

CONSERVATION ADVISORY PANEL

(Incorporating the Civic Society Development Panel)

MINUTES OF THE REMOTE MEETING HELD ON 12TH JANUARY 2022

- Present:** Mr C Potterton in the Chair
Cllrs B Amos and Barnes, Dr H Barrett, Mr M Hughes, Mr S Laws, Mr R Lockett, Ms A Marles, Mr M McCurdy and Mrs C Silvester
- Officers:** Dr P Collins and Mr A Thompson, Interim Head of Development Management
- Apologies:** The Dean and Mr D Davis

96. INTRODUCTIONS

The Chair welcomed Andrew Thompson, the Interim Head of Development Management to the meeting.

Mr Thompson stated that he was in attendance to observe how CAP works and to offer any guidance to the Panel and to provide support to Dr Collins. It was confirmed that the Head of Planning, Duncan Rudge, would be starting in February 2022.

The Chair thanked Mr Thompson and said that he would be reporting back to him and Mr Rudge in the near future on issues that CAP would like to address. One example is the quality of applications and how they get through the validation stage, particularly plans that are not up to standard.

97. MINUTES

The minutes of the remote meeting held on 1st December 2021 were approved as a correct record.

Matters arising:

Minute 94 – Any Other Business – Application 20/00649/FUL – Lowesmoor Wharf

The Chair reported that subsequent to Dr Barrett raising this matter at the last meeting, detailed comments had been made on the revised scheme and had been submitted.

The Interim Head of Development Management updated the Panel on the progress of the scheme which was likely to be considered by the Planning Committee in February. The Panel acknowledged the significance of the application and considered the benefit of making representations at the relevant Planning Committee meeting. It was agreed that the Chairman would be the most appropriate person to do this.

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98. 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 he had received an email from Mr Lockett requesting that Application 21/00714/HP – 5 Barbourne Court, Barbourne Crescent be added to the agenda. This had been agreed and will be the second item under the main agenda. Dr Collins explained the reason for this item not being on the CAP agenda previously.

99. OUTCOME OF APPLICATIONS

Dr Collins reported on the outcome of the following items considered at the December meeting:

21/00999/ADV – St Martins Quarter, Silver Street – Approved

21/00974/ADV – 13-14 Broad Street & 4 Angel Place – Approved

21/00976/FUL – 13-14 Broad Street & 4 Angel Place – Approved

21/00882/HP – 51 Shrubbery Avenue – Withdrawn

21/00916/FUL – Former Worcester Swimming Pool, Sansome Walk – Committee decision pending

100. REPORT ONLY ITEMS

1. 21/00994/ADV – 1 The Hopmarket, The Foregate

Display of an A1 forecourt pavement snap frame A-board to display posters of associated products and availability for walk in service.

Councillor Barnes, as a Hopmarket Trustee, reported that the landowners were not aware of this application and asked that landowners are informed of any applications for the Hopmarket. Mr Thompson confirmed that he will ensure that they are consulted in the future.

2. 21/01058/HP & 21/01059/LB – Holy Claines Barn, Hindlip Lane

Construction of 2 brick walls, 2 metres in height. Wall at rear of property to include an access gate for cars and a pedestrian access gate.

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3. 21/01119/FUL – Land north of Claines Lane

Change of use of land to form a secure dog walking field.

4. 21/01048/HP – 28 Bromyard Terrace

Erection of garden room extension and demolition of existing single storey conservatory.

The Panel had no comments to make, and no objections were expressed.

MAIN AGENDA ITEMS

101. 21/00689/FUL – 35 Diglis Road

Erection of detached dwelling and additional parking.

The principle of development on the site is acceptable but the submitted design is not. The wall fronting to Diglis Road is too high and the outlook from the subterranean bedroom on this frontage is poor, and the bin store is too close to this. The Panel agreed that although acceptable in principle, it was a poor architectural design and did not conserve or enhance the area.

The Panel find the application unacceptable in its current format for the reasons given above.

102. 21/00714/HP – 5 Barbourne Court, Barbourne Crescent

Proposed erection of a pitched roof single storey rear/side garage, proposed erection of a flat roofed single storey side/rear extension and proposed roof terrace above an existing single storey side extension with balustrade and privacy screen.

Mr Lockett declared an interest in this scheme. It was agreed that there are flaws in the application. The applicant has supplied photographs which fail to show the site context. Reputedly also, the site notice has been posted in a less than public position. The Panel expressed differing opinions on the scheme. All disliked the roof terrace whilst some thought that the proposals unbalanced the overall complex. Others observed that there was already a similar garage at the other end of the building complex. There were likely to be impacts on the adjacent property which do not appear to have been resolved. The existing chimney was also discussed. Overall, there was a conclusion that whilst it might be acceptable to have some form of extension, the current proposal was not acceptable.

The Panel find the application unacceptable in its current format for the reasons given above.

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103. 21/00907/FUL and 21/00908/LB – 51 Lowesmoor

Conversion of rear dilapidated workshop, accommodating 4 new one-bedroom mews houses.

The Panel agreed to the demolition of the building as it was in danger of collapsing. However, there is insufficient information in the application upon which to make any other comments.

The Panel agreed the principle of demolition but find the application unacceptable in its current format for the reason given above.

104. 21/01049/FUL and 21/01050/LB – 3 Foregate Street

Change of use of First, Second and Third Floors to 5No. Apartments. Ground floor remains in commercial use.

The scheme was roundly praised, and it was noted that the proposed conversion retained the existing rooms and surviving historic features. The Panel agreed that the proposal was well presented with good quality drawings.

The Panel welcome positively for the above reasons.

105. 21/01121/FUL – 7 Newport Street

Demolition of existing building and replaced with a three-storey residential development.

The design is attractive and responds well to its context.

The Panel have no objection.

106. 21/01100/FUL – Land at London Road

Erection of 61 bedroomed Care Home and associated works including improved access onto London Road.

This site is a very important and very visible part of the City's Green Network, and the Panel expressed a strong objection in principle to the proposals.

Protection of these important green areas is enshrined in both Local and National Planning policy and the panel will object to any proposals that would compromise their integrity.

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The Panel strongly object to the application due to the harm to the protected green network.

107. 21/01023/FUL – St Placides, Battenhall Avenue

Demolition and new build to create a care community for the elderly with communal areas at St Placides School Annex site, (Revision of previously approved scheme P17B0507).

Unanimous objection was expressed to the total demolition of the former school building. It was noted that although the existing and still extant consent for the site did include partial demolition of this building, it was felt that the front facade should be retained. The site is within the Battenhall Villas Conservation Area, and this is an important part of it. Preference was indicated for developing the existing consented scheme.

The Panel find the application unacceptable in its current format for the reasons given.

108. ANY OTHER BUSINESS

Tree Planting

Mrs Silvester asked if consideration could be given to more tree planting in the City Centre. Although the Panel agreed in principle that this was a good idea, most 'free trees' are very small and not suitable to be planted as individual trees. It would be more meaningful to plant these in larger groups.

The Chair asked Mrs Silvester to liaise with him regard to possibly planting these in local schools.

109. DATE OF NEXT MEETING

The next scheduled meeting of the Panel was to take place on Wednesday 2nd February 2022. It was proposed by the Chair that this be moved to Wednesday 9th February 2022, this was agreed.

Chair at the meeting
Date: 9th February 2022