

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM **RECORD OF PROCEEDINGS HELD ON 15 DECEMBER 2011**

PRESENT: Councillor Mrs C. Sawdon
Councillor Mr Weber
Mr P. Edwards
Mrs Bennion
Mr M. Baxtor
Mr J. Mackay
Mr N. Stevens

APOLOGIES: Mr A. Mayes
Councillor Pitarello
Mr M. Sullivan
Mrs J. Illingworth
Dr C. Hodgetts

SUBSTITUTES: There were no substitutes

DECLARATION OF INTEREST: None.

RECORD OF PROCEEDINGS:

The minutes of the previous meeting were accepted as correct.

RENEWAL ENERGY SYSTEMS, SOLAR PANELS

Mr Cullimore distributed a draft solar panel leaflet for Member comment and feedback at the next C.A.A.F. meeting or as otherwise appropriate. (Enclosed with the draft leaflet was a package of other information including a covering letter to the I.H.B.C. (West Midlands Branch Members) appeal decisions dated 9.12.2011 - in respect of the Tan House, Little Stretton, Shropshire and one dated 13.01.2011- in respect of Castle View, High Street, St. Briavels, Lyndley, Glos.

REFERRALS FROM PLANNING COMMITTEE

W11/0953 LB; W/11/1144 Underpass at Leamington Station.
(Members had previously supported).

W11/1274 LB 52 Bridge End Warwick (A part II item).
(Members had previously made no comment).

LEAMINGTON SPA ITEMS

1. **W11/1359 - 35 Northumberland Road, Leamington Spa**
Alterations, proposed two storey side extension and demolition
and re-building of the NE/NW brick wall on boundary.

Members generally had no comment to make in respect of the proposals.

2. **W11/1287 - 87 Cubbington Road, Lillington, Leamington Spa**
Display of externally illuminated fascia sign, an internally
projecting sign and 2 number non-illuminated display boards.

Members were not happy with the proposals which were felt to degrade the Conservation Area.

What was extant was felt to be questionable and not particularly appropriate; in particular the "lottery sign" on the side elevation and the "satellite" dish on the front. These would be investigated by the Council's "Enforcement" team.

3. **W11/1457 - Mortimer Lodge, 52 Kenilworth Road, Leamington Spa**
Demolition of existing single storey side extension and erection of
replacement single storey extension, and demolition of existing
front boundary wall, and erection of replacement front boundary
wall and gates.

Members supported the proposed side extension. Concern was however expressed in respect of the boundary wall treatment.

In principle they were not against the front treatment but would like to keep/see a hedge retained. The "Buckingham" Palace style gates were not felt to be appropriate; straight rather than a concave curve, was felt to be preferable; the fact that they were noted as being sliding and of solid construction was also not felt to be appropriate.

Investigation should be undertaken to ascertain if there were any records of what was there "historically"

4. **W/11/1461 LB & 1462 - 52-54 Regent Street, Leamington Spa**
Installation of non-illuminated fascia sign and non-illuminated
poster to shop window.

Members did not like the 'poster' in the shop window; the curved "logo" was considered to be damaging to the Conservation Area whilst the 'Living through life's challenges' was not felt to be appropriate. The end 'Sue Ryder' logo could perhaps be moved to a more central location - perhaps over the entrance door? (and everything else removed).

LEAMINGTON SPA - PART II ITEMS

1. **W11/1327/LB – Flat 1, 40 Clarendon Square, Leamington Spa**
Replace dilapidated first floor windows with French casement.

Part II item – no comment.

2. **W11/1386/1387/CA – 25 Warwick Place, Leamington Spa**
Extension of existing lowered kerb along the whole length of property.

Part II item – no comment.

3. **W11/1413 – 102 Parade, Leamington Spa**
Display of a non-illuminated fascia sign and non illuminated window vinyl's.

Part II item – no comment.

4. **W11/1414 – 58 Newbold Terrace East, Leamington Spa**
Erection of a single storey side and front extension.

Part II item – no comment.

5. **W11/1418 – 14 Waller Street, Leamington Spa**
Excavation of front light wells and installation of railings to front boundary.

Part II item – no comment.

6. **W11/1421 – 12 Wathen Road, Leamington Spa**
Proposed ground floor extensions to the rear/side of the existing terraced dwelling.

Part II item – no comment.

7. **W11/1423/CA – 47a Kenilworth Road, Leamington Spa**
Erection of a single storey rear extension, garage conversion and modification to window to rear elevation.

Part II item – no comment.

8. **W11/1425/LB – 102 Parade, Leamington Spa**
Installation of a non-illuminated fascia sign and non-illuminated window vinyl's; and painting shop fronts white.

Part II item – no comment.

9. **W11/1427/1428/CA – 12a Warwick New Road, Leamington Spa**
Loft conversion with rear roof extension to provide additional bedroom and shower room.

Part II item – no comment.

10. **W11/1443/CA – 68 Radford Road, Leamington Spa**
Alterations to provide habitable space in basement, with
construction of new light well.

Part II item – no comment.

11. **W11/118/CA – Garages, Holly Street, Leamington Spa**
Demolition of two garages

Part II item – no comment.

12. **W11/1482/1483/CA/1484/LB – 8 Newbold Street, Leamington**
Spa
Demolish the rear garden/yard wall and rebuild it along the
boundary line of the property.

Part II item – no comment.

13. **W11/1114 – 47 Tachbrook Road, Leamington Spa**
Retention of minor alterations to rear previously approved.

Part II item – no comment.

14. **W11/1390/1391/LB – 5 Clarendon Square, Leamington Spa**
Erection of a single storey rear extension.

Part II item – no comment.

15. **W11/1422 – 47a Kenilworth Road, Leamington Spa**
Erection of a single storey rear extension, garage conversion and
modification to window to rear elevation.

Part II item – no comment.

16. **W11/1453 – 73 Clarendon Street, Leamington Spa**
Internal alterations changing storage spaces to a kitchen on
ground floor, a living room, bathroom and store space on first
floor and the loft being converted into a bedroom and an office.

Part II item – no comment.

17. **W11/1454/CA/1458 – 199 Rugby Road, Leamington Spa**
Demolition and rebuilding of existing boundary walls, increasing
the height on some parts of the wall to match the height on
adjacent parts of the existing wall or adjacent properties
boundary wall.

Part II item – no comment.

18. **W11/1467/LB – 21 Clarendon Square, Leamington Spa**
Removal of existing dormer windows (2 no.) and the installation
of (4 no.) 'Conservation' roof lights on rear elevation.

Part II item – no comment.

19. **W11/1476 – York House, 7-9 Clarendon Avenue, Leamington Spa**
Change of use from Class A1 shop and D1 for use as a dental and
eye laser surgery site.

Part II item – no comment.

20. **W11/1507 – 4 Spencer Street, Leamington Spa**
Change of use of vacant A1 retail shop to 'Sui-Genris' use as
tanning studio.

Part II item – no comment.

WARWICK ITEMS

1. **W11/1239 - Warwick Printing Co. Ltd, Theatre Street, Warwick**
Renewal of planning permission W07/0860: erection of a 4 story
building housing 16 apartments; provision of 19 car parking
spaces at ground floor level with access to Theatre Street.

Members felt that as this was a new Application they should comment accordingly, it was felt not to enhance the character of the Conservation Area, to be too high (by at least a storey). The façade treatment was considered to be inappropriate and would perhaps look better with a plainer, simpler treatment.

Members expressed a wish that a member of the Forum should attend if it goes to the Planning Committee.

2. **W11/1388/W11/1389 LB - Lord Leycester Hotel, 17-19 Jury**
Street, Warwick
Change of use of part of the ground floor of the hotel (CI) to form
separate restaurant and coffee shop (A3), related internal
alterations, creation of new hotel entrance to side elevation,
provision of new ramped access to side, erection of screening wall
within the cartway and renovation of existing gates.

Members generally welcomed the proposals; the side gate was felt to be important as part of the streetscape - these should be retained (perhaps re-hung inwards).

3. **W11/1089/1090CA - Leafield Farm Castle Park**
Conversion of farm buildings into offices (including demolition of
other buildings) and erection of link building.

Members felt that the use must remain ancillary to Castle Park, and wondered if it was necessary to have a link to the 'Old Barn' which should still stand independently.

It was also felt that the car parking would best be located on the footprint of the old 'Dutch Barn' and the area currently earmarked for parking landscaped as appropriate.

4. **W11/1487/1488/LB - Warwick Castle, Castle Hill, Warwick**
Permanent retention of two pavilions for shop and entrance to visitor attraction in situ in the Castle Courtyard following temporary period.

Members felt that this 'structure' did not enhance the Heritage Asset or Conservation Area and felt that it was not appropriate to grant this very temporary looking structure Permanent Permission.

WARWICK PART II ITEMS

1. **W11/1315 – 7 Smith Street, Warwick**
Change of use of second floor from hairdressers (A1) to offices (B2).

Part II item – no comment.

2. **W11/1340 – 4 The Courtyard, Bridge End, Warwick**
Erection of a 8.9m x 3.5m single storey glass room on side elevation of property.

Part II item – no comment.

KENILWORTH PART II ITEMS

1. **W11/1432 – The Ivy Cottage, Coventry Road, Kenilworth**
Erection of a greenhouse, gazebo and log store.

Part II item – no comment.

DATE OF NEXT MEETING: 5 January 2012