

CONSERVATION ADVISORY PANEL

(Incorporating the Civic Society Development Panel)

MINUTES OF THE MEETING HELD ON 6th OCTOBER 2021 AT MOUNT BATTENHALL

Present: Mr C Potterton in the Chair
Dr H Barrett, Mr D Davis, Mr C Guy, Mr G Harvey, Mr R Lockett, Ms
A Marles, D Saunders

Officers: Dr P Collins

Apologies: The Dean, Ms A Burton, Mr M Hughes Mr S Laws, Mr M McCurdy
and Mrs C Silvester; Councillors J Barnes and B Amos

58. SITE VISIT

Prior to the meeting the Panel undertook a guided tour of Mount Battenhall. This Grade II* Listed Building had recently been converted into a retirement village. The visit also included a walk to the St Placide's site which will be coming before the Panel shortly.

59. PRESENTATION TO JAMES DINN

The Chair made a presentation to James Dinn on behalf of the Panel. James had recently retired from his post of Archaeology Officer at the City Council. The Chair thanked James for the valuable contribution which he had made to the work of the Panel over many years.

60. MINUTES

The minutes of the remote meeting held on 8th September 2021 were approved as a correct record, subject to the comments below.

Matters arising:

Minute 49 – the query over a retrospective application was in respect of Item 5 (Army Careers, 44 Foregate Street) not Item 6 - the above was retrospective.

Minute 53 - University of Worcester Arena, Hylton Road – the comment had been made that the rear could be painted in a suitable colour or treated in a more appropriate way to help minimise the impact on adjacent residents and the Panel asked for this to be put on record.

61. CHAIRMAN'S REPORT

1. Appeal Decisions and Notifications of Appeal.

None.

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2. Chairman's Correspondence and Information for Discussion

Christmas Meal – There was support for having a meal after the December meeting. Dr Collins and the Chair will investigate venues and any suggestions from Panel members are welcome.

62. OUTCOME OF APPLICATIONS

Dr Collins informed the Panel that the items considered at the September meeting remain undetermined as in most cases the deadline date had not yet expired.

63. REPORT ONLY ITEMS

1. **21/00802/FUL – 11 St Johns** - *Change of use from a charity shop (use class E) to a nail salon (use class Sui Generis). Alteration to front elevation by replacing shop window and install flat fascia signage.*

The Panel noted that the scheme includes replacement of the 6 panel door with a single panel design. A request was made to check whether the current window has any historical value and if so, consideration should be given to whether it should be retained.

2. **21/00794/ADV – 19 The Foregate** - *1 x internally illuminated individually located letter sign; 1 x projecting sign.*

No issues or objections were raised with the application.

3. **21/00418/ADV – 24 Mealcheapen Street** - *New illuminated Fascia with TSB Logo x2 tsb.co.uk Vinyl messaging x1 TSB Projecting Sign x1 New double-sided A frame x1.*

The Panel commented that the fascia needs to have a consistent design and not a mix of styles.

MAIN AGENDA ITEMS

64. **21/00761/HP & 21/00762/LB – 7 Britannia Square** - *Replace existing rear outbuilding with a building regs approved extension to form improved kitchen and dining area. Elongation of rear arched feature window.*

The Panel commented that the number of solar panels seems excessive. Reference was also made to any potential archaeological impact depending on the design of the foundations.

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Overall, no objection in principle.

65. 21/00791/LB – 1 Lansdowne Crescent - Proposed larger parking area.

No objection to the principle of extending the parking area, although as there is no information about the existing surface materials it is difficult to comment on their suitability for the extension.

The Panel were concerned about the impact on the street scene through loss of existing trees. It was suggested that size, species and location are an important consideration and there should be a condition requiring these aspects to be agreed with Officers. Protection of the roots of the main trees is critically important and both of these matters are to be covered by appropriately worded conditions.

Overall, no objection provided the applicants follow the advice and recommendations set out in the tree report.

66. 21/00805/FUL & 21/00806/LB – 1 Inglethorpe Court, Sansome Street - Conversion of existing buildings into 4No. single person flats.

The properties are suitable for residential use and the units are of an acceptable size. The proposed new staircase set in the external space between the buildings is a suitable approach.

The Panel welcomed this application positively.

67. 21/00752/FUL & 21/00753/LB – 93 Sidbury - Create new shop front entrance, a small extension on the first floor to align with the existing ground floor and general minor alterations to the internal layout of the building to improve the existing condition of it.

The Panel have no objection in principle, subject to the following:

- The front entrance door should be a solid 6 panel design;
- The pitch of the rear extension should be consistent with the existing building;
- The new windows on the rear elevation should be consistent with the existing in terms of design and proportion;
- The historical internal features should be retained as much as possible, in particular the triangular chimney breasts.

The Panel also noted that the heritage statement is not to an appropriate standard and contains inaccuracies. It was suggested that this be brought to the attention of the applicant.

The panel have no objection in principle, subject to the matters noted above.

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68. ANY OTHER BUSINESS

None.

69. DATE OF NEXT MEETING

Wednesday 3rd November 2021. It was suggested that this could be in person at the Education Centre. The Chair and Dr Collins to discuss further.

Chair at the meeting
Date: 3rd November 2021