

CONSERVATION ADVISORY PANEL

(Incorporating the Civic Society Development Panel)

MINUTES OF THE REMOTE MEETING HELD ON 2nd March 2022

Present: Mr C Potterton in the Chair
Cllrs B Amos and Barnes, Dr H Barrett, Mr D Davis, Mr M Hughes, Mr G Harvey, 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, Mr D Saunders and Ms A Burton

121. MINUTES

The minutes of the remote meeting held on 9th February 2022 were approved as a correct record.

122. CHAIRMAN'S REPORT

1. Appeal Decisions and Notifications of Appeal.

None.

2. Chairman's Correspondence and Information for Discussion

None.

123. OUTCOME OF APPLICATIONS

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

21/01143/DEM – ETB Autocentre Building, Unit B, Hylton Road – Approved

22/00013/FUL – 28 The Tything – Recommendation made

21/01116/LB – 25A Friar Street – Refused

A question was raised on the outcome of previous applications considered at other meetings and how this information could be captured. The Chair referred to a questionnaire he was putting together for the Panel and suggested that this could form part of the feedback. He suggested that maybe a formatted table would be useful.

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124. REPORT ONLY ITEMS

1. 22/00044/ADV – The Courtyard, 11-13 St Nicholas Street

New Signage.

2. 22/00065/ADV & 22/00069/LB – The Timberdine, Bath Road

Installation of replacement signs to include 3x post mounted signs and 1x set of letters and logo.

3. 22/00059/FUL – 21 Chapel Walk

Change of use from shop (Class E) to massage salon (Sui Generis).

4. 22/00119/FUL – 5-9 The Hopmarket

Change of use from class E (shop) to class Sui Generis (beauty salon).

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

MAIN AGENDA ITEMS

125. 21/00939/OUT – 20 Old Northwick Lane

Proposed construction of two-storey detached dwelling with garaging (all matters reserved except access).

The Panel agreed in principle to the proposal, although there is a need to consider overlooking and overshadowing issues in the final application (Reserved Matters).

The Panel have no objection in principle, subject to itemised issues.

126. 22/00072/FUL & 22/00073/LB – Rear of Singapore Restaurant, 29 Friar Street

Extend 2No. flats by 2.4m (Flat 3) and 1.2m (Flat 4).

The Panel have no objections.

127. 21/00972/FUL – 12 The Tything

Conversion of two 1st floor and two 2nd floor offices into a four-bedroom HMO.

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The Panel agreed this is a tidy scheme, although the design and materials for the proposed street facing door need to be controlled by condition.

The Panel have no objection in principle, subject to itemised issues.

128. 22/00054/HP – 8 Green Hill Bath Road

Erection of a single-storey orangery extension and associated remodeling of existing house to form open plan kitchen/diner. Replacement of 3No. windows to first floor of existing house.

The panel considered this to be a good scheme and well designed.

The Panel welcomed the application positively.

129. 22/00064/FUL & 22/00066/LB – 12 Broad Street

This item was withdrawn as a recommendation had been made following the distribution of the agenda.

130. 22/00076/HP & 22/00077/LB – 23 St Georges Square

Single-storey rear extension.

The principle is fine, but: -

- It would be best to avoid solar pv on the main house roof hips.
- The amount of original material to be removed is concerning.
- The design should make some reference to the main building i.e. windows in the new build could have arched heads; and
- Could the remaining rear elevation brickwork not be rendered?

The panel have no objection in principle, subject to the above itemised issues.

131. 22/00081/FUL & 22/00082/LB – The Timberdine, Bath Road

Proposed refurbishment to include internal works, changes to modern entrance porch and creation of new rear customer terrace.

The Panel have no objections.

132. 22/00090/HP – 73 Shrubbery Avenue

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Proposed demolition of existing garage and creation of driveway for car parking and construction of small timber shed to accommodate electric vehicle charge point.

The principle is fine, but:

- Gravel is not a suitable surfacing material to use, particularly due to drift; permeable blockwork would be a better material.
- Brick threshold should be included.

The Panel have no objections in principle, subject to the above itemised issues.

133. 22/00105/HP – 95 London Road

Proposed extension to an enlarged existing bungalow approved under planning permission 21/00376/FUL.

The Panel objected to the proposal on the following grounds:

- The proposal adversely affects (the setting of) a listed building and a TPO'd tree.
- The submitted drawings are unclear, lack dimensions, and are generally hard to understand.
- The proposal represents over-development.
- Overall, there is insufficient information upon which to base comments.
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The panel object to the proposal on the grounds listed above.

134. 22/00100/FUL & 22/00101/LB – 17 New Street

Change of use from a hot food take-away and 3-bedroom flat, to a launderette and 1-bedroom flat at ground floor level and 2No. 1-bedroom flats at first & second floor levels; demolition of existing two-storey return; erection of new single and two-storey extension to the rear; and all associated internal and external works.

The Panel find the application unacceptable for the following reasons:

- No objection to the shop being used as a launderette (word is incorrectly spelled on the drawings!); but doubts as to how much equipment the unit would contain and how the facility would function.
- The proposed residential use is over-development for the site
- Objection raised to the infill proposed for the rear courtyard.
- No amenity space for occupants; tenants in rear infill only have roof lights and no windows with a view.
- No access to the proposed lightwell: difficult to clean and maintain this.

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

135. 22/00049/FUL & 22/00050/LB – Victoria House, 63-66 Foregate Street

Change of use from office B2 at first, second and third floor levels to residential C3 in the form of 14 self-contained residential apartments and associated works.

The principle is fine, but:

- More thought needs to be given to the proposed bin storage to the rear. This space is at capacity now.
- In proposed Apartment 9 on the 2nd floor, the 2 bedrooms shown are too small. It would be better not to divide this existing room but to keep it as one space, as seen on other floors.

The Panel have no objections in principle, subject to the above itemised issues.

136. Any other business

1. Former Little Sauce Factory, London Road

The deterioration of the former Little Sauce Factory building, London Road was raised, and this was noted by Dr Collins for appropriate action.

2. Fort Royal Park Retaining Wall, London Road

Concerns were raised about the growing and worrying bulge in the retaining wall to Fort Royal Park, London Road. It was reported that structural engineers were monitoring the situation.

137. DATE OF NEXT MEETING

Wednesday 6th April 2022.

Chair at the meeting
Date: 6th April 2022