



Worcester
CITY COUNCIL

PLANNING COMMITTEE

AGENDA

Date: Thursday, 23rd June, 2022

Time: 1.30 pm

Venue: The 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.

Please note the Council records and live streams many of its meetings. These recordings are published on the relevant meeting pages of the Council's website. A notice to this effect will be posted in the meeting room. If a member of the public chooses to speak at a meeting of the City Council he/she will be deemed to have given their consent to being recorded and audio being published live to the Council's website. The Chair of the meeting, can at their discretion, terminate or suspend recording, if in their opinion, continuing to do so would prejudice the proceedings of the meeting or if they consider that continued recording might infringe the rights of any individual, or breach any statutory provision.

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.

Agendas and minutes relating to all City Council Committees and Council Meetings are also available electronically, click on the option "Committee Minutes and Documents", Website Address: worcester.gov.uk

Planning Committee
Thursday, 23 June 2022

Members of the Committee:-

Chair: Councillor Chris Mitchell (C)
Vice-Chair: Councillor Patricia Agar (LCo)

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

Councillor Jill Desayrah (L)
Councillor Shafaz Ditta (C)
Councillor Karen Lewing (G)
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 - 6
of the meeting held on 26th May 2022 to be approved and signed.
4. **Minutes of Previous Conservation Advisory Panel**
Page(s): 7 - 14
That the minutes of the Conservation Advisory Panel be received.
5. **Site Visits**
Such inspections of current application sites as may have been recommended by Officers and as may be approved by the Committee.

Members of the Committee should inform the Interim Head of Development Management of any requests for site visits by 5.00 p.m. on the Tuesday immediately prior to the meeting (21st June 2022) and reasons for the request.

Site visits will be conducted in accordance with the procedure attached which forms part of the Council's Good Practice Protocol for Members and Officers dealing with Planning Matters.

6. **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.

7. **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.

8. **Planning Application Local Validation Document**

Page(s): 15 - 74

Ward(s): All Wards

Contact Officer: Sally Watts, Senior Planning Officer

Tel: 01905 722172

That the Committee:

- (i) approve the draft Local Validation Document for consultation purposes and to inform decisions regarding the validation of planning applications during the consultation period and until such time as the Local Validation Document is adopted by the City Council;
- (ii) authorise the Corporate Director - Planning and Governance in consultation with the Chair and Vice Chair of the Planning Committee to make any necessary amendments to the Local Validation Document following the public consultation period of six weeks and to adopt the Local Validation Document for development management purposes; and
- (iii) authorise the Corporate Director - Planning and Governance in consultation with the Chair and Vice Chair of the Planning Committee to undertake future reviews and redraft and re-format of the Local Validation Document in the event of amendments being necessary as a result of new Government guidance, changes in legislation, change in planning policies at local or national level or a change in local circumstances.

9. **Application 21/00500/FUL - Mister Constructon Ltd., - South Street**

Page(s): 75 - 90

Ward(s): Cathedral

Contact Officer: Thomas Gabriel, Interim Senior Planning Officer

Tel: 01905 722521

The Corporate Director - Planning and Governance recommends that the Planning Committee refuses planning permission for the reasons set out at Section 9 of the report.

10. **Application 22/00276/HP - 109 Canada Way**

Page(s): 91 - 100

Ward(s): Bedwardine

Contact Officer: Ruth Lambert, Planning Officer
Tel: 01905 722175

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

11. **Any Other Business**

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

PLANNING COMMITTEE SITE VISITS

The following is an extract from the Good Practice Protocol relating to Planning Matters.

The procedure for site visits will be as follows: -

- Members of the Planning Committee together with relevant officer's travel to the site by minibus.
- On arrival at the site, the designated planning officer explains the main planning issues to the Committee.
- Inspections will be undertaken in a formal and professional manner. The Committee should stay together as a group.
- There will be no inter-action between Members and applicants or objectors at the site visit beyond the common courtesies to be expected when visiting someone else's property.
- Members may ask questions of the officers and draw attention to issues relevant to the site visit.
- Members will not debate the merits of the proposal on the site visit or on the way to or from the site visit.
- Members who have declared a prejudicial interest or who, for any other reasons, do not intend to participate in the planning decision, will not participate in the site visit.
- The Chair will close the site visit and all Members will leave the site at the same time.
- The Chair may alter or terminate any visit at his/her discretion.