

## MINUTES OF MEETING

### Warwick District Conservation Advisory Forum

Thursday 9<sup>th</sup> July 2020  
14:30 via Microsoft Teams

---

#### Attendees:

Cllr Sidney Syson  
Cllr George Illingworth

Mrs R Bennion (CLARA)  
Mr G Cain (RICS)  
Dr C Hodgetts (Warwickshire Gardens Trust)  
Ms C Kimberley (CPRE)  
Mr J Mackay (20<sup>th</sup> Century Society)  
Ms G Smith (Warwick Society)  
Mr R Ward (RIBA)

Mr R Dawson (WDC)  
Miss Z Herbert (WDC)

#### Apologies:

Mrs P Cain (Kenilworth Society)  
Mr A Kaye (The Victorian Society)  
Mr M Sullivan (Royal Town Planning Institute)

#### 1. **Substitutes and New Members**

Cllr Sidney Syson was nominated by Cllr George Illingworth to continue as Chair of the Conservation Advisory Forum. This decision was seconded and agreed by the rest of the forum. It was also agreed that Cllr George Illingworth would continue to fill the Vice-Chair role.

It was confirmed that the former Chair of CAF, Mrs Pat Cain, would be stepping down as representative of the Kenilworth Society, which ceases to exist after July 2020.

It was also announced that Mr Paul Edwards would be stepping down as representative of the Leamington Society.

It was confirmed that as CLARA are no longer in existence, Mrs Ruth Bennion would continue as a member of CAF but as representative of the Leamington Society.

A thank you note for Mr P Edwards and Mrs P Cain has been added under AOB for their contribution to CAF over the years.

It was agreed that Mr G Cain would continue as representative of RICS until a replacement is found whilst virtual meetings are taking place.

Mr R Dawson confirmed that an annual review of CAF was due to take place with particular consideration given to revising the membership representations under the CAF constitution.

2. **Declarations of Interest**

None.

3. **Minutes of Last Meeting**

Were agreed.

4. **Planning Committee Agenda**

Mr J Mackay volunteered to represent the Forum in relation to the Kings High application (W/19/1940 & W/19/1941/LB) at Planning Committee on 14 July 2020. This was agreed with by Cllr Syon and the rest of CAF.

5. **Planning Applications**

5.1 W/20/0677 | Demolition of two houses of multiply occupancy and construction of five storey purpose built student accommodation comprising 17no. apartments totalling 54 bed spaces together with all associated external works | 3 Wise Terrace, Leamington Spa, CV31 3AS

CAF expressed concern in relation to the size, bulk and massing of the proposed development and felt that the proposal does not create an active frontage to the canal. In addition, the Forum felt that the cumulative impact of built form in this location is considered harmful to the appearance and character of the Conservation Area.

It was also felt that gaps inbetween existing development form an important characteristic of the townscape and the proposal attempts to create a markedly different form of development in contrast to the *ad hoc* mixed character of the canal.

Concern was raised in relation to overlooking from adjacent buildings - exacerbated by the presence of balconies - from the neighbouring development allowed under appeal at 19-21 Wise St (ref: W/17/1614).

CAF considers the proposed garden space fronting the canal as insufficient and recommends that a gap be considered between the development sites.

6.2 W/20/0839 | Erection of a single storey extension, front access ramp and steps and cycle storage | Radford Semele Baptist Church, Lewis Road, Radford Semele, Leamington Spa, CV31 1UQ

Whilst CAF raised no objection to the principle of development, amendments were suggested to better respect the architectural merit of the church.

The Forum felt that the proposed front entrance of the extension is too dominant as it overwhelms the porch of the Baptist church, and recommended that this element be lowered, in order to be more proportionate, and design altered to better represent the form of the porch.

It was noted that the gables at either end of the extension were noticeably different to the gabled form of the church and the Forum felt that the coping stones should be proposed above both gabled ends as opposed to solely the northern section.

7. **Any Other Business**

- 7.1 The Forum expressed its many thanks and appreciation to both Mr Paul Edwards, a consistent and ever present member of CAF since its foundation, and Mrs Pat Cain whose role included both chairing the Forum and representing the Kenilworth Society. The Council is very grateful for their valuable contribution towards CAF.

**Date of next meeting:** 6 August 2020.

**Enquiries about the minutes please contact:  
Robert Dawson (Principal Conservation Officer)**

**Telephone: 01926 456546**

**Email: [Robert.dawson@warwickdc.gov.uk](mailto:Robert.dawson@warwickdc.gov.uk)**

**Zoe Herbert (Assistant Conservation Officer)**

**Telephone: 01926 456533**

**Email: [Zoe.herbert@warwickdc.gov.uk](mailto:Zoe.herbert@warwickdc.gov.uk)**