



Worcester
CITY COUNCIL

PLANNING COMMITTEE

AGENDA

Date: Thursday, 25th November, 2021

Time: 1.30 pm

Venue: Guildhall

PLANNING COMMITTEE

Information for Members of the Public

Access to the Guildhall is via the front entrance in the High Street. The nearest car park is Copenhagen Street (pay and display). If you are a wheelchair user or have restricted mobility, access to the Guildhall can be gained either through the door on the right side of the forecourt as you face the Guildhall, or through the sliding doors at the rear of the Guildhall. There is dedicated disabled parking space at the rear (access via Copenhagen Street). Most meetings are held on the ground floor, which can be reached by using a lift. If you are a wheelchair user or have restricted mobility and you wish to attend a meeting, please telephone or email the officer mentioned below in advance and we will make any necessary arrangements to assist your visit.

Part I of the Agenda includes items for discussion in public. You have the right to inspect copies of Minutes and reports on this part of the Agenda as well as background documents used in the preparation of these reports. Details of the background papers appear at the foot of each report. Part II of the Agenda (if applicable) deals with items of 'Exempt Information' for which it is anticipated that the public may be excluded from the meeting and neither reports nor background papers are open to public inspection.

Please note that this is a public meeting and members of the public and press are permitted to report on the proceedings. "Reporting" includes filming, photographing, making an audio recording and providing commentary on proceedings. Any communicative method can be used to report on the proceedings, including the internet, to publish, post or share the proceedings. Accordingly, the attendance of members of the public at this meeting may be recorded and broadcast. By choosing to attend this public meeting you are deemed to have given your consent to being filmed or recorded and for any footage to be broadcast or published.

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At the start of the meeting under the item 'Public Participation' up to fifteen minutes in total is allowed for members of the public to present a petition, ask a question or comment on any matter on the Agenda. Participants need to indicate that they wish to speak by 4.30 p.m. on the last working day before the meeting by writing, telephoning or E-Mailing the officer mentioned below.

If you have any general enquires or queries about this Agenda or require any details of background papers, further documents or information, or to discuss arrangements for the taking of photographs, film, video or sound recording please contact the Lead Officer, Margaret Johnson, Democratic Services Administrator, Guildhall, Worcester WR1 2EY. Telephone: 01905 722085 (direct line); E-Mail Address: committeeadministration@worcester.gov.uk.

This agenda can be made available in large print, braille, on PC disk, tape or in a number of ethnic minority languages. Please contact the above named officer for further information.

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Planning Committee
Thursday, 25 November 2021

Members of the Committee:-

Chair: Councillor Mike Johnson (C)
Vice-Chair: Councillor Patricia Agar (LCo)

Councillor Mel Allcott (LD)
Councillor Alan Amos (C)
Councillor Bill Amos (C)
Councillor Jenny Barnes (LCo)
Councillor Marjory Bisset (G)

Councillor Owen Cleary (C)
Councillor Allah Ditta (C)
Councillor Jo Hodges (L)
Councillor Andrew Roberts (C)

C = Conservative G = Green L = Labour LCo = Labour and Co-operative
LD = Liberal Democrat

AGENDA

Part 1
(ITEMS FOR DISCUSSION AND DECISION IN PUBLIC)

1. **Appointment of Substitutes**
To receive details of any Member nominated to attend the meeting in place of a Member of the Committee.
2. **Declarations of Interest**
To receive any declarations of interest.
3. **Minutes of Previous Planning Committee**
Page(s): 1 - 8
of the meeting held on 28th October 2021 to be approved and signed.
4. **Minutes of Previous Conservation Advisory Panel**
Page(s): 9 - 12
That the minutes of the Conservation Advisory Panel be received.
5. **Public Participation**
Up to a total of fifteen minutes can be allowed, each speaker being allocated a maximum of five minutes, for members of the public to present a petition, ask a question or comment on any matter on the Agenda or within the remit of the Committee in accordance with Committee Procedure Rule 10.
6. **Public Representation**
Members of the public will be allowed to address the Committee in respect of applications to be considered by the Committee in accordance with Committee Procedure Rule 11. Members of the public will address the Committee during the Committee's consideration of the respective item.

7. **Application 21/00767/FUL - 15 Darwin Avenue**

Page(s): 13 - 42

Ward(s): Warndon Parish South

Contact Officer: Thomas Gabriel, Interim Senior Planning Officer
Tel: 01905 722521

The Corporate Director – Planning and Governance recommends that Planning Committee is minded to grant planning permission subject to the applicant and all persons having an interest in the land entering into an agreement under Section 106 of the Town and Country Planning Act in accordance with the agreed Heads of Terms, and, delegates to the Corporate Director - Planning and Governance on her being satisfied with the nature of such an Agreement approval to grant the necessary planning permission, subject to the conditions set out in section 9 of this report.

8. **Application 20/00866/FUL - Unit 7, St Martin's Quarter**

Page(s): 43 - 74

Ward(s): Cathedral

Contact Officer: Sally Watts, Senior Planning Officer
Tel: 01905 722172

The Corporate Director – Planning and Governance recommends that the Planning Committee is minded to grant planning permission subject to:-

(i) the conditions set out in section 9 of the original report attached as Appendix 1; and

(ii) the applicant and all persons having an interest in the land entering into an agreement under Section 106 of the Town and Country Planning Act 1990 in accordance with the agreed Heads of Terms; and

(iii) subject to being satisfied with the nature of such an Agreement delegates authority to the Corporate Director - Planning and Governance to grant the planning permission.

9. **Application 21/0470/FUL - 42 Foregate Street**

Page(s): 75 - 96

Ward(s): Cathedral

Contact Officer: Thomas Gabriel, Interim Senior Planning Officer
Tel: 01905 722521

That the Planning Committee grants delegated authority to the Corporate Director - Planning and Governance to grant planning permission, subject to the recommended conditions set out in section 9 of the report, upon the expiry of the statutory consultation period further subject to:-

i) there being no new issues or objections raised; and

ii) the applicant and all persons having an interest in the land entering into an agreement under S106 of the Town and Country Planning Act 1990 to the satisfaction of the Corporate Director - Planning and Governance in accordance with the agreed heads of terms; and;

iii) the grant of a satisfactory listed building consent.

10. **Application 21/0471/LB - 42 Foregate Street**

Page(s): 97 - 104

Ward(s): Cathedral

Contact Officer: Thomas Gabriel, Interim Senior Planning Officer
Tel: 01905 722251

That the Planning Committee grants listed building consent subject to:-

- i) the conditions set out in section 9 of the report; and
- ii) the grant of a satisfactory planning permission.

11. **Application 21/00937/VARCO - Rose Villa, Nunnery Lane**

Page(s): 105 - 116

Ward(s): Nunnery

Contact Officer: Laura Williamson, Planning Officer
Tel: 01905 722028

The Corporate Director - Planning and Governance recommends that the Planning Committee approves the variation of Condition 2 of planning permission 20/0088/FUL and grants planning permission, subject to the conditions set out in section 9 of the report.

12. **Application 21/00654/HP - 31 Georgina Avenue**

Page(s): 117 - 128

Ward(s): Bedwardine

Contact Officer: Laura Williamson, Planning Officer
Tel: 01905 722028

The Corporate Director - Planning and Governance recommends that the Planning Committee grants planning permission, subject to the conditions set out in section 9 of the report.

13. **Any Other Business**

Which in the opinion of the Chair is of sufficient urgency as to warrant consideration.