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24th October 2001

ROYAL LEAMINGTON SPA CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON THURSDAY, 18TH OCTOBER 2001

PRESENT: Councillor W. Gifford, Councillor Mrs. C. Hodgetts, Councillor G. Darmody, Councillor G Guest, Mr. D. Brown, Mr. G. Goddard-Pickett; Mr. P. Edwards, Mr. R. Hayden, Mr. M. Sullivan, Mr. L. Cave, Mr. M Baxter

1. **The Minutes of the Meeting held on the 4th October 2001** were accepted as a correct record. It was, however, noted by Mr Cave that he had raised the issue of the temporary structure erected at the rear of the Voodoo Bar. The Conservation Officer agreed to bring a report back to the next meeting concerning any enforcement matters which were being taken. Mr Cave also pointed out that a banner had been erected at the premises of Brook Street on The Parade.
2. An update of the previous agenda items were circulated.
3. **W20011283/84CA7 - Bedford Street, Leamington Spa**

Erection of a five storey building to provide (A3) (Food and Drink) use on ground floor with separate access to seven flats on upper floors (including provision of roof garden at first floor level and balcony second and third floor level).

Some concern was expressed that this was over development and not a particularly suitable site for town centre housing as there are no other residential properties in Bedford Street. Significant concern was expressed at the proposed change of use to A3 use for the ground floor of the building. It was considered that there are already sufficient A3 uses in this part of Leamington. Concern was also expressed at the loss of a section of retail frontage particularly at the use as a green grocers at this part of Bedford Street. The design was generally considered to be a good piece of in-fill for this narrow site. The main concerns were for the A3 use. Some members expressed concern at the increased parking need which the flats would require.

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4. **W2001011287 - 12, Heath Terrace, Leamington Spa**

Provision of a light well and insertion of a window at basement level in front elevation.

The design proposed on the drawing was generally considered acceptable, subject to possibly lowering the well to avoid any water ingress at window sill level. Some concern was expressed that the proposal may not meet required standards for natural light and subsequently need to be made larger which it was considered would be unacceptable. It was also considered that it would be unacceptable if railings had to be provided around the well to meet the building regulation requirements.

5. **W200112884 - Spencer Street, Leamington Spa**

Application for Certificate of Lawfulness for the proposed use of the ground floor as a retail unit.

It was pointed out that the premises had been used for a golf shop for in excess of 5 years. It was hoped that a better fascia design could be achieved for new retail premises.

6. **A request was tabled from the Leamington Society which had originally been proposed for the Planning Forum it had been decided to cancel.** The request was for a debate on the quality of architectural design approved in applications in the conservation area of Leamington Spa and advice from the CAAF. As it had not been possible to have this matter discussed at the current Planning Forum The Chairman invited a short discussion on the topic.

Some members expressed concern that the report to the Planning Committee on the Regent Hotel had not made mention of the objections raised in the CAAF's comments on this application. This was used as an example and some members felt that with larger applications the CAAF's comments were not taken into account. It was felt that generally with smaller applications comments of the CAAF were considered by the Planning Committee. Some concern was also expressed that where comments are given in an abbreviated form to The Planning Committee there was a danger that the full significance of the comments made would be lost. It was felt that this may arise particularly in terms of items on Part II. There was a feeling that CAAF comments were used only when it was considered appropriate. It was also pointed out that some members had considered resigning from the CAAF for this reason. There was some discussion on widening the remit of the CAAF e.g. to the recent parking report, however it was generally felt this was outside of the CAAF's remit. It was commented that wherever possible new design in the conservation area should improve the quality of the conservation area and there was concern that with larger schemes this was not always the case.

Date of Next Meeting

Thursday 15th November, 2001.

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