



**Worcester**  
CITY COUNCIL

## **PLANNING COMMITTEE**

### **SUPPLEMENTARY AGENDA**

**Date: Thursday, 25th August, 2022**

**Time: 1.30 pm**

**Venue: The Guildhall**

## **PLANNING COMMITTEE**

### **Information for Members of the Public**

Access to the Guildhall is via the front entrance in the High Street. The nearest car park is Copenhagen Street (pay and display). If you are a wheelchair user or have restricted mobility, access to the Guildhall can be gained either through the door on the right side of the forecourt as you face the Guildhall, or through the sliding doors at the rear of the Guildhall. There is dedicated disabled parking space at the rear (access via Copenhagen Street). Most meetings are held on the ground floor, which can be reached by using a lift. If you are a wheelchair user or have restricted mobility and you wish to attend a meeting, please telephone or email the officer mentioned below in advance and we will make any necessary arrangements to assist your visit.

Part I of the Agenda includes items for discussion in public. You have the right to inspect copies of Minutes and reports on this part of the Agenda as well as background documents used in the preparation of these reports. Details of the background papers appear at the foot of each report. Part II of the Agenda (if applicable) deals with items of 'Exempt Information' for which it is anticipated that the public may be excluded from the meeting and neither reports nor background papers are open to public inspection.

Please note that this is a public meeting and members of the public and press are permitted to report on the proceedings. "Reporting" includes filming, photographing, making an audio recording and providing commentary on proceedings. Any communicative method can be used to report on the proceedings, including the internet, to publish, post or share the proceedings. Accordingly, the attendance of members of the public at this meeting may be recorded and broadcast. By choosing to attend this public meeting you are deemed to have given your consent to being filmed or recorded and for any footage to be broadcast or published.

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At the start of the meeting under the item 'Public Participation' up to fifteen minutes in total is allowed for members of the public to present a petition, ask a question or comment on any matter on the Agenda. Participants need to indicate that they wish to speak by 4.30 p.m. on the last working day before the meeting by writing, telephoning or E-Mailing the officer mentioned below.

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, Julian Pugh, Democratic Services Administrator, Guildhall, Worcester WR1 2EY. Telephone: 01905 722027 (direct line); E-Mail Address: [committeeadministration@worcester.gov.uk](mailto:committeeadministration@worcester.gov.uk).

This agenda can be made available in large print, braille, on PC disk, tape or in a number of ethnic minority languages. Please contact the above named officer for further information.

Agendas and minutes relating to all City Council Committees and Council Meetings are also available electronically, click on the option "Committee Minutes and Documents", Website Address: [worcester.gov.uk](http://worcester.gov.uk)

**Planning Committee**  
**Thursday, 25 August 2022**

**Members of the Committee:-**

Chair: Councillor Chris Mitchell (C)  
Vice-Chair: Councillor Patricia Agar (LCo)

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

Councillor Jill Desayrah (L)  
Councillor Shafaz Ditta (C)  
Councillor Karen Lewing (G)  
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 25<sup>th</sup> August 2022**

AGENDA ITEM 11 – 22/00449/FUL

55 Martley Road

Change of use from a 5 bedroom HMO (use class C4) to a 6 bedroom HMO (use class Sui Generis) including proposed ground floor side extension.

<b>Late paper for Planning Committee</b>	
<b>Application Number</b>	22/00449/FUL
<b>Site Address</b>	55 Martley Road, Worcester, WR2 6HG
<b>Description of Development</b>	Change of use from a 5 bedroom HMO (use class C4) to a 6 bedroom HMO (use class Sui Generis) including proposed ground floor side extension.

Following the publication of the agenda Officers have reviewed proposed Condition 4 in relation to the proposed boundary treatment and suggest the following amendment to the recommended condition:

4. The Development hereby approved shall not be brought into use until the existing fence posts have been removed and a 600mm dwarf wall with 500mm iron railing above as indicated on the submitted plan, Off Road Car Parking Details dated 11 January 2022, has been provided with details to be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall thereafter be retained in accordance with the approved details.

Reason: In the interests of highway safety and in accordance with Policy SWDP 21(xi) of the South Worcestershire Development Plan.

Officers Recommend the Condition is updated accordingly in the event that planning permission is granted.

AGENDA ITEM 12 – 22/00100/FUL

17 New Street

Demolition of existing two-storey return; erection of new single and two-storey extension to the rear; and internal and external alterations.



<b>Late paper for Planning Committee</b>	
<b>Application Number</b>	22/00100/FUL
<b>Site Address</b>	17 New Street, Worcester, Worcestershire, WR1 2DP
<b>Description of Development</b>	Demolition of existing two-storey return; erection of new single and two-storey extension to the rear; and internal and external alterations.

The Ward Member, who is unable to attend the committee would like to make the following representations to the Committee:

Thank you to officers and members for considering these items. I called these applications in which are within Cathedral Ward. I won't be attending Planning Committee this afternoon but I would be grateful if my contribution could be tabled and read out to members, as part of your deliberations.

Please note correction to para 1.4 of the report for item 12, this application was called in by myself, not Councillor Lewing. There are no comments from Cllr Lewing on this application on the City Council website.

There have been several different proposals for this site. It hasn't always been easy to see and track the changes from the documents submitted by the applicant. Para 1.4 correctly identifies my initial concerns

- Units do not meet the national minimum space standards •
- Lack of outlook for future residents (ground floor unit in particular) •
- Impact of the launderette on neighbouring and future residents in terms of noise nuisance and extraction of fumes

This is a very old Grade 11 listed building and a very constrained site. I believe it is important to keep a watchful eye on developers trying to squeeze residential units into the city centre which would be rejected as unacceptable if proposed within the suburbs of the city. Does our vision for the city centre include the creation of tiny rooms, with minimal daylight, which could end up resembling the slums of the past?

There are some principles which members may wish to consider. The balance between

- economic development with bringing an empty unit into use as a laundrette
- Does the SWDP, or economic development, identify a need for holiday lets to support tourism?
- Is there a missed potential for better quality, affordable housing
- protection of Worcester's heritage assets
- allowing conversion to inadequate accommodation

The living conditions for a 'holiday let' may be less stringent than those for a longer-term home. I note proposed Condition 3 in para 9.1 of the report. *The short-term let / holiday accommodation hereby approved shall be occupied for short-term purposes only and shall not be occupied as a person or persons' sole or main place or residence.*

What is the means of ensuring that if planning permission is granted for a holiday let, that no-one becomes a long term resident? How would this be monitored and enforced? What is the definition of a short term let - 2 weeks? 6 months? Should a length of time be specified in Condition 3? How do we guard against an acceptable holiday let becoming an inadequate home for future occupants?

many thanks

*Lynn*

Lynn Denham

Labour Councillor Cathedral Ward  
Worcester City Council

Labour Councillor Rainbow Hill Division

Worcestershire County Council

AGENDA ITEM 13 – 22/00101/LB

17 New Street

Demolition of existing two-storey return; erection of new single and two-storey extension to the rear; and internal and external alterations.

<b>Late paper for Planning Committee</b>	
<b>Application Number</b>	22/00101/LB
<b>Site Address</b>	17 New Street, Worcester, Worcestershire, WR1 2DP
<b>Description of Development</b>	Demolition of existing two-storey return; erection of new single and two-storey extension to the rear; and internal and external alterations.

Following the publication of the agenda Officers have reviewed proposed Condition 8 in relation to the proposed vents and suggest the following amendment to the recommended condition:

8. Prior to the commencement of any works relating to the shopfront, full details (including a method statement for installation) of the proposed water supply, waste water disposal, extraction vents relating to tumble dryers shall be submitted to and approved in writing by the local planning authority, including details of how the vents are to be fitted into the historic fabric and the vents shall thereafter be installed and retained strictly in accordance with the approved details.

Reason: To protect the character, integrity, historic fabric and significance of the listed building in accordance with Policies SWDP 6 and SWDP 24 of the South Worcestershire Development Plan 2016.

Officers Recommend the Condition is updated accordingly in the event that listed building consent is approved.

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