



Worcester
CITY COUNCIL

PLANNING COMMITTEE

SUPPLEMENTARY AGENDA

Date: Thursday, 24th March, 2022

Time: 1.30 pm

Venue: The Guildhall

PLANNING COMMITTEE

Information for Members of the Public

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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.

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Planning Committee
Thursday, 24 March 2022

Members of the Committee:-

Chair: Councillor Mike Johnson (C)
Vice-Chair: Councillor Patricia Agar (LCo)

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

Councillor Owen Cleary (C)
Councillor Allah Ditta (C)
Councillor Jo Hodges (L)
Councillor Andrew Roberts (C)

C = Conservative G = Green L = Labour LCo = Labour and Co-operative
LD = Liberal Democrat

SUPPLEMENTARY AGENDA

Part 1
(ITEMS FOR DISCUSSION AND DECISION IN PUBLIC)

16. **Late Papers**

Page(s): 1 - 10

Late papers circulated prior to the meeting in respect of items to be considered and determined.

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PLANNING COMMITTEE

LATE PAPERS

Thursday 24th March 2022

AGENDA ITEM 7 – 21/00936/FUL

Broomhall Way

Change of use of land to provide 10 permanent Travellers Pitches including the stationing of caravans for residential purposes with ancillary dayroom for each pitch plus associated access, parking, landscaping, engineering and infrastructure works. Works affecting and connecting to PRow 500 (c) and 533 (c).

Item 7 – 21/00936/FUL – Broomhall Way

Since the publication of the agenda, two further letters of objection have been received.

The applicant has since withdrawn the application on 22 March 2022. The application will not be considered by Committee.

AGENDA ITEM 8 – 21/01100/FUL

London Road

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

Item 8 – 21/01100/FUL – London Road

The applicant has withdrawn the application on 17 March 2022. The application will not be considered by Committee.

AGENDA ITEM 9 – 21/00916/FUL

Sansome Walk

The erection of 40 new affordable residential dwellings consisting of a mixture of 1-bed apartments and 2, 3 and 4-bed house types split across the development with associated infrastructure (road / parking / landscaping).

Item 9 – 21/00916/FUL – Sansome Walk

Councillor Karen Lewing has written as Ward Member on behalf of residents seeking clarification on Air Source Heat Pumps and the proposed boundary treatment.

Air source heat pumps for the new houses.

Can there please be a condition for the noise level of the units to be checked and suitable housing for the pumps installed so that they are not a noise nuisance for the new and existing residents?'

Whilst it is considered that the proposed houses are sufficient distance from neighbouring existing residents, if considered appropriate, a planning condition could be added to require details to be submitted.

Boundary Treatment

Questions the 2.7-metre party wall shown - can you clarify what height the wall is please so that I can confirm with residents?

The existing wall is 2.7m to the northern boundary. Details of the proposed boundary treatment is not included in detail. A condition is therefore suggested.

Recommendation – Subject to the agreement of the Planning Committee, delegated authority is sought with agreement of the Chair and Vice-Chair to add conditions as appropriate.

AGENDA ITEM 14 – 21/01111/VARCO

Aldi, Tybridge Street

Changes to condition 7 of application P15K0134 to alter the delivery times from the approved 0700 to 2300 to 0600 to 2300

Worcester Planning Committee – 24/03/2022 - 21/01111/VARCO at Aldi, Tybridge Street, Worcester

Good Afternoon Chair and Members of the Committee.

I am Lloyd Collins and act as the planning agent on behalf of Aldi Stores Limited. This application seeks to make permanent, the temporary planning permission that allowed deliveries from 6 am to 11 pm every day for a period of 12 months.

We welcome the Planning Officer's recommendation for approval of this application, and the acceptance of the proposal by the Environmental Health and Highways Officers. In addition, we are not aware of any noise complaints relating to temporary delivery hours.

The proposal is required in response to demand for greater operational flexibility in the delivery hours at the store to meet the needs and expectations of customers, to provide a safe environment to customers, and to allow deliveries at quieter times to avoid congestion.

Aldi stores receive only one or two deliveries a day from its HGVs, with additional smaller vehicles being used to bring in locally sourced goods, such as dairy produce. The permanent extended hours will not result in additional deliveries, only the flexibility to deliver at different times. It is important for Aldi that deliveries are able to arrive in time for the fresh produce to be on the shelves before the store opens, and while the store and roads are at their quietest (i.e., before and after the store is open). This has benefits for customers and the local road network, particularly while social distancing measures are in place.

Aldi's store model adopts a number of techniques to ensure noise can be effectively mitigated during times of delivery. When HGVs arrive at the store, the rear of the lorry docks onto the side of the building to create a seal, meaning no noise should escape from the vehicle or building. Once the lorry is docked, all elements of the delivery take place internally, with no noisy cages being pushed around outside of the building or the car park.

The sheer volume of stock that the store handles means that Aldi needs to be as efficient and safe as possible at restocking when the store is at its quietest. This is to enable the store to provide the best service and safest shopping environment to its customers. Aldi also prefer to deliver earlier in the morning and later in the evenings when the store and roads are at their quietest, which reduces any potential impact, and avoids any unnecessary delays. It is worth noting that this proposal would not result in an increase in the number of deliveries to the store, instead existing deliveries would be spread out over a longer period.

A Service Yard Management Plan has been in place since the temporary planning permission and will be maintained should this application be granted planning permission.

In order to assess the impact of the proposals on nearby residents, an up-to-date noise impact assessment has been undertaken by Sharps Redmore Acoustic Consultants, which details the results of a noise survey undertaken at the store. The service yard is located on the western side of the store building.

In December 2020, Aldi agreed to accept a temporary planning permission to monitor the situation. The permission granted the operation of extended deliveries 6 am to 11 pm every day for a limited period of 12 months, commencing on the 18th December 2021 as agreed with Officers.

Based on the consideration of the proposals, the surrounding commercial nature of the site and significant distance between residential dwellings, the findings of the various noise assessments and the absence of any complaints throughout the extended trial period, it is considered that the delivery hours restriction is not required, and the proposed variation of Condition 1 will not have a detrimental impact on amenity. Moreover, it will improve the operation of the Aldi store and the offer for customers.

We consider that this proposal is a clear case where the benefits are such that permission should be granted. Therefore, I urge you to follow the Officers recommendation to resolve to grant planning permission.

Thank you!

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