

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM RECORD OF PROCEEDINGS HELD ON 22nd OCTOBER 2009

PRESENT:

Councillor J Falp
Councillor A Wilkinson
Councillor B Gifford
Mrs R Benyon
Mr P Edwards
Mr M Baxter
Mrs J Illingworth
Dr C Hodgetts
Mr M Sullivan

APOLOGIES:

Councillor Mrs Mellor
Mr Cave
Mr Brock
Mr Mackay

SUBSTITUTE MEMBERS None

The Chair was taken by Councillor Mrs J Falp

RECORD OF PROCEEDINGS

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

Mr Baxter was thanked for speaking in respect of the loft theatre application.

REFERRALS

Dr Hodgetts agreed to speak on the applications for the Woolworths building at Market Place, Warwick and the Kozi Bar, Market Place, Warwick.

Councillor Gifford agreed to speak on 38 Conway Road and 38 High Street, Kenilworth. Its agreed not to speak on Home Farm Whitnash.

LEAMINGTON SPA ITEMS

W09/1182/LB – 97/99 Regent Street, Leamington Spa New Signage including Illuminated Facades signs and Projection Signs

This is the second time this application had been seen by the CAAF and it was agreed significant changes had been negotiated and this was now considered to be acceptable approach to signage on the building.

W09/1194/LB – 26 Portland Place West, Leamington Spa Blue Plaques 14inch Diameter made of cast aluminium

(Councillor Gifford declared an interest and did not speak on this application.)

This was welcomed and supported by CAAF. It was however, pointed out that it would be useful to have the actual dates people lived at properties on the blue plaques, as well as their birth and death dates.

W09/1199 – St Peters Church, Dormer Place, Leamington Spa

This item has been withdrawn.

W09/1211 – 98 Regent Street, Leamington Spa Individual stand of lettering and replacement hanging sign

It was felt that the lettering should be regulated to a more legible classical form of lettering which has been generally used throughout the town.

The manifestation on the glass was considered acceptable on this modern building together with the lettering on the hanging sign.

W09/1220 – 95 Warwick Street, Leamington Spa New Staircase and changing rooms on first floor in conjunction with an existing CAAF decision.

This is felt to be acceptable.

W09/1226 – 9 Warwick Place, Leamington Spa New Erection of single storey, rear extension

This was considered to be acceptable.

W09/1229 – Sea Scouts Club, Riverside, Adelaide Road, Leamington Spa A line a change a views as part of first floor to provide managers flat, including external alterations including a search for new windows and doors.

It was pointed out that these changes were being made on behalf of the St Patricks Irish Club.

The restoration of this building was welcomed, it was recommended that timber windows should be used for the new windows.

W09/1238/LB – 10 Adelaide Road, Leamington Spa
The erection of Shed and Greenhouse

Concerns was expressed that it did not appear to relate to the layout of the garden, which it would have been helpful to have indicated on the drawings.

W09/1191 – land adjacent to 41 Bridge End, Warwick
The Erection of a new dwelling

The main concerns expressed were at the implications on the fine Oak Tree which is at the boundary of the site. It was pointed out that the arboricultural report relies on the fact that the adjacent properties foundations have already penetrated the tree and it was concluded by CAAF members that damage had therefore already been done to the tree, and further damage would most likely result in the death of the tree.

Whilst the design of the house was acceptable, it was considered that the tree is such an important part of the conservation area in Bridge End that the application should be refused as it will lead to the death of the tree.

W09/1196 – 38-40 Market Place, Warwick
Proposed change of use of basement and proportion of the ground floor for A1 Retail to B1 business external. Additions/Replacement doors and windows to rear elevation along theatre north elevation to Market Place

Concerns were expressed that by making the rear of the former Woolworths shop into offices there would be no link to the service access off Theatre Street, it would always have to be off Market Place.

Concerns also was expressed again at the loss of this large area of Retail space. Concerns were also expressed at the loss of the covered walkway which had been a concern in the previous application, it was still felt that the covered walkway was an advantage to retailers and also a significant design feature for this building.

W09/0502 – W09/0503/CA – Rear of Priory Road, Warwick
Erection of dwelling house and boundary walls at the rear of 8 Priory Road, which is adjacent to 42 Chapel Street.

It was felt the site was far too small and for the inclusion of a house which would be detrimental both to the conservation area and amenity of the adjacent properties and would also create an unsuitably small property.

Concern was also expressed about the loss of garden for the property on Priory Road. Also for the loss of the garden wall fronting onto Chapel Street.

PART 2 ITEMS

LEAMINGTON SPA

W09/1186 – W09/1187/CA – 41 Grove Street, Leamington Spa
Erection of rear ground floor extension and new pitch line through the existing into roofs on same printers existing, demolish flat roof extension.

Part 2 Item - No comment

W09/1188 – Land Rear of Rugby Road, leamington Spa
Outlined Application A rear bungalow, rear of 207 Rugby Road, with access from Conway Road

Part 2 Item - No comment

W09/1213 – Land Rear of 25 Beech Avenue, Leamington Spa
Renewal of Planning Permission

Part 2 Item - No comment

W04/0771 – The erection of single storey detached dwelling with intertidal garage with access into Trinity Street.

Part 2 Item - No comment

W09/1129/CA – 7 Woodbine Street, Leamington Spa
Provide an increase in depths for existing lightwell to elevation of property.

Part 2 Item - No comment

W09/1164/75 – Leam Terrace, Leamington Spa
Provide Erection of Garden Shed

Part 2 Item - No comment

W09/1179 – 35 Radford Road, Leamington Spa
Replacement of Windows and Doors and Timber framed double garage units.

Part 2 Item - No comment

W09/1204/LB – 47A Lansdowne Crescent, Leamington Spa
Removal of existing stairs, fitted new staircase and install an ensuite

Part 2 Item - No comment

W09/1224/LB – Abbey National, 63/65 The Parade, Leamington Spa
Installation of non illuminated the individual letters, non illuminated final text on shop front, non illuminated letterbox cover plate, and internally illuminated ATM head panel.

Part 2 Item - No comment

W09/1244/145/LB – Rear of 39 Warwick Street, Leamington Spa
Part Demolition of outbuilding refurbishment of two storey outbuilding and extension to form student accommodation and courtyard external space

Part 2 Item - No comment

W09/1248 – Leamington Spa, Police Station, Hamilton Terrace, Leamington Spa
A line and construction of new pavement crossover onto Hamilton Terrace

Part 2 Item - No comment

Note

A presentation will be made at a future meeting on the proposals for Christchurch Gardens, Leamington Spa to the CAAF. Alan Mayes pointed out that he has spoken to Warwick Castle and they are prepared to give a presentation to the CAAF about the future plans for the castle.

Both presentations were thought to be a good idea and it was suggested that these should be arranged.

DATE OF NEXT MEETING: 12 November 2009