

MINUTES OF MEETING

Warwick District Conservation Advisory Forum

Thursday 25th January 2018
2.30 PM – Room 2.37 - Riverside House, Milverton Hill
Royal Leamington Spa, CV32 5HZ

Attending:

Councillor Mrs Patricia Cain (Chair)
Mrs R Bennion (CLARA)
Mr P Edwards (Leamington Society)
Ms C Kimberley (CPRE)
Mr R Ward (RIBA)
Mr G Cain (RICS)

Apologies:

Councillor Caroline Evetts (Vice Chair)
Mr Angus Kaye (The Victorian Society)
Mr M Sullivan (Royal Town Planning Institute)
Mr J Mackay (Warwick Society)
Dr C Hodgetts (Warwickshire Gardens Trust)

Agenda

1. Emergency Procedure

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

2. Substitutes and New Members

There were none.

3. Declarations of Interest

There were none.

4. **Minutes of Last Meeting**

Were agreed.

5. **Visits**

5.1 None.

6. **Pre-Application Presentation**

Presentation of proposals for The Asps:

Up to 900 dwellings, a primary school, a local centre, and a park and ride facility for up to 500 spaces, access from Europa Way and Banbury Road, areas of public open space, landscaping enhancements and archaeological mitigation, on land at The Asps, bound by Europa Way (A452) to the east and Banbury Road (A425) to the west, in accordance with application number W/14/0300 dated 27 February 2014, (determined by the Secretary of State).

CAF observation:

- 6.1 CAF noted that the Secretary of State gave outline planning permission for the development of the Asps site accepting that harm would be caused to designated heritage assets, including the Grade I Castle Park, and the Warwick Conservation Area, based on his judgement that the 'public benefits' associated with the new housing justified this harm.
- 6.2 It is recommended that all of the 'public benefits' included in the scheme approved by the Secretary of State, including sports fields, and allotments etc, should be included in the layout of the scheme now proposed, rather than providing funds for off-site contributions. This is needed to create a sustainable new community on the Asps site.
- 6.3 These items of community infrastructure should not be located in the landscape buffers, which are required to protect the setting of Castle Park, and should be designed and maintained as parkland.
- 6.4 The presentation given to CAF of a scheme which was described as landscape-led, and might be as if the Earl of Warwick had himself created an 'ideal village' on the outskirts of Castle Park, is welcomed in principle. However, CAF recommends that the masterplan be amended to include landscaping that better integrates the Grade II listed Asps farmhouse with the central green axis proposed to run through the middle of the site.
- 6.5 CAF recommends a small palette of natural, high quality materials be adopted to create a coherent approach for new buildings that will enhance the setting of the adjacent Grade I registered Castle Park, and the Warwick Conservation Area, and setting of the Grade II Listed Asps farmhouse. The palette as currently proposed is too large and eclectic, and

it was felt that concrete roof tiles would be at odds with the intended vision.

- 6.6 Given the proposed high quality design of the new village, CAF hopes that the new school, local centre, and other public buildings, will be of an appropriate high quality design, that reflects the principles of the Arts and Crafts vision in similar fashion to what is proposed for the new dwellings and their gardens.

7. **Planning Applications**

- 7.1 W/17/2150 | Outline application with all matters reserved besides access for the erection of up-to 135 dwellings together with vehicular/pedestrian access from Warwick Road; Green Infrastructure including a play area, other open space and landscaping; sustainable drainage; and other related infrastructure. | Land On The East Side Of, Warwick Road, Kenilworth

CAF observation:

- 7.2 This Green Belt site currently serves to protect the setting of the historic town of Kenilworth and the setting of the Grade II listed farmhouse abutting the site.
- 7.3 The site also serves as a southern gateway to Kenilworth from Leek Wooton.
- 7.4 The applicant proposes a 35% increase in the number of dwellings approved for the site in the local plan.
- 7.5 CAF would like to see a masterplan and design code that complements the historic town of Kenilworth, and the setting of the Listed farmhouse, but there is currently no convincing design vision or rationale for the number of houses proposed.
- 7.6 The proposed layout is a single large cul-de-sac with no connectivity to surrounding land or existing residential communities to the north, and it is not clear how the proposed design relates to the identity of Kenilworth.
- 7.7 In summary the proposed 35% increase would intensify the harm caused to the wider setting of designated heritage assets, and to the wider setting of the historic town of Kenilworth, with no clear design justification for the proposed increase.

- 8 W/17/2288 | Change of Use from A2 (bank) to A1/A3 (coffee shop/cafe) 26-28 High Street, Warwick, CV34 4FA

CAF observation:

- 8.1 CAF is pleased that this distinctive 'Queen Anne Revival' style building dating from the early twentieth century is to be kept in use, and no

objection is raised to the proposed change of use.

8.2 The principal façades are well preserved and it is important that these elevations be kept intact.

8.3 CAF recommends the building be locally listed.

9 W/17/2392 | Proposed addition of 2 no six bedroom flats for student occupation in new third floor penthouse atop old co-op building. 52-60 Warwick Street, Leamington Spa, CV32 5JP

CAF observation:

9.1 CAF considers the additional storey to be too dominant upon a building that is already unduly visually prominent. The additional storey would harm the setting of adjacent listed buildings and it would appear harmful to the street scene, especially when viewed from Parade. It would therefore harm the appearance of the Conservation Area.

10 W/17/2416 | Erection of a single storey side and rear extension with a roof terrace above following demolition of existing single storey extension, installation of 3 bay windows to front elevation, front dormer, 3nos roof lights to front elevation, 2 replacement windows and two new window openings to the front elevation. 2 Adelaide Road, Leamington Spa, CV31 3PW

10.1 CAF observation:

CAF considers the proposals to be detrimental to the appearance of the Conservation Area. The proposed balcony is an inappropriate addition and the proposed dormer is too large, over dominant and unprecedented on the street scene.

10.2 CAF considers that the existing front roof slope is too shallow to accommodate a dormer window.

10.3 The proposed scheme is over fenestrated and would have a detrimental impact on the street scene.

10.4 The proposed middle window at first floor level would also damage the building's symmetry. The chimney makes a positive contribution to the Conservation Area and should be retained.

11 W/17/2414 | Full planning application for the demolition of all existing buildings on site (with exception of existing substation) and the development of two detached dwelling houses and six apartments (8 dwellings total), together with access from Northumberland Road and associated engineering and landscaping works Huntley Lodge, 47 Northumberland Road, Leamington Spa, CV32 6HF

11.1 CAF observation:

- 11.2 CAF would like to see the retention of the existing historic building's façade as part of the scheme. If this not possible, then at least the historic front doorcase should be integrated into the new apartment building. (Historic features were integrated into a new-build in Bath Place, Leamington Spa, W/15/1662, and a similar approach might be appropriate for this site). The design of the proposed redevelopment would then make a positive contribution and enhance the appearance of the Conservation Area.

12 **Any Other Business**

Mr Paul Edwards requested that an application on 4 Innage Close in Leamington come to CAF (W/17/2298).

Date of next meeting: 22nd February 2018

Enquiries about the agenda please contact Nick Corbett
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