

MINUTES OF MEETING

Warwick District Conservation Advisory Forum

Thursday 5th October 2023

14:30 via Microsoft Teams

Attendees:

Cllr Carolyn Gifford (Chair)

Mr James Mackay (20th Century Society)

Ms Gill Smith (Warwick Society)

Dr Christine Hodgetts (Warwickshire Gardens Trust)

Ms Cathy Kimberley (CPRE)

Mr Mark Sullivan (RTPI)

Ms Susan Rasmussen (The Leamington Society)

Ms Jane Catterall (WDC)

Apologies:

Cllr Martin Luckhurst (Vice-Chair)

Mr Robert Dawson (WDC)

Mr Angus Kaye (The Victorian Society)

1. **Substitutes and New Members**

None.

2. **Declarations of Interest**

Cllr Gifford noted that the applicants for Application W/23/1108 & W/23/1109/LB were former neighbours and as such, will not comment on this application.

3. **Minutes of Last Meeting** (7 September 2023)

Were agreed.

4. **Planning Committee Agenda**

CAF members agreed to represent the views of the Forum at Planning Committee in regards to Applications W/22/1077 - Land to the east of Stratford Road, Longbridge, Warwick and W/23/1115 - Land at Warwickshire Police HQ, Woodcote

Lane, Leek Wootton, Warwick, with both responses to be an objection to the works. Regarding the application at Leek Wootton, the Forum will maintain the objection presented at September's Planning Committee. When considering the outline proposal pertaining to Land at Stratford Road, whilst there was disappointment towards the proposal, it was understood that this land has been included within the allocation for employment. It was felt, however, that it was important that its height was restricted at the outline stage to prevent harm due to scale and massing if an application were to come forward.

5. **Planning Applications**

5.1 W/23/0997 – Erection of a block of 3no. six bedroom and 1no. five-bedroom flat for student accommodation with associated refuse storage and car parking to rear and access to Ranelagh Terrace; repositioning of bin store for adjoining shops – Land to the Rear of Southborough Terrace and Brunswick Street, Leamington Spa, CV31 3BT

The Forum were in agreement that whilst the site in question sits outside of the boundaries of a conservation area, the proposal would have an impact upon the neighboring listed buildings as well as the Leamington Urban Conservation Area and the Canal Conservation Area. As such, consideration of both form, function, and the proposal overall, from a conservation perspective, is extremely important. It was acknowledged that the current site and adjacent Southborough Terrace are not particularly positive visual elements and therefore drawing design inspiration from the attractive 74 Ranelagh Terrace was welcomed. By aligning with this nineteenth century building, however, the importance of proportion and form is heightened. Although the retention of the large windows at first floor was welcomed, it was felt that to reduce massing, the building should introduce more entrances to the street scene to resemble a terrace rather than a large, single building.

Detailing will also be key to ensure that this application results in a positive impact, and as such, windows should not be "sash effect" but should be working sliding sashes, with appropriate reveals, constructed of timber. The Forum agreed that the proposal was severely lacking outdoor space and that greater consideration should be given to bike storage, landscaping and other aspects such as permeable paving to work towards an appropriate proposal. Overall, whilst the Forum was concerned with the HMO concentration, it was considered that, if done correctly, this scheme could potentially be acceptable, but this will rest heavily on the details.

5.2 W/23/1108 & W/23/1109/LB – Form opening between bedroom and store at basement level together with the replacement windows with specialist slimlite timber sashes to match existing geometry – 41 Portland Street, Leamington Spa, CV32 5EY

This application was given much consideration, with the Forum weighing the potential impact of double glazing on not only the individual building but also the wider conservation area. It was noted that whilst there had been alterations to the windows, it was the upper four windows to the front elevation that were felt to remain of historic value and alterations to these would be the most contentious. The works to the rear were considered less sensitive and had been subject to alteration previously. All members agreed that a visual difference would be deeply undesirable. Some members were interested to see samples of the proposed double glazing, as this may alleviate concerns especially with regard to the weight of the glass and the impact on the meeting rails and glazing bars. Other members still considered this proposal to result in harm and loss of historic fabric, with

historic glass being present to the front elevation which would be lost. It was suggested that if the glazing to the bay were to be altered, this should include a central, vertical glazing bar to match with No 39. Overall, the Forum was undecided in whether to support or object, however it was agreed that the outcome would be watched carefully to ensure the best for the District's heritage as a whole going forward.

6.0 **Any Other Business**

Forum members discussed the potential of sending supporting comments to Councillor Williams who will be the expert witness in regards to the Public Inquiry for Application W/23/1115 – Land at Warwickshire Police HQ, Leek Wootton.

Regarding the fibre optic cabinets discussed at September's forum, a member remains in discussion with the installation company and has asked to be kept abreast of any further installations within sensitive locations by both the aforementioned company and other forum members.

The possibility of an in-person meeting was raised and was tabled for further discussion in the new year due to a lack of a suitable location at present and consistency in Forum numbers not yet having been established.

Cllr Gifford informed Forum members that owing to a change in his working hours, Cllr Luckhurst will be unable to attend future meetings. This was noted with regret, as his contribution has been very helpful.

Date of next meeting: 2nd November 2023

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