

# RECORD OF PROCEEDINGS OF THE CONSERVATION AREA ADVISORY FORUM HELD ON 28<sup>th</sup>. AUGUST 2003

PRESENT : Councillor Mrs C Hodgetts, Councillor Balvinder Gill, Councillor Chris Davis, Ruth Bennion, Paul Edwards, Joanna Illingworth, Mark Sullivan.

## Record of Proceedings

The record of the previous meeting were accepted as a correct record, with three items needing correcting: Mrs J. Illingworth was not in attendance ;the wording of “ whether Venue and Mars in Park Street Was---- “ under the Update of Previous Applications “ was queried and the date of the next meeting should have read 28<sup>th</sup>. August.

## Update of Previous Applications

Mr Cullimore took members through the past agenda :

1 W20031085Lb : 2 , Eastgate Mews, Castle Lane, Warwick .  
Approved

2 W200310078&W20031112 : 2 Gerard Street , Warwick .  
Deferred at last meeting; site visit Saturday 30<sup>th</sup>. August.

3 W20031110 : 41, Bridge End, Warwick.  
Ongoing, awaiting revised drawings.

4 W20031139: B T Exchange, Priory Road, Warwick.  
Approved by last committee.

5 W20031226 : 45, Smith Street, Warwick.  
Still ongoing.

6 W20031096: 56 Russell Terrace, Leamington Spa.  
Negotiations ongoing.

7 W20031113/114 LB: 111A Warwick Street, Leamington Spa.  
Negotiations ongoing.

8 W20031160: 79, Parade, Leamington Spa.  
Negotiations ongoing.

9W20031175/7 LB : 25, Regent Street, Leamington Spa.  
Negotiations ongoing.

10 W2003190/91 LB : 160-164, The Parade, Leamington Spa.  
Trying to omit A3 use ( policy objection ).

11 W20031210 : Rear of 57 Clarendon Street, Leamington Spa.  
Awaiting response from agent-likely to be recommended refusal.

12 W20031214 : Land to the rear of Milverton Court, Milverton Hill, Leamington Spa.  
Negotiations ongoing.

13 W20031219 : Bar 44, Clarendon Street, Leamington.  
Awaiting revised plans.

14 W20031252: Unit 5, Satchwell Court, Leamington Spa.  
Negotiations ongoing.

15 W20031172 LB: 4 & 6, Clemens Street, Leamington Spa.  
Negotiations ongoing.

## Agenda for CAAF, 28<sup>th</sup>. August 2003.

### Part One.

#### Court Street Brief :

Mr. Cullimore took members through a letter received from The Leamington Society , tabling their comments and observations in respect of the brief.

CAAF members expressed preference for Option Two; the importance of a continuous streetscape was underlined, and considered extremely important; the loss of The Stoneleigh Arms Public House, was consequently felt NOT to be desirable. The positive use, in some form or another, of the space under the Railway Arches was felt to be desirable. Perhaps there was scope for some form of “ Town Square “ ie PUBLIC OPEN SPACE, within the development.? Service access ( there must, historically, have been access. ) was considered an important issue for the health and vitality of businesses.

W20031261: 2A, Beauchamp Hill, Leamington Spa.

Members felt the proposed alterations to a rather nicely and elegantly designed “ modern “ dwelling, were not acceptable; adversely altering the character and appearance of the original house; whilst certainly not enhancing the Conservation Area.

W20031275: The Stables, 94, Bridge End , Warwick.

It was felt extremely important that the proposed Greenhouse should be screened (by planting ) from the Castle Park.

# Additional Items.

W20031174 LB : 9 Clarendon Place, Leamington Spa.  
Proposed infilling of cellars and resurfacing of car park.

No objection.

W20031288/CA: 6, Regent Place, Leamington Spa.  
Demolition of singly storey retail unit, erection of a 3-storey block of 3 No. flats.

It was felt that there was much room for improvement, with the design looking somewhat squashed. The principle of one flat per floor was however supported.

W20031301 LB : Flat 1, 20, Kenilworth Road, Leamington Spa.  
Erection of a glazed canopy to side elevation.

Members did not like the proposals, more thought was required.

W2003107/8 LB : 39, Regent Street, Leamington Spa.  
Installation of a new shop front and a set of non-illuminated fascia letters to read " Save The Children. "

The shop front is felt to be an improvement although it is not shown in context with the elevation of the property. The fascia was felt to be too deep, whilst clarification was felt necessary in respect of the lettering.

W20031315: 38, Warwick New Road, Leamington Spa.  
Conversion , extension and alteration of former nursing home to provide 9No. self contained dwellings and car parking.

Concern was expressed about what, if any interior features remained and the extent of removal of original walls. The proposed attic and basement flats were felt to be extremely questionable, with the proposed lightwell's to the lower ground floor, a particular concern. It was felt that car parking should be restricted to then front ; far too many trees are proposed for removal ; the garden to the rear should be retained as a garden and Not used for car parking.

W20031305 : 46, Smith Street, Warwick.  
Display of non-illuminated sign, projecting bracket canopy.

Members considered the proposals visually " messy; with the canopy unsuitable and inappropriate for a Conservation Area . Concern was expressed over the size of lettering and projecting sign, which was felt to need more consideration especially in respect of it's location.

W20031209 : 173, Leam. Terrace, Leamington Spa.  
Proposed re-building of a garage.

This was considered acceptable.

W20031103/LB : 3, Regent Place, Leamington Spa.

Members felt that more information was needed to form a considered judgement.

## Date of next meeting.

The date of the next meeting is Thursday 18<sup>th</sup>. September 2003.