

MINUTES OF MEETING

Warwick District Conservation Advisory Forum

Thursday 22nd March 2018

2.30 PM – Room 2.37 - Riverside House, Milverton Hill

Royal Leamington Spa, CV32 5HZ

Attendees:

Cllr Mrs P Cain (Chair)
Mr P Edwards (Leamington Society)
Mr J Mackay (Warwick Society and the Twentieth Century Society)
Ms C Kimberley (CPRE)
Mr G Cain (RICS)
Mr N Corbett (WDC)
Mr R Dawson (WDC)

Apologies:

Mr A Kaye (The Victorian Society)
Mr R Ward (RIBA)
Mr M Sullivan (Royal Town Planning Institute)
Dr C Hodgetts (Warwickshire Gardens Trust)
Mrs R Bennion (CLARA)

Agenda

1. Emergency Procedure

At the commencement of the meeting the emergency procedure for the building was announced.

2. Substitutes and New Members

Mr J Mackay reiterated that he is also an interim representative of the Twentieth Century Society.

3. **Declarations of Interest**

Cllr G Cain declared that he is the Ward Councillor for Lillington (related to W/18/0330) and has previously worked with the custodians of Stoneleigh Abbey (W/17/2393).

4. **Minutes of Last Meeting**

Were agreed.

5. **Visits**

5.1 None.

6. **Pre-Application Presentation**

None

7. **Planning Applications**

7.1 W/18/0330 | Development of 4 residential dwellings together with associated access, parking and landscaping | Land to the rear of 2 - 8 Vicarage Road, Lillington, Leamington Spa, CV32 7RH

7.2 CAF comments:

7.3 CAF considers the proposed dwellings to be too large and their combined mass and bulk would be too visually dominant. The development would harm to the character and appearance of this part of the Lillington Conservation Area, which is semi-rural in feel, defined by gardens, orchards, and the church yard. The development would harm the setting of the Grade II* Listed St Magdalene Church, and the visual relationship between the church and the historic vicarage.

7.4 CAF feels that a small mews type development, with two or three dwellings facing onto a green, and not presenting their backs to the church, might be more appropriate in this sensitive setting.

7.5 CAF would also like the applicant to explore the potential for an alternative access route to the south west, to protect the setting of the vicarage.

7.6 CAF recommends the neighbouring Vicarage be included on the Local List.

7.7 W/17/2393 | Enabling residential development for 12 detached dwellings and 48 parking spaces (4x4 bedroom dwellings and 8x5 bedroom dwellings) | Land adjoining Cunnery Site, Stoneleigh Abbey, Kenilworth, CV8 2LF

7.8 CAF comments:

7.9 CAF does not consider that this scheme should be classed as enabling development, given that the Abbey was restored and converted in the 1990s, and this housing scheme appears to be proposed in order to fund general maintenance work and to construct a visitor centre. Furthermore, no adequate

special justification has been given, including an indication of public benefit for development within the boundary of a Grade II* park, and no adequate special circumstances were given for development in the Green Belt.

CAF are also concerned that the cumulative impact of multiple phases of housing development will have a harmful effect on the setting of the Grade I listed building, and the resulting suburban sprawl will harm the intrinsic rural character of the Grade II* registered park.

CAF advise other options to meet maintenance costs and to construct a visitor's centre be explored, such as approaching the Heritage Lottery Fund, and increasing visitor numbers."

- 8.0 CAF also referred to paragraph 140 of the NPPF, which states: "local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies." CAF concluded there were no definable public benefits that would outweigh the harm that would result from the proposed housing development.

- 8.2** W/18/0349 | Re-skinning of brickwork and roof, new windows, and front gable extension (as approved in applications W16/2236 and W/17/0722) with rear single storey and two storey extensions, rear dormer and associated landscaping works. | Penns House, Ashow Road, Ashow, Kenilworth, CV8 2LE

- 8.3 CAF comments:

- 8.4 CAF felt the proposed design does not reflect the context of the site and an opportunity has been missed to draw inspiration from the architectural and historic character of the Ashow Conservation Area.

9.0 **Any Other Business**

- 9.1** APP/T3725/W/18/3193175 | Land to the south of Gallows Hill, Warwick

- 9.2 CAF comments:

- 9.3 CAF noted that an appeal has been submitted for the above application. It was agreed that CAF would form a response to the appeal in due course.

Date of next meeting: 19th April 2018

Enquiries about the minutes please contact Nick Corbett
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