

WARWICK DISTRICT CONSERVATION ADVISORY FORUM

MINUTES OF THE CONSERVATION ADVISORY FORUM HELD ON 21st April 2016

1: PRESENT:

Cllr Mrs P. Cain, Chair, (WDC)
Cllr G. Cain, (Kenilworth Society)
Mr M. Baxter (The Victorian Society)
Mr J. Mackay (The Warwick Society)
Mrs R. Bennion (CLARA)
Mr R. Ward (RIBA)
Dr C. Hodgetts (Warwickshire Gardens Trust)
Mrs C. Kimberley (CPRE)
Mr P. Edwards, (Leamington Society)

2: APOLOGIES

Cllr R. Edgington (WDC)
Mr A. Pitts (The Twentieth Century Society)

3: RECORD OF PROCEEDINGS/MINUTES:

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

4: DECLARATIONS OF INTEREST

None.

5: NOTIFICATION OF PLANNING COMMITTEE AGENDA

The various items going to planning committee were noted, including the fact that the comments of CAF had not been included in the report to Planning Committee in relation to W/16/0457, 98 Bridge End, Warwick CV34 6PD. An Addendum to the Planning Committee agenda has been requested to correct this.

6: VISITS:

None

7: PRE APPLICATION

None.

8: PLANNING APPLICATIONS

- 8.1:** W/16/0511 Land at Court Street and Clemens Street, Leamington Spa CV31 2DP Hybrid planning application comprising 1) application for outline planning permission for the erection of up to 40 dwellings with a pocket park and

landscaping (matters of appearance and landscaping to be reserved) 2) Full application to part demolish the former Stoneleigh Arms public house and change the use of the Stoneleigh Arms public house to create 2no dwellings (Use class C3).

CAF Response

The retention and conversion of the main part of the historic pub building, which makes a positive contribution to the street-scene, was welcomed.

The proposed residential use is supported in principle, as is the creation of a pocket park, but concerns were raised about the high density of the development, the small size of the dwellings, the lack of private garden and amenity space, and the lack of car parking provision.

Retaining car parking provision for shoppers is considered essential for the viability of the local shopping area, which makes a positive contribution to the character and appearance of the Conservation Area.

- 8.2:** W/16/0551 Flat A, Sherbourne Place, Clarendon Street, Leamington Spa CV32 5SW
Outline application for a two storey coach house with associated parking (all matters reserved).

CAF Response

No comments were made as the application has been unvalidated.

- 8.3:** W/16/0572/LB Goodrest Manor House, Rouncil lane, Kenilworth CV8 1NN
Erection of a single storey rear/side extension. Erection of a front extension to create entrance lobby; internal alterations including insertion of staircase and mezzanine above and blocking up and opening up of internal/external walls and windows.

CAF Response

The proposed new garden room is not considered to harm the listed building or its setting, but the glass link would obscure historic fabric, and the removal of a wall to access the link would result in loss of historic fabric, so this part of the scheme is considered to cause unnecessary harm.

Greater clarity is needed in relation to the proposed minstrel gallery and the opening up of the roof space to facilitate this.

- 8.4:** W/16/0496 Former Warwick Printing Co Ltd, land adjacent to Theatre Street and Bowling Green Street Warwick CV34 4DR
Demolition of the Warwick Printing Co building and single storey building to Bowling Green Street and Market Street. Erection of 39 apartments with associated parking and open space (revised application of W/14/0746, 2 no additional apartments).

CAF Response

The building will already be very prominent and increasing its height and massing will have a negative effect on the street-scene and its sense of enclosure, and will therefore cause harm to the Conservation Area. The additional apartments will require additional car parking, but the Linen Street car park, outlined in red on the application, is reportedly to be redeveloped, and may not therefore be able to facilitate the additional carparking required.

Clarification is needed on how the car parking provision for the wider scheme will be delivered without the Linen Street car park.

9: DATE OF NEXT MEETING

Thursday 19th May, 2016.

10: Any Other Business

It was noted that in the future Cllr G. Cain may represent RICS (rather than the Kenilworth Society) at CAF.

General Enquiries: Please contact Committee Services

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