MINUTES OF THE MEETING HELD ON 4th December 2019

Present: Mr Charles Potterton in the Chair  
Dr H Barrett, Mr C Guy, Mr G Harvey, Mr S Laws, Mr R Lockett,  
Mr M McCurdy, Mr D Saunders and Mrs C Silvester  
Councillor Amos and Councillor Gregson

Officers: Dr P Collins and Mr J Dinn

Apologies: The Dean, Mr D Davis, Mr V Kirk and Ms R Barnett

66. MINUTES

The Minutes of the meeting held on 6th December 2019 were approved as a correct record with one minor amendments to minute 55.

67. CHAIRMAN’S REPORT

1. Appeal Decisions and Notifications of Appeal.

None.

2. Chairman’s Correspondence and Information for Discussion

The Chair informed the Panel that they will be trialling a different approach to the presentation of applications at meetings. Instead of the usual PowerPoint Presentation assembled by Dr Collins, they would use the meeting agenda as a working document in order to have direct access to the live planning portal. This will allow access to the full range of submitted information for each application. The panel will also re-engage the use of ‘Google Earth Pro’ for site context.

Following each (Chairman’s) pre-meeting, the panel will be informed of specific applications they should review before the next meeting.

The Panel welcomed the decision of Anita Marles to join the Panel as a representative of Worcester City Architects. She will be attending from January onwards.

Chairman Charles Potterton, BA DipLA CMLI  
Secretary: Worcester City Council, The Guildhall, Worcester WR1 2EY
The Chair advised he had attempted to speak to Alan Coleman regarding the poor quality of some submissions and will continue to try to set up a meeting in the New Year.

68. CONSERVATION AREA APPRAISALS

There has been a delay in the consultation phase of the Park Avenue and Riverside Conservation Area Appraisals. These Appraisals will now be presented at a later meeting.

69. OUTCOME OF APPLICATIONS

Dr Collins reported on the status of applications considered at the November meeting.

i. 19/00670/FUL – Mount Battenhall, Battenhall Avenue

The Panel expressed their thanks for the CGI images that had been provided by the Architects as requested when the item was heard at the last meeting.

The panel discussed the images and concluded that the 2-storey addition over the already approved classroom block replacement was that though such an extension could be acceptable in principle, the current proposal lacked sympathy to the road environment, the existing building and to the content of the new scheme.

It was suggested that the architect should be requested to review the elevational treatment and massing of the proposed additional floor in both materials and articulation.

ii. 19/00676/FUL - Mount Battenhall, Battenhall Avenue

There were some differences of opinion regarding the merits of the original courtyard and the actual effect the proposal may have on it. The panel did not reach an overall conclusion on this item.

The Panel felt it would be beneficial to conduct a site visit at some point in the New Year to see what overall progress had been made on the site.
70. REPORT ONLY ITEMS

i. 19/00822/HP – 70 Bath Road – Single-storey extension to the side of the existing bungalow and a loft conversion to create three additional bedrooms and two bathrooms.

Dr Collins advised the property would not be in a Conservation Area for much longer. Panel Members raised concern at the lack of information provided in the application regarding parking.

ii. 19/00759/FUL – 31 Bath Road - Change of use – class C4 small Houses in Multiple Occupation.

MAIN AGENDA ITEMS

71. 19/00358/CU – Ground Floor, 10-12 Farrier Street

Change of use of existing ground floor to student accommodation comprising of 15 self-contained studio apartments and alterations to the existing fenestration and rear flat roof.

The Panel have no objection to the application.

72. 19/00825/FUL – 4 Broad Street

Replacement of existing white timber windows with new white uPVC windows.

The Panel have no objection to the application.

73. 19/00835/FUL – Former Royal Porcelain Recreation Ground, Droitwich Road

Erection of a new hockey centre to include two international standard water based professional hockey pitches, a single storey pavilion with changing block and club house, flood lighting, upgrade existing access, re-provision of existing football pitches with associated landscaping and car parking.
Dr Collins explained that the application is for a Greenbelt site which will be split use for hockey and football. The pitches will be used at in the day and at night but will not be for public use. The Panel were pleased that the application supported sport in the City and kept the site free of further residential development.

Panel Members raised some concerns that the development could lead to traffic congestion in the area but agreed this point fell under Highways jurisdiction.

A discussion was also had over the proposed lighting for the site as Panel Members had concerns over the amount of light pollution caused by flood lights and their ecological impact. Dr Collins advised that a regulatory body will prescribe what lighting is used on sporting grounds.

The Chair noted that, from a landscape position, the long term management of the greenspace perimeter was particularly important and the applicant would need a well-structured long term management plan. This will need to be prepared in conjunction with a detailed planting scheme.

The Panel raised minor concern that the plans included a note ‘Sign Water Tank 15m’ and it was not clear what this referred to. No evidence of the proposed signage could be found in the application during the meeting; the Chair agreed to look into this issue further. POST MEETING NOTE – no further explanation can be found.

The Panel had no overall objection to the proposed plans for the pavilion building in the centre of the site.

The Panel have no overall objection to the application in principal, subject to a detailed ecological impact assessment being carried out, detailed and extensive planting and management plans being prepared and approved.

74. 19/00836/FUL – Former Ice Works, 174 Bromyard Road

Amendments and alterations to design of residential scheme for 54 no. apartments approved under P15C0371 to reduce overall scale of development.

Dr Collins explained the proposed amendments and alterations to the application and the reasons behind the changes.
The Panel discussed the proposed planting along the road frontage of the site and agreed that a hard landscape treatment would be much more in keeping with the character of this area.

The Panel also expressed some concern that historic value of the building could be depleted by the isolated building being demolished and rebuilt. In addition to this, Panel Members expressed some disappointment in the change of atmosphere the amendments would make to the site.

The Panel considered that yet more external changes would mean the building lost its industrial appearance and caused a further ‘hemming in’ of the main structure.

The Panel have no overall objection to the application, subject to the landscape treatment to the road frontage being reconsidered.

75. Any Other Business

Land at Sherriff Street Industrial Estate and associated highway - Dr Barrett and Mr McCurdy agreed to investigate the proposed scheme with the aim of gaining a greater understanding of the project and an understanding of the points that the panel are being asked to look at. It is hoped they can make an initial response to the January meeting.