

MINUTES OF MEETING

Warwick District Conservation Advisory Forum

Thursday 16th June 2022
14:30 via Microsoft Teams

Attendees:

Cllr George Illingworth (Chair)
Cllr Carolyn Gifford (Vice-Chair)

Ms Ruth Bennion (Leamington Society)
Dr Christine Hodgetts (Warwickshire Gardens Trust)
Mr Angus Kaye (The Victorian Society)
Ms Cathy Kimberley (CPRE)
Mr James Mackay (20th Century Society)
Ms Gill Smith (Warwick Society)
Mr Mark Sullivan (RTPI)
Mr Richard Ward (RIBA)

Mr Robert Dawson (WDC)
Ms Jane Catterall (WDC)

1. **Substitutes and New Members**

Cllr Carolyn Gifford was welcomed to the forum by members.

Cllr George Illingworth was nominated by Cllr Carolyn Gifford to be Chair of the Conservation Advisory Forum. It was also agreed that Cllr Carolyn Gifford would fill the role of Vice-Chair.

2. **Declarations of Interest**

Cllr George Illingworth declared an interest in Item 5.1 Application W/22/0463 as a member of the Reserve Forces & Cadet Association.

3. **Minutes of Last Meeting** (21 April 2022)

Were agreed.

4. **Planning Committee Agenda**

CAF made comments regarding W/22/0338 - 27 Fieldgate Lane, Kenilworth, CV8 1BT stating that this may have been previously discussed and that they were unhappy with the recommendation to approve. It was noted by Mr R Dawson and Ms J Catterall that the application had not been scheduled as a previous agenda item nor was it recorded under any previous AOB discussions. It was recommended that any interested parties approach the committee as members of the public to ensure their views were recorded.

CAF also made comments regarding W/21/0409/LB - The Punch Bowl Hotel, 1 The Butts, Warwick, CV34 4SS with some members noting that this building had been a public house since 1806 and should remain, whereas others felt that the move to residential was positive. CAF had made no previous formal comment on this application but, as per the previous application, any interested parties were recommended to approach the committee as members of the public.

Mr R Dawson also reminded committee members that they are able to propose applications of interest for discussion and asked all members to ensure that they take note of Weekly Planning List to keep abreast of relevant local development.

5. **Planning Applications**

5.1 W/22/0463 – Demolition of cadet hut and storage building; erection of building consisting of eight residential flats, manager’s office and basement cadet facilities, parking areas and all associated works – Land adjacent, 9 Clarendon Place, Leamington Spa, CV32 5QL

Upon review of the initial drawings, it was agreed by the forum that the scale was too large, non-domestic and overly fussy with the building sitting too close to the road, potentially overwhelming the neighbouring houses. Comments along this vein had previously been recorded by WDC Conservation team and the case officer, resulting in two amended designs which were presented to the forum for consideration.

These designs – produced as potential options in response to comments – were complimented for their reduction in height and the removal of the balconies to the side elevation, but were still not considered to be appropriate. The Forum felt that the variation in roof styles did not read as separate buildings, but rather one disordered design. It was noted that the hipped, ‘Queen Anne’ styling of the building would better suit red brick, however in the context of Regency Leamington the finish of the building should be white stucco and, as such, the propose roof shape and ornate dormers would not be suitable.

Furthermore, members of CAF noted that whilst the amended design had reduced in height, the ornamentation was still present which culminated in a building displaying palatial ambitions on a residential scale, as inspiration was still being drawn from large cornerplot buildings rather than the modest neighbouring dwellings.

It was recommended that this area may benefit from two to three semi-detached or separate dwellings, with the structures visually breaking up the space, rather than as one imposing dwelling. Points agreed upon were that the single central door and portico was unsuitable, as this was overly grand on a small structure, and that the fenestration should follow a diminishing pattern as it ascends the building, with window apertures reduced in height and width on the upper floor.

Overall, members were pleased that the applicants were responsive to the initial

comments but felt that the amended designs were still unsuitable for the location.

- 5.2 W/22/0610 & W/22/0611 – Air condenser units x 2 fixed to external left side wall with timber locked enclosure and installation of a Pharmself 24 prescription collection machine and 2 digital internal TV displays to the front window. Illuminated Pan style Fascia sign to existing Canopy, Vinyl to windows as shown on signage elevation drawings an signage to front of PS24 Prescription collection unit to advertise 24 hour dispensing – Priory Medical Centre, Priory Road, Warwick, CV34 4NA

CAF noted that there appeared to be inaccuracies on existing and proposed plans when discussing the proposed prescription machine. Mr R Dawson agreed to take this to the case officer for amendment. Closing off the open ground floor space by installing a prescription machine was felt to be extremely harmful, undermining the care that the practice had put in previously designing a neutral building, and that the machine should be pushed back into the existing elevation of the building. CAF were disappointed at the proposed air conditioning units on the Cape Road elevation, noting that this elevation is an important counterpoint to the neighbouring Grade II* Northgate House and, as such, it should be sensitively addressed. It was felt that additional AC units should be accommodated in the roofspace to limit any impact upon the street scene.

The Forum added that the proposals for signage, especially the backlit screens and illuminated logos, would be seriously damaging to both nearby Grade II* and Grade II listed heritage assets and Warwick Conservation Area, giving the space an overly commercial feel which would be completely out of keeping with the wider setting. The Forum therefore unanimously recommended the application for refusal if the above concerns are not addressed.

6. **Any Other Business**

Ms J Catterall updated the forum that applications W/22/0212 & W/22/0213/LB – 48 New Street, Kenilworth, which CAF had previously reviewed in the March 2022, on the amended scheme. The proposed entrance has now been reduced to a small pedestrian gate, minimising the visual impact but still allowing direct access for maintenance of the garden and wall.

Date of next meeting: 14th July 2022

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