

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM **RECORD OF PROCEEDINGS HELD ON 9 JUNE 2011**

PRESENT: Councillor Mrs Higgins
Mr P Edwards
Mrs R Bennion
Mr M Baxter
Dr C Hodgetts
Mrs J Illingworth

APOLOGIES: Councillor N Pittarello
Councillor J Webber
Mr L Cave
Mr J Turner
Mr J Mackay

The Chair was taken by Councillor Mrs Higgins

SUBSTITUTE MEMBERS: None

DECLARATIONS OF INTEREST: None

RECORD OF PROCEEDINGS

The minutes of the previous meeting were accepted as a correct record. The update from previous meetings was circulated.

REFERRALS FROM PLANNING COMMITTEE

W10/1370/1385 – 13-17 Kenilworth Street, Leamington Spa. This item was on the meeting for discussion. After discussion it was agreed that Mr Baxter would speak on CAAF's behalf at the Planning Committee.

W11/0535 – Kenilworth Police Station, Smalley Place, Kenilworth. It was agreed that no one would speak on this item.

QUALITY OF DRAWINGS

Councillor Pittarello had investigated the issue of the quality of drawings submitted. As Councillor Pittarello and also Mr Cave were not present, it was decided to table this item at a future meeting. However, Mr Mayes pointed out that the Town & Country Planning Regulation 1998 simply states an application shall be accompanied by "any other plans and other drawings and information necessary to describe a development". It does not even specify that drawings have to be to a recognised scale. Mr Edwards pointed out that, in some instances, the relationship to adjacent buildings is not shown and this is an

important issue which the Council does state is necessary in other documents. Mr Mayes pointed out that in certain instances information which members consider should be on drawings is elsewhere in the application and possibly in future we need to consider whether to make this available.

LEAMINGTON SPA ITEMS

1. **W11/0651 - MacDonalDs, 34 Parade, Leamington Spa**
On the front of MacDonalDs restaurant there are two white pillars which protrude on to the footpath on the Parade. Application to paint in black lettering "MacDonalDs" on both sides on the top of these white pillars.

It was considered this would set a bad precedent which would be difficult to refuse if allowed on other similar porticos on adjacent properties. It was pointed out that CAAF did not support lettering on the side of the portico to the Royal Priors and therefore this would be inappropriate to support this. It was considered not necessary. It was also pointed out that MacDonalDs was the longest surviving premise on that side of the Parade, without that type of signage.

2. **W11/0665 – 9 St Marks Road, Leamington Spa**
Erection of two single storey out buildings in the rear garden, fronting Cliffe Road for ancillary residential use.

Concerns were expressed at the loss of the boundary treatment and the trees which are a significant part of this side of the road. The introduction of buildings and a recess gateway, it was felt, would be inappropriate on this side of the road. Concerns were expressed at the loss of garden, the loss of parking for the nursery, general unsatisfactory impact of these buildings on the conservation area. It was accepted that these were now smaller than those which had originally been refused. However, it was felt the impact was still not acceptable on the conservation area. Concerns were expressed as to the need for such large workshops and possible future applications to convert to dwellings. It was also considered this would set a precedent for other owners of gardens in this location to erect similar buildings.

3. **W11/0667 – 27 Regent Street, Leamington Spa**
Application for a proposed sign change from music shop to Cats Protection sign and logo with large telephone number in logo.

It was felt that a change of sign would be appropriate if it was simply the lettering with the name of the organisation. It was not felt to be necessary to include Leamington branch or the telephone number or the logo. The yellow logo could be located on the door or glass of the window, similarly the telephone number could be at the bottom of the window. The adjacent shop has individual letters mounted on the plain board which it was felt was more appropriate. In any event it was felt that the lettering should be directly on to the existing board and not an applied sign board. It was pointed out that possibly if the existing board

were removed there would be a detailed cornice underneath with an original fascia which would be more appropriate to expose and to take the lettering.

**4. W11/0686/TC – Highway Verge, r/o 39 Campion Terrace, Leamington Spa
Installation of 1.6 m high open reach broadband cabinet within highway verge to the rear of 39 Campion Terrace, Leamington Spa**

Concern was expressed that by placing the cabinet at right angles to the existing cabinet, a dead area was created at the back of the cabinet which is already overgrown with some form of weeds. It was felt this would increase the untidiness of the verge and also create a hiding place within an area that would not be properly maintained. It was suggested that either the new cabinet could be back to back with the existing cabinet (leaving the appropriate gap between) or against the existing wall. It was felt the existing verge is very untidy and needs to be tidied up as part of the exercise of putting in the cabinet.

**5. W11/0607/CA – 7 Church Hill, Leamington Spa
Erection of railings to boundary line with Church Hill.**

It was felt the drawing was rather inconclusive as, although the detailed drawing shows the railings set into a plinth, the elevation shows a bar at the bottom. The railings need to be set in to a plinth which should also be chamfered rather than the hard edged plinth shown on the drawing. The drawings also show railings running along the side of the steps with a gate. As there are no plans it is inconclusive where this section of railing runs, although it was assumed along the side of the garden. The detailing of the railing to the side of the steps is untraditional and possibly this area would not have had railings at the higher level and it would be better to omit these if possible. It was also pointed out that, traditionally, there would be a moulded corner post with a finial detail which is not shown. The railings were also considered to be rather weak on the drawing; a fairly substantial railing is needed for this height and length with back braces which again are not shown. Whilst in principle the railings were supported, more detailing clarification was necessary.

**6. W10/1370/1385/CA – 13-17 Kenilworth Street, Leamington Spa
Demolition of commercial building and replacement with student accommodation (previously granted adjacent) alteration to existing staircase and lift to rear of 118-120 Warwick Street, to facilitate above approval.**

It was pointed out that this application had already been seen by CAAF, however significant modifications had now taken place. The reduction in height of the building and the omission of the mansard roof and proposed reduction of the lift tower are all to be welcomed. Concerns, however, were expressed that continuing the white building to the junction with Kimmond Court created a significant monolithic building on that side of Kenilworth Street. It was felt that some form of pilasters to break up the new facade, whilst maintaining the rhythm, would break up the facade.

Alternatively, a brick facade was suggested by some members. Concerns were expressed that this was creating yet more student accommodation in an area where already a significant number of rooms had been granted at both ends of Kenilworth Street. Discussion took place on whether there is an optimum number of students per area in a town centre.

LEAMINGTON SPA - PART II ITEMS

1. **W11/0634 – Dragon Cottage, Guys Cliffe Avenue, Leamington Spa
Application for two storey rear extension.**

Part II item – no comment.

2. **W11/0643 – Marlborough Court, 58 Warwick lace, Leamington Spa
Installation of two velux centre pivot conservation roof lights to
roof of property.**

Part II item – no comment.

3. **W11/0706/LB – 16 Grove Street, Leamington Spa
Replace existing concrete tiled roof with natural slate.**

Part II item – no comment.

4. **W11/0387 – 33 Avenue Road, Leamington Spa
Proposed replacement windows.**

Part II item – no comment.

WARWICK ITEMS

WARWICK PART II ITEMS

1. **W11/0701/LB – 6 Church Street, Warwick
Proposed single storey orangery extension to rear of existing
dwelling.**

Part II item – no comment.

KENILWORTH ITEMS

1. **W11/0693/0694/LB – Lower Ridge House, Upper Ladyes Hills,
Ladyes Hills, Kenilworth
Proposed internal alterations, proposed kitchen and breakfast
room extension, proposed external alterations (new windows
replacement flat roofs)**

The general alterations and restoration of the house was welcomed. It was felt that the stair to be removed should be checked out to ensure that

its not an important secondary stair in the listed property. The landscaping was also to be welcomed.

**2. W11/0570/CA – 11 Lower Ladeys Hills, Kenilworth
Proposed side and rear extension and new boundary wall.**

This item had been discussed at the previous meeting.

**3. W11/0535 – Kenilworth Police Station, Smalley Place, Kenilworth
Change of use from Police Station to multi-functional building
including accommodation for the following:
Ground floor area for temporary use by Kenilworth Senior Citizens
Club.
First floor: Kenilworth Town Council Chamber and offices, MPs
office, (additional lift shaft)**

This item had been discussed at the previous meeting, however a lift shaft had now been added. This was felt to be acceptable in this location at the rear where it would not be seen from the conservation area. It was felt that the material to be used should either be the red sandstone or a material that reflected, or was similar to, the red sand stone used on the building.

KENILWORTH PART II ITEMS

**1. W11/0640/0641/CA – 16 Station Road, Kenilworth
Increase the height of one corner of the extension by just under
800mm, creating an additional 4.2 m³ of internal volume.**

Part II item – not presented but some concerns expressed at possible impact on neighbours.

DATE OF NEXT MEETING: Thursday 30 June 2011.