett or Antony Lowe

Telephone: 01926 456546

Email: nick.corbett@warwickdc.gov.uk