

MINUTES OF MEETING

Warwick District Conservation Advisory Forum

Thursday 25th March 2021
14:30 via Microsoft Teams

Attendees:

Cllr Sidney Syson
Cllr George Illingworth
Ms Ruth Bennion (Leamington Society)
Mr Gordon Cain (RICS)
Dr Christine Hodgetts (Warwickshire Gardens Trust)
Ms Cathy Kimberley (CPRE)
Mr James Mackay (20th Century Society)
Ms Gill Smith (Warwick Society)
Mr Mark Sullivan (RTPI)
Mr Richard Ward (RIBA)

Mr Robert Dawson (WDC)
Ms Zoe Herbert (WDC)

1. **Substitutes and New Members**

None.

2. **Declarations of Interest**

Mr Cain declared that the architectural practice who have submitted applications at the Lord Leycester Hospital, Warwick, discussed under A.O.B., are colleagues of his. Mr Mackay declared a personal relationship with the applicant under the same item. Cllr Syson declared that she recently submitted an application to have 24 Kenilworth Road added to the Local List of heritage assets, discussed under 5.1.

3. **Minutes of Last Meeting**

Were agreed.

4. **Planning Committee Agenda**

CAF made no comment.

5. **Planning Applications**

- 5.1 W/20/2144 | Proposed demolition of rear two storey and single storey wings together with detached two storey cottage and erection of replacement three storey and two storey extensions together with detached building at rear of site to provide increased number of studio flats and bedsit accommodation (increase from 30no. to 32no.) plus all associated works | 24 Kenilworth Road, Leamington Spa, CV32 6JB

Whilst CAF considered this scheme to be an improvement on the previous scheme in terms of detailing they still considered the proposals to constitute overdevelopment and wished to express an objection based primarily on the increase in bulk and mass. The Forum noted that the layout of villas along Kenilworth Road is of buildings built within a green landscape which they considered the proposed scheme to be harmful to. Concern was also expressed over the impacts on the neighbouring listed buildings, both in terms of their setting and due to overshadowing, as well as the impact on the street scene due to the front garden being covered in bins and car parking. The green landscaping is fundamental to the character of this part of the conservation area.

The Forum also felt that the existing cottage to the rear of the site made a positive contribution and should be retained. Overall, CAF considered the proposed scheme to be out of character with the area and would form a serious and unwanted precedent for what is essentially an entirely modern block of flats. The Forum considered the only benefit of the scheme to be the removal of the existing single storey addition and recommended that a more reasonable response would be to create a number of decent sized flats within the building instead of introducing a large quantity of small units.

- 5.2 W/20/2071 | Erection of 2no new dwelling incorporating its associated landscaping and proposal of a new peace garden following the demolition of former Sunday School building on the site | Baginton School, Church Road, Baginton, Coventry, CV8 2AR

CAF noted that the proposed peace garden was afforded 1/3 of the plot which has resulted in the two houses being crammed together on the remaining site. The development has been compromised by this. The Forum did like the variety in the design and heights of the houses. However, it was noted that the streetscape becomes a line of six parked cars. The Forum felt that the scheme that was approved in 2018 was more akin to a village street treatment and avoids parking to the fronts. It was also noted that by setting back the houses they were not drastically extending the views of the church to warrant the addition of six parked cars in place of a building.

6. **Any Other Business**

- 6.1 W/21/0162 & W/21/0163/LB | Proposed amendments to the existing layout of the building; including internal and external alterations; amendments to one dwelling to provide enlarged visitor entrance area; enlargement of the gift store (internally); use of Brethren's kitchen for exhibition purposes; reordering of existing residential accommodation (Master's House) for residential purposes, opening of parts of Master's House to public; sundry like for like and other repairs to historic fabric and sundry alterations to improve use as a visitor attraction including improvements to café | Lord Leycester Hospital, High Street, Warwick, CV34 4BH

The Forum were supportive of this scheme and felt that it was important to support the long term economic viability of such an important site.

Date of next meeting: 22nd April 2021.

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