

## MINUTES OF MEETING

### Warwick District Conservation Advisory Forum

Thursday 6<sup>th</sup> October 2022  
14:30 via Microsoft Teams

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#### Attendees:

Cllr Carolyn Gifford  
Cllr George Illingworth

Dr Christine Hodgetts (Warwickshire Gardens Trust)  
Mr Angus Kaye (The Victorian Society)  
Ms Cathy Kimberley (CPRE)  
Mr James Mackay (20<sup>th</sup> Century Society)  
Ms Gill Smith (Warwick Society)

Mr Robert Dawson (WDC)  
Ms Jane Catterall (WDC)

#### Apologies:

Mr Gordon Cain (RICS)  
Mr Richard Ward (RIBA)

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

None.

#### 2. **Declarations of Interest**

None.

#### 3. **Minutes of Last Meeting** (8 September 2022)

Were agreed.

#### 4. **Planning Committee Agenda**

No comment.

#### 5. **Planning Applications**

5.1 W/22/1410 – Erection of 3 storey 75 Bed Care Home (Class C2) with associated landscaping and parking, and public footpath access to Hatton Locks and associated works – Land On The South Side Of, Birmingham Road, Budbrooke

CAF previously raised strong objections to a similar application submitted two years ago in relation to design, height, massing and bulk as well as the use of render to the gables. Whilst the Forum recognised that there has been some amendments made, the revised scheme maintains a similar form with continued use of inappropriate materials and an overbearing height and mass, in an area with limited development. CAF considers the green barrier along the canal provided by vegetation as imperative to the character of the conservation area and the proposed 2.2m high fence set behind a hedge is felt to be visually intrusive and out of keeping. As such, CAF maintains its strong objections to the scheme in terms of design but also builds upon this in questioning suitability of the site overall.

Considerable concern was also raised by the Forum over any development of the site. It was highlighted that the Hatton Flight is used a large amount by local people and its essence is that it's rural, with the Warwick Road an important and effective division between the rural and developed areas. The proposed site has been deliberately included within the canal conservation area and not included as a site within the local plan proposed for development. The site is located within the green belt and whilst there is heavy development to the north of the Warwick Road, the intended location is rural in nature, with very limited, two-storey development in the surrounding areas of the Canal Conservation Area. It was strongly felt that a need in the wider district does not outweigh the harm to this section of the Canal Conservation Area and the setting of the listed building.

Overall, CAF strongly opposes this scheme and any development in this location, due to the harm to the rural and undeveloped nature of this section of the Canal Conservation Area, alongside harm to the setting of the listed building and general unsuitability of the site.

6. **Any Other Business**

A Forum member raised concerns regarding potential works being undertaken at the Grade I listed St John's House, Warwick. Mr R Dawson stated that he was awaiting response from the owners, Warwickshire County Council (WCC), in regards to any potential works being undertaken.

Members discussed the response to the September Forum's presentation from the WCC Highways Team in regards to the proposed St John's Junction Improvement Scheme. The Warwick Society has produced a response to the presentation which has been circulated to forum members. The Forum supported the response from the Warwick Society. Members raised further points for consideration in that the proposal for this area, if it were to be extended throughout Warwick Town Centre, this would have a marked and harmful impact on the appearance of this historic town. It was noted by CAF that the proposed design does not take into account the special nature of both the Conservation Area and the setting of a Grade I listed building, which therefore undermines the protected character of this location. The Forum was encouraged, however, that discussion had been initiated and were open to offer comments in the future should a full proposal be forthcoming.

A Forum Representative asked for an update regarding the site of St Michael's Leper Hospital in Warwick and Mr R Dawson confirmed that this was now in WDC ownership.

**Date of next meeting:** 3<sup>rd</sup> November 2022

**Enquiries about the minutes please contact:**

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