

## MINUTES OF MEETING

### Warwick District Conservation Advisory Forum

Thursday 29<sup>th</sup> October 2020

14:30 via Microsoft Teams

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#### Attendees:

Cllr Sidney Syson  
Cllr George Illingworth

Mr G Cain (RICS)  
Ms C Kimberley (CPRE)  
Dr C Hodgetts (Warwickshire Gardens Trust)  
Mr M Sullivan (Royal Town Planning Institute)  
Ms G Smith (Warwick Society)  
Mr J Mackay (20<sup>th</sup> Century Society)

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

#### Apologies:

Mr R Ward (RIBA)  
Mr A Kaye (The Victorian Society)  
Ms R Bennion (Leamington Society)

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

None.

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

None.

#### 3. **Minutes of Last Meeting**

Were agreed.

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

CAF made no comment.

## 5. **Pre-application Presentation**

Victoria Geffert, WCC Senior Transport Planner, and Paul Garrison, WDC Project Officer, gave a presentation to CAF on the preliminary designs for the forecourt improvement scheme at Leamington Spa Railway Station. CAF were joined by Archie Pitts, of the Friends of Leamington Station group, for the presentation.

It was reported that the scheme was due to be delivered by the end of 2021, possibly into early 2022, to be complete before the 2022 Commonwealth Games.

CAF expressed a desire to see the northern approach to the station underpass improved as part of this scheme. It was also noted that a reduction in the number of parked cars to the forecourt would be an improvement on the current plans.

The Forum asked that consideration be given to preserving and enhancing the symmetry of the listed station building through the proposed landscaping and paving treatments.

## 6. **Planning Applications**

### 6.1 W/20/1405 | Proposed construction of a 4-level, 469 space multi-storey car park, including access improvements and associated landscaping | Car Park, rear of L Pickering and Sons, Millers Road, Warwick

CAF considered the bulk and mass of the proposal to be overwhelming and harmful to the conservation area. It was suggested that a stepping back in height from the canal might lessen the impact, as well as splitting the larger gable into two smaller gables. CAF felt that the brightly coloured cladding was particularly inappropriate and intense, and out of character with the conservation area.

CAF noted that the current design appears to contradict itself, on one hand appearing highly obvious whilst at the same time trying to camouflage itself. Overall, CAF felt that the proposed scheme would be harmful to the conservation area.

### 6.2 W/20/1392 | Demolition of existing dwelling and erection of 20no. residential apartments and associated parking and amenity areas | 27 Upper Cape, The Cape, Warwick, CV34 5DS

CAF felt that the existing site provides a positive contribution to the character and appearance of the conservation area in terms of green space and rural character. The site also protects the entranceway into Warwick and provides the last slice of greenery before the hard, built up development beyond from which the current site screens from. Everything else beyond this site has been eroded and it is important therefore that the green, rural character of this site be preserved, the loss of which CAF considered would attack the boundary of the Old Town of Warwick. The boundary of the conservation area has been drawn to include it for a reason.

The site lies adjacent to a footpath that leads to the canal, and CAF expressed concern that the loss of trees on the site would lead to an erosion of the character of this historic footway which is shielded by trees. The character of this walking route is an important part of the canal conservation area and the removal of trees along the southern edge of the site would be harmful to this.

Overall, CAF felt that the proposed scheme does not preserve or enhance the conservation area, with the landscaping and overall design highly inappropriate.

Although it was recognised that this is outside the remit of the Forum, CAF wished to note that the scheme does not provide for adequate living conditions, with all of the units being below the national space standards, some by as much as 30%. It was also noted that the lawns and hedging do not provide for usable outdoor space by the occupants.

7. **Any Other Business**

None.

**Date of next meeting:** 26<sup>th</sup> November 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)