

WARWICK DISTRICT CONSERVATION ADVISORY FORUM

MINUTES OF THE CONSERVATION ADVISORY FORUM HELD ON 16th JUNE 2016

1: PRESENT:

Cllr Mrs P. Cain, Chair, (WDC)
Cllr. G. Illingworth, Vice-Chair (WDC)
Mr M. Baxter (The Victorian Society)
Mr J. Mackay (The Warwick Society)
Ms C. Kimberley (CPRE)
Cllr G. Cain, (RICS)
Mrs R. Bennion (CLARA)
Mr M. Sullivan (RTPI)
Mr A. Pitts (The Twentieth Century Society)

2: APOLOGIES

Mr P. Edwards (Leamington Society)

3: RECORD OF PROCEEDINGS/MINUTES:

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

It was noted that Mr M. Baxter wished to inform the applicant of W/16/0805/LB Adams Hotel, 22 Avenue Road, Leamington Spa, CV31 3PQ, (Internal and external alterations), that the location of the kitchen, as existing, is the original location.

4: DECLARATIONS OF INTEREST

Mr A. Pitts advised that the owner of the property at No 27 Newbold St, Leamington Spa, had presented planning application proposals to the Leamington Society.

5: NOTIFICATION OF PLANNING COMMITTEE AGENDA

The various items going to planning committee were noted.

6: PRE APPLICATION

None.

7: PLANNING APPLICATIONS

7.1: W/16/0866 - 27 Newbold Street, Leamington Spa, CV32 4HN
Erection of a 3 storey 4 bed detached house on land adjacent to no.27 Newbold Street

CAF RESPONSE

The height and massing of the proposed dwelling was considered appropriate but its positioning within the plot was questioned, with regard to how best to preserve the street-scene; some members support the garden being at the front, whilst others consider it should be at the rear, and that the front building line should be aligned with No 27, (rather than 13 Newbold Terrace). All agreed that the proposed fenestration style should be amended to match that of No 27, with no roof terrace, and the front door should be onto Northbold Street, (rather than at the rear of the property).

7.2: W/16/0902 – 13 Newbold Terrace, Leamington Spa, CV32 4EG
Demolition of existing house and erection of a residential block containing 9 apartments

CAF RESPONSE

This is an important and prominent site within the Conservation Area. The design of the 'link' building, abutting No. 27 Newbolt Street, was supported, and it was recommended that this design approach could be reflected in the rest of the apartment scheme. In particular, a vertical rather than horizontal emphasis, would be appropriate for the fenestration.

7.3: W/16/0884 - Ham Farm East, Welsh Road, Cubbington, Leamington Spa, CV33 9AB
Proposed erection of single storey side and rear orangery extension and alterations to garage

CAF RESPONSE

Concern was raised about the excessive removal of historic, structural fabric and that no structural engineer's report has been submitted to ensure the structural integrity of the listed building is protected.

It is recommended that an extension to the rear of the building, rather than the side, may help to retain the symmetry of the front elevation, and that the existing chimneys be retained.

It is recommended that the proposed external staircase to the garage be well designed in brick to improve the appearance of the existing building, and to enhance the agricultural setting of the listed farm house.

(These comments are made in relation to applications for both planning permission and listed building consent).

7.4: W/16/0830/LB – Apartment 2, The Town House, 2 Kenilworth Road, Leamington Spa, CV32 5TE

To erect a stud partition wall with internal windows and a door to enclose an existing bedroom/study

This application has been withdrawn by the applicant.

8: DATE OF NEXT MEETING

Thursday 14 July 2016.

9: Any Other Business

Members of CAF were asked to consider if meetings for the rest of the year could be held at 2 PM, and to kindly inform the Chair, Cllr Mrs P. Cain, of their response.

General Enquiries: Please contact Committee Services

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Please note that the majority of the meetings are held on the first floor of the Town Hall. If you feel that this may restrict you attending this meeting, please telephone (01926) 456508 prior to the meeting, so that we can assist you and make any necessary arrangements to help you to attend the meeting.