

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM **RECORD OF PROCEEDINGS HELD ON 30 JUNE 2011**

PRESENT:

Councillor Clare Sawdon
Councillor J Webber
Councillor N Pittarello
Mr L Cave
Mr P Edwards
Mrs R Bennion
Mrs J Illingworth
Mr M Baxter
Dr C Hodgetts
Mr J Mackay

Members stood in silence at the beginning of the meeting to remember the life of Mr John Turner and the significant contribution he had made to the Conservation Area Advisory Forum.

Councillor Clare Sawdon was welcomed to the meeting.

ELECTION OF CHAIR: Councillor N Pittarello nominated Councillor Clare Sawdon and this nomination was seconded by Councillor J Webber.

Councillor Clare Sawdon was duly elected as Chair for the ensuing year.

SUBSTITUTE MEMBERS: None

DECLARATIONS OF INTEREST:

Councillor Webber declared an interest as Ward Councillor for items 6, 7, 13 and 14.

Councillor Pittarello declared an interest as Ward Councillor for items 9 and 11.

RECORD OF PROCEEDINGS

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

REFERRALS FROM PLANNING COMMITTEE

81 Warwick Street – this had been a Part II item and therefore there were no further comments.

Loweridge House, Upper Ladyes Hill, Kenilworth – the application for a boundary wall had been supported and therefore no one wished to speak on this item.

QUALITY OF DRAWINGS

Some discussion took place on the need to try and improve the quality of drawings. The Conservation Officer pointed out that in some cases information is provided elsewhere such as the Planning Application Forms, also in certain cases we see drawings prior to them being sent back where items have not been booked in. It was decided to maintain a selected list of poor quality drawings which we could then offer some advice on as to means of improvement which may then be circulated, particularly to householder applicants.

LEAMINGTON SPA ITEMS

1. **W11/0716 – Woolwich Building Society, 136 Parade, Leamington Spa**
Facia and hanging sign

It was felt that if the colour of the facia was moderated and also the colour around 'The' this would be more acceptable. It was felt the hanging sign was not acceptable as these are not generally considered appropriate on the Parade.

2. **W11/0722 – Derwent House, 2 Beauchamp Avenue, Leamington Spa**
Proposed increasing wall height to previously approved Planning Application W10/1558. Proposed revised wall detailing to previously approved Planning Application W10/1558

Although previously approved Members still felt that there was too much hard surfacing within the garden and forecourt around the house with lack of planting. It was also felt the wall was too bland without panels like the adjacent wall. It was considered that lowering the wall and inserting railings was inappropriate and did not match the period of the house and would not be an improvement to the present scheme. It was also considered that to heighten the wall was inappropriate in this particularly prominent location. It was felt the owners were trying to provide a private garden in a location where it was originally intended to be the front garden to a house, and it was inappropriate to try and make it into a private garden by heightening the wall to an undesirable level.

3. **W11/0728/TC – Outside 4 Court Street, Leamington Spa**
Notice of intention to install electronic communications apparatus pursuant to the Town and Country Planning and General Communications Code 2003

This relocation was considered acceptable and more appropriate than the existing location.

4. **W11/0731/TC – Outside 148 Northumberland Court, Leamington Spa**
Installation of various Openreach Broadband Cabinets within the public highway

This location was considered more appropriate than the location adjacent to the wall on the opposite side of the road.

**5. W11/0732/TC – Outside 87 Binswood Avenue, Leamington Spa
Installation of Openreach Broadband Cabinet**

This location was considered to be more appropriate than the existing location in front of the front garden of number 87 Binswood Avenue.

**6. W11/0733/TC – Outside 39 Dale Street, Leamington Spa
Installation of Openreach Broadband Cabinet**

This was not considered as damaging as the previous location in front of a Listed Building however it was still felt to be intrusive as it was higher than the existing brick wall and would be better located further down towards the junction with Dormer Place adjacent to a higher wall; or enclosed within the wall of a garden. It was felt if this was the only location then the cabinet should be painted to match the brick wall.

**7. W11/0734/LB – 16 Russell Terrace, Leamington Spa
Internal and external alterations together with modifying the existing basement storage area and two bedrooms, master and en-suite dressing area, games room and bathroom. Demolition of part of flat roof garages and increasing hardstanding area and construction of two new lightwells to the property fronting Russell Terrace**

Some concerns were expressed that the railings around the front of the property were not high enough and did not include any intermediate posts it was felt these needed to be reconsidered. Some concern was expressed at the setting of the property particularly with the large forecourt to the rear with garages. Although some improvement would be made by demolishing one garage it was felt there was scope to create a garden in this area rather than further hardstanding. Significant concerns were expressed at the level of opening up between the hall and the sitting room and further details were requested of the opening up between the dining room chimney breast and the staircase to the basement. Generally the conversion of the basement was considered to be acceptable.

**8. W11/0754 – 13 Newbold Street, Leamington Spa
Proposed restoration of railings to frontage**

This was to be welcomed. However it was felt details of the railing heads and the intermediate posts finials and size of posts should be conditioned.

**9. W11/0761/0762/LB – 138 Parade, Leamington Spa
Change of vacant office to 9 bedrooms for students and communal dining/kitchen/lounge and bathrooms**

Concern was expressed at there being no bathroom at the second floor level. Concerns were expressed of the little natural light and the poor room outlook particularly the bedroom facing onto the fire escape

corridor. Concern was expressed at the increased number of student rooms in this part of the town. It was felt this would be better as flats.

**10. W11/0748 – Manor Court, Avenue Road, Leamington Spa
Restoration of railings and brick piers adjacent to Avenue Road**

It was felt this was an improvement and the existing detail to match the Manor House flats although not a traditional base detail would be acceptable. It was felt that the side treatment to the Library passage (York Walk) needed to be reconsidered and if possible a slither of land purchased to increase the width of the passageway which is not particularly safe to use at night because of the narrowness of it.

**11. W11/0785 – 10 Regent Street, Leamington Spa
Change of use from Licence Shop Use to A5 Usage for Hot Food Sale. Minor interior and modelling fitment of equipment not affecting the structure of building**

Concern was expressed that this would involve a flue for which no details are required to be provided for change of use application. It was felt that in Planning Terms if the provisions of a flue were not made at the change of use stage it could not be fully considered whether the building was appropriate for this use. It was also suggested that the owners be encouraged to change the first floor windows to sash windows and have the building rendered to match the adjacent property.

**12. W11/0786 – 91 Radford Road, Leamington Spa
Proposed redevelopment and change of use from A1 to C3 existing shop/garage to form a single bedroom flat. One other bedroom to be added to the adjacent owned adjoining property**

It was felt this would be acceptable if detailed appropriately to match the detailing on the adjacent bay windows. Some regrets were expressed at the loss of the rather attractive shopfront which it was felt could be reconstructed elsewhere.

LEAMINGTON SPA - PART II ITEMS

**1. W11/0684 – 30 High Street, Leamington Spa
Proposed to replace 3 windows at 30 High Street. Material to be a composite type.**

Part II item – no comment.

**2. W11/0611/612/6A – 12 Milverton Terrace, Leamington Spa
Demolition of existing garage and erection of replacement garage**

Part II item – no comment.

**3. W11/0713 – 56 Leam Terrace, Leamington Spa
Loft conversion with four conservation roof lights and replace existing roof tiles**

Part II item – no comment.

4. **W11/0718/0719/CA – 38 Clapham Terrace, Leamington Spa**
Loft conversion

Part II item – no comment.

5. **W11/0737 – 90 Leam Terrace, Leamington Spa**
Single storey extension to provide a WC and utility room. Minor alterations to provide an en-suite with a conservation roof light

Part II item – no comment.

6. **W11/0741 – 25B Clemens Street, Leamington Spa**
Change of use to ground floor into Tattoo and Body Piercing Parlour

Part II item – no comment.

7. **W11/0727/LB – 56 Leam Terrace, Leamington Spa**
Replacement of window, changes to bathroom, staircase and some roofing

Part II item – no comment.

8. **W11/0774 – 7 Guys Cliffe Avenue, Leamington Spa**
To remove bushes and flower beds in front and replace with maintenance free gravel porous material

Part II item – no comment.

9. **W11/0764/LB – 54 High Street, Leamington Spa**
Advertisement signage on High Street and side of property

Part II item – no comment.

10. **W11/0719/CA – 38 Clapham Terrace, Leamington Spa**
Erection of two rear dormer windows

Part II item – no comment.

11. **W11/0803 – 61 Wathen Road, Leamington Spa**
Single storey extension to rear with first floor extension to rear bedroom

Part II item – no comment.

WARWICK ITEMS

1. W11/0724/0725/LB – 30 Chapel Street, Warwick

The drawings provided are inadequate as only a structural engineer sketch has been provided and therefore not enough information is available to make a judgement it was suggested this item should be brought back a second time.

WARWICK PART II ITEMS

1. W11/0749 – 1 Swan Street, Warwick Change of use from B1 to B2 Financial and Professional Services of first floor offices

Part II item – no comment.

2. W11/0771/LB – Shire Hall, Market Place, Warwick Internal alterations to Shire Hall

Part II item – no comment.

KENILWORTH ITEMS

1. W11/0769/0770/LB – The Clarendon Arms, 44 Castle Hill, Kenilworth Illumination and replacement of fascia sign

Although the detailing of the proposed lights (in place of Swan necks) was minimal they were not felt to be appropriate. It was felt that a pelmet light with the light source hidden within a pelmet as part of the fascia sign would be a more appropriate way forward. If further details are available these should be brought as a second time.

KENILWORTH PART II ITEMS

1. W11/0780 – 30 Waverley Road, Kenilworth Alterations to existing second floor room to divided into two rooms and add a new dormer window to rear elevation of property and to allow light into one of the new rooms.

Part II item – no comment.

2. W11/0800 – 59 Waverley Road, Kenilworth Construction of a decked area immediately outside of the rear existing property (retrospective application)

Part II item – no comment.

DATE OF NEXT MEETING: 21 July 2011