



Worcester
CITY COUNCIL

PLANNING COMMITTEE

SUPPLEMENTARY AGENDA

Planning Officers will be available in the Guildhall from 12.30pm to respond to questions on the detail of applications from Members.

A Planning pre-meeting will be held at 1.00pm for training purposes before the Planning Committee.

Date:	Thursday, 29th September, 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. An explanation to the Planning Committee decisions are given at the end of the of Part 1 of the Agenda. 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.

Please note the Council audio records and live streams many of its meetings. These recordings are published on the relevant meeting pages of the Council's website. A notice to this effect will be posted in the meeting room. If a member of the public chooses to speak at a meeting of the City Council he/she will be deemed to have given their consent to being recorded and audio being published live to the Council's website. The Chairman of the meeting, can at their discretion, terminate or suspend recording, if in their opinion, continuing to do so would prejudice the proceedings of the meeting or if they consider that continued recording might infringe the rights of any individual, or breach any statutory provision.

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 queries about this Agenda, require any details of background papers, or wish to discuss the arrangements for the taking of photographs, film, video or sound recording please contact **Margaret Johnson, Democratic Services Administrator, Democratic Services, Guildhall, Worcester WR1 2EY Telephone: 01905 722085 (direct line). E-Mail Address: 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

Planning Committee
Thursday, 29 September 2022

Members of the Committee:-

Chairman: Councillor Chris Mitchell (C)
Vice-Chairman: 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

AGENDA

Part 1

(ITEMS FOR DISCUSSION AND DECISION IN PUBLIC)

3. **Minutes of Previous Planning Committee**
Page(s) 1 - 12

of the meeting held on 25th August 2022 to be approved and signed (to follow).

PLANNING COMMITTEE DECISIONS

Having heard all submissions and debated the issues, the Planning Committee will then vote on the application. This may be for any one of the following:

1. To approve or refuse the application in accordance with the Officer's recommendation;
2. To defer the application for further information or negotiations to address any issues raised during the consideration of the application. In such cases, the application will then be referred back to the Planning Committee at a later date for a decision;
3. To delegate the final decision to Officers if the Planning Committee is satisfied that agreed amendments would satisfy any concerns raised by the Planning Committee. If this is the case you will not be re-consulted on the amendments or notified of changes;
4. Minded to Approve/Refuse – in cases where the Planning Committee is minded to make a decision that is contrary to the Officer's recommendation the application will be deferred:

Minded to Refuse – if the Planning Committee is minded to refuse an application it will be necessary for the Planning Committee to provide full details of the grounds for their decision to enable Officers to consider those grounds and to provide a professional opinion on the likelihood of being able to successfully defend an appeal against the refusal of the application on the cited grounds. . In such cases, the application will be referred back to the Planning Committee at a later date for a decision;

Minded to Approve– if the Planning Committee is minded to approve an application it will be necessary for the Planning Committee to give full reasons and suggest appropriate conditions and, if necessary, draft Heads of Terms for a Section 106 Agreement. In such cases the application will either be referred back to the Planning Committee at a later date for a decision or delegated to Officers to issue the decision.

PLANNING COMMITTEE SITE VISITS

The following is an extract from the Good Practice Protocol relating to Planning Matters.

The procedure for site visits will be as follows:-

- Members of the Planning Committee together with relevant officers travel to the site by mini-bus.
- On arrival at the site, the designated planning officer explains the main planning issues to the Committee.
- Inspections will be undertaken in a formal and professional manner. The Committee should stay together as a group.
- There will be no inter-action between Members and applicants or objectors at the site visit beyond the common courtesies to be expected when visiting someone else's property.
- Members may ask questions of the officers and draw attention to issues relevant to the site visit.
- Members will not debate the merits of the proposal on the site visit or on the way to or from the site visit.
- Members who have declared a prejudicial interest or who, for any other reasons, do not intend to participate in the planning decision, will not participate in the site visit.
- The Chairman will close the site visit and all Members will leave the site at the same time.
- The Chairman may alter or terminate any visit at his/her discretion.

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PLANNING COMMITTEE**25th August 2022****Present:** Councillor Chris Mitchell in the Chair**Councillors Agar (Vice-Chair), Allcott, Amos, Barnes, Bisset, Cleary, Desayrah, A. Ditta (in place of Councillor S. Ditta), Lewing and Roberts****Apologies:** Councillor S. Ditta**31 Declarations of Interest**

The following declarations of other disclosable interest were made:

Application 22/00411/HP – 20 Staplow Road
(Minute No. 43)

Councillor Agar – Had called the application in before Planning Committee and was acquainted with the neighbour of the adjoining property, who had objected to the application. Councillor Agar left the room during the consideration of this item, but prior to that addressed the Committee as Ward Member.

Application 21/00551/FUL and 21/00552/LB - Lindisfarne House, 4 Barbourne Terrace (Minute Nos. 38 and 39)

Councillor Lewing stated that she had called in this application and had spoken with the objector. She had not expressed an opinion and was open-minded, she therefore stayed and took part in the discussion.

32 Minutes of Previous Planning Committee

RESOLVED: That the minutes of the meeting held on 28th July 2022 be approved as a correct record and signed by the Chair.

33 Minutes of Previous Conservation Advisory Panel

RESOLVED: That the minutes of the Conservation Advisory Panel be received.

34 Site Visits

There were no site visits.

35 Public Participation

None.

36 Public Representation

Those representations made are recorded at the minute to which they relate.

37 Application 22/00602/HP - 177 Malvern Road**Introduction**

The Committee considered an application for the demolition of car port, erection of a single storey upward extension above existing chalet bungalow to create a two storey house, alongside two storey rear extension (including Juliet balcony) and associated fenestration changes (part retrospective) at 177 Malvern Road.

Reason Why Being Considered by Planning Committee

The application had been called in at the request of Councillor Amos.

Report/Background/Late Papers

The report set out the background to the proposal, the site and surrounding area, the proposal itself, relevant policies, planning history and representations and consultations where applicable.

There were no late papers circulated.

Officer Presentation

The information was presented as set out by the Corporate Director – Planning and Governance, in conjunction with a powerpoint presentation.

Public Representations

The following people had registered to speak on the application:

Kevin O'Hara (Objector) and Abdul Taroun (Applicant)

Key Points of Debate

- The objector, in addressing the Committee, stated that he had no objection to the original permission, but objected to the Juliet balcony, which was in contravention of the previously approved scheme. The balcony overlooks his rear garden and part of his house. If this retrospective application is approved and carried out in a timely manner and the balcony removed he would have no objection.
- The objector responded to questions from Committee Members relating to enforcement and the regularising of planning applications, of which he understood.
- The Chair asked the Head of Planning to clarify the timing of completion of the proposed works. He stated that there is no guarantee that if an application is approved that the work would be carried out. It would be expected that the applicant or their agent would confirm the timescale of completion, if it takes too long then an enforcement notice can be served.
- The applicant, in addressing the Committee, acknowledged that he should not have built the balcony, but with the onset of the Covid pandemic he

scaled back the project and did not add any new features to the design. He had spoken with neighbours following their objections and in collaboration with the officers confirmed there would be no balcony. Issues of drainage had been raised by neighbours which he agreed to attend to and agreed that work would be completed as soon as possible.

- The applicant responded to questions from Committee Members, particularly around timescale which he agreed would hopefully be completed by Spring/Summer next year.
- Members were reassured by this but some Members still had concerns over the drainage issues. The Interim Head of Development Management stated that there is an existing connection which is shared between the properties and the works for this are devolved to Severn Tret Water Authority and they will resolve any issues with the landowners.
- Clarification was requested as to whether either of the lampposts at the access to the properties needed removing. The County Council Highways representative stated that there no were alterations to the access which would require the removal of either lamppost.

A proposal to approve the application had been made and this was seconded. There being no further points made the Chair requested the voting of each Member of the Committee who were eligible to vote. Following the recording of the votes the proposal to approve was agreed as follows:

For – 11
Against – 0
Abstentions – 0

RESOLVED: That the Committee grant planning permission, subject to the conditions set out in section 9 of the report.

38 Application 21/00551/FUL - Lindisfarne House, 4 Barbourne Terrace

Introduction

The Committee considered an application for the demolition of a side extension, erection of 2 semi-detached dwellings together with parking and landscaping at Lindisfarne House, 4 Barbourne Terrace.

Reason Why Being Considered by Planning Committee

The application had been referred to Committee at the request of Councillor Lewing.

Report/Background/Late Papers

The report set out the background to the proposal, the site and surrounding area, the proposal itself, relevant policies, planning history and representation and consultations where applicable.

There were no late papers circulated.

Officer Presentation

The information was presented as set out by the Corporate Director – Planning and Governance, in conjunction with a powerpoint presentation for the item.

Public Representations

The following people had registered to speak on the application:

John Stagg (Objector) and Graham Coyle and Nick Carroll (Applicant/Agent)

Key Points of Debate

- The objector, in addressing the Committee, stated that he objected in principle to the development of 2 new dwellings. He provided the Committee with a background to the significance of the house and its history. The proposal he stated would cause significant harm to the listed building. The objector responded to questions from Committee Members
- The Chair acknowledged the interesting information provided by the objector in his address to Committee, but reminded Members that the application before us is for 2 houses to the side of Lindisfarne House, the listed building, and not whether Lindisfarne House can be turned back into a house.
- The applicant and agent in addressing the Committee stated that the heritage of the past at Lindisfarne House could not be restored. City Church who currently occupied the side extension had now outgrown the site and as a charity needed to maximise the assets of the trust. The applicant/agent responded to questions from Committee Members.
- The Chair stated that a number of questions raised by Members are covered in the conditions in length, such as the bat survey and boxes, which is covered by conditions 8 and 9.
- The County Council Highways representative confirmed that parking requirements for the proposal conformed to the design guide.
- Some Members felt that the design for the new homes was ugly and felt that it could be better and that more needed to be done to protect the city's historical assets. Other Members felt that it was too late to be commenting about preserving the city's heritage and did not consider the proposals to be ugly or pastiche.
- It was noted that there were no comments from residents in Barbourne Terrace, although they were consulted and no comments from Historic England.
- Reference was made to the comments of Conservation Advisory Panel who were very positive about the proposals which would bring about considerable improvements to the original building and grounds.

- Some Members felt that this was a good solution for the site with decent sized gardens

A proposal to approve the application had been made and this was seconded. There being no further points made the Chair requested the voting of each Member of the Committee who were eligible to vote. Following the recording of the votes the proposal to approve was agreed as follows:

For – 9
Against – 2
Abstentions – 0

RESOLVED: That the Committee grant planning permission, subject to the conditions set out in section 9 of the report and the grant of a satisfactory Listed Building Consent.

39 Application 21/00552/LB - Lindisfarne House, 4 Barbourne Terrace

Introduction

The Committee considered an application for Listed Building consent relating to the demolition of a side extension to Lindisfarne House, 4 Barbourne Terrace.

Reason Why Being Considered by Planning Committee

The application had been referred to Committee at the request of Councillor Lewing.

Report/Background/Late Papers

The report set out the background to the proposal, the site and surrounding area, the proposal itself, relevant policies, planning history and representation and consultations where applicable.

There were no late papers circulated.

Officer Presentation

The information was presented as set out by the Corporate Director – Planning and Governance, in conjunction with a powerpoint presentation for the item.

Public Representations

The following people had registered to speak on the application:

John Stagg (Objector) and Graham Coyle and Nick Carroll (Applicant/Agent)

Key Points of Debate

See previous item – Application 21/00551/FUL.

A proposal to approve the application had been made and this was seconded. There being no further points made the Chair requested the voting of each Member of the Committee who were eligible to vote. Following the recording of the votes the proposal to approve was agreed as follows:

For – 9
Against – 1
Abstentions – 1

RESOLVED: That the Committee grant Listed Building consent, subject to the conditions set out in section 9 of the report and the grant of a satisfactory planning permission.

40 Application 22/00449/FUL - 55 Martley Road

Introduction

The Committee considered an application for the change of use from a 5 bedroom House in Multiple Occupation (HMO) (Use Class C4) to a 6 bedroom HMO (Use Class Sui Generis) including a proposed ground floor side extension.

Reason Why Being Considered by Planning Committee

The application had been referred to the Committee at the request of Councillor Mitchell on the grounds of overdevelopment of the site and parking concerns.

Report/Background/Late Papers

The report set out the background to the proposal, the site and surrounding area, the proposal itself, relevant policies, planning history and representation and consultations where applicable.

The Committee's attention was drawn to the late paper which related to the amendment of condition 4 with regard to the proposed boundary treatment. Officers recommended that the condition is updated accordingly in the event that planning permission is granted. The Deputy Service Manager, in presenting the report, informed Committee Members that Officers had noted that conditions 2 and 6 needed to be amended to take into account amended plans received for cycle and bin store.

Officer Presentation

The information was presented as set out by the Corporate Director – Planning and Governance, in conjunction with a powerpoint presentation.

Public Representations

There had been no one registered to speak on the application.

Key Points of Debate

- The Chair stated that the property was an improvement compared to 3/4 years ago, parking requirements had been met and the removal of the fences were seen as a betterment.
- Members asked for clarification on the internal dimensions of the bedroom on the ground floor, this was clarified by the Deputy Service Manager and reference was made to the relevant powerpoint presentation slide.
- Some Members thought the proposal was considered absolutely monstrous and hideous but agreed that this was not a reason for refusal.
- Members welcomed the amendment to condition 4 and acknowledged that there would be some betterment through a condition related to landscaping.

A proposal to approve the application had been made and this was seconded. There being no further points made the Chair requested the voting of each Member of the Committee who were eligible to vote. Following the recording of the votes the proposal to approve was agreed as follows, subject to the amendment of conditions 2 and 6 and amendment to condition 4 as set out in the late paper.

For – 10
Against – 0
Abstentions – 1

RESOLVED: That the Committee grant planning permission, subject to the conditions set out in section 9 of the report and to the amendment of conditions 2 and 6 and the amendment of condition 4 as set out in the late paper.

41 Application 22/00100/FUL - 17 New Street

Introduction

The Committee considered an application for the change of use from a hot food take-away and a 3 bedroom flat, to a laundrette and 3 no, residential units for short-term holiday lets; demolition of existing two storey return; erection of a new single and two storey extension to the rear and all associated external works at 17 New Street.

Reason Why Being Considered by Planning Committee

The application had been referred to Planning Committee at the request of Councillor Denham on the following grounds:

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

Report/Background/Late Papers

The report set out the background to the proposal, the site and surrounding area, the proposal itself, relevant policies, planning history and representations and consultations where applicable.

There were no late papers circulated.

Officer Presentation

The information was presented as set out by the Corporate Director – Planning and Governance, in conjunction with a powerpoint presentation for the item.

Public Representations

There had been no one registered to speak on the application. However, local Ward Member, Councillor Denham, who was unable to attend the meeting had provided her comments on the application, which had been circulated to Members of the Committee prior to the meeting.

Key Points of Debate

- Members raised concerns over the size of the rooms which were smaller than the national standards.
- The comments of the Conservation Advisory Panel were noted who had stated that the proposed residential use is overdevelopment for the site with amenity space for occupants. The Interim Head of Development Management acknowledged their comments but stated that other material circumstances had to be taken into account. He considered that the amenity space probably would be an issue if the flats were permanent.
- Members did question how we would know they were being used as short term and what was the definition of short term holiday lets. In response the Interim Head of Development Management said it can be checked if they pay council tax/business rates and stated that there was no specific definition of short term holiday lets.
- The Head of Planning referred Members to condition 3 in the report which stated that they shall not be occupied as a person or persons' sole main place or residence. If evidence came to light then a planning contravention notice can be served.
- Concerns were raised over the use of large machines in the laundrette and the harm it could cause to the fabric of the old building, together with the noise and steam. It was confirmed that there was a condition in the listed building application to cover this.
- The rear flat was of concern which only had a sky light and no windows which was considered unacceptable.
- Members did comment that businesses should be encouraged and supported and a proposal was made to approve the application, but there was no seconder.

- A proposal was then made to refuse the application on the grounds of overdevelopment, lack of amenity and harm to the listed building, this was seconded.

A proposal to refuse the application had been made and this was seconded. There being no further points made the Chair requested the voting of each Member of the Committee who were eligible to vote. Following the recording of the votes the proposal was refused for the reasons given as follows:

For – 9
Against – 0
Abstentions – 2

Contrary to Officer recommendation it was

RESOLVED: That the Committee

- 1. refuse planning permission on the grounds of overdevelopment, lack of amenity and harm to the listed building; and**
- 2. delegates authority to the Corporate Director – Planning and Governance, subject to consultation with the Chair and Vice Chair of the Planning Committee, to confirm the final wording of the above grounds and issue the Decision Notice.**

42 Application 22/00101/LB - 17 New Street

Introduction

The Committee considered an application for the demolition of an existing two storey return; erection of a new single and two storey extension to the rear and internal and external alterations at 17 New Street.

Reason Why Being Considered by Planning Committee

The application had been referred to Planning Committee at the request of Councillor Denham on the following grounds:

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

Report/Background/Late Papers

The report set out the background to the proposal, the site and surrounding area, the proposal itself, relevant policies, planning history and representations and consultations where applicable.

The Committee's attention was drawn to the late paper which related to the amendment of condition 8 with regard to the proposed vents. Officers

recommended that the condition is updated accordingly in the event that Listed Building consent is approved.

Officer Presentation

The information was presented as set out by the Corporate Director – Planning and Governance, in conjunction with a powerpoint presentation for the item.

Public Representations

There had been no one registered to speak on the application. However, local Ward Member, Councillor Denham, who was unable to attend the meeting had provided her comments on the application, which had been circulated to Members of the Committee prior to the meeting.

Key Points of Debate

See previous item – Application 22/00101/LB.

A proposal to refuse the application had been made and this was seconded. There being no further points made the Chair requested the voting of each Member of the Committee who were eligible to vote. Following the recording of the votes the proposal was refused as follows:

For – 10
Against – 0
Abstentions – 1

Contrary to Officer recommendation it was

RESOLVED: That the Committee

- 1. refuse Listed Building consent as the proposals would result in harm to the listed building; and**
- 2. delegates authority to the Corporate Director – Planning and Governance, subject to consultation with the Chair and Vice Chair of the Planning Committee, to confirm the final wording of the above grounds and issue the Decision Notice.**

43 Application 22/00411/HP - 20 Staplow Road

Introduction

The Committee considered an application for a two storey side and single storey front and rear extensions at 20 Staplow Road.

Reason Why Being Considered by Planning Committee

The application had been referred to Committee at the request of Councillor Agar.

Report/Background/Late Papers

The report set out the background to the proposal, the site and surrounding area, the proposal itself, relevant policies, planning history and representations and consultations where applicable.

There were no late papers circulated.

Officer Presentation

The information was presented as set out by the Corporate Director – Planning and Governance, in conjunction with a powerpoint presentation.

Public Representations

There had been no one registered to speak on the application. However, local Ward Member, Councillor Agar addressed the Committee.

Key Points of Debate

- The local Ward Member, Councillor Agar, informed Committee Members that the neighbour who lives adjacent to this property was unable to attend Committee to address his concerns. Councillor Agar on his behalf outlined these concerns as overdevelopment and out of keeping with the area. He also had concerns with the gap between his property and the proposal.
- In response to a question on the boundary distances between the two properties and the Deputy Service Manager, in conjunction with the powerpoint presentation, clarified the sizes on the extension and ground floor level.
- During discussions it was felt by some Members that the proposal was out of keeping with the area and clearly overdevelopment of the site and a proposal to refuse was made. There were however Members who felt that there were no sound reasons for refusal.
- Based on questions being asked by some Members it was thought that a site plan showing context of the application would have been useful and that the drawings provided were not helpful.

A proposal to refuse the application had been made and this was seconded. There being no further points made the Chair requested the voting of each Member of the Committee who were eligible to vote. Following the recording of the votes the proposal was refused for the reasons given as follows:

For – 9
Against – 0
Abstentions – 1

Contrary to Officer recommendation it was

RESOLVED: That the Committee

1. **refuse planning permission on the grounds of out of keeping with the area, overdevelopment of the site and over bearing impact on the neighbouring property; and**
2. **delegates authority to the Corporate Director – Planning and Governance, subject to consultation with the Chair and Vice Chair of the Planning Committee, to confirm the final wording of the above grounds and issue the Decision Notice.**

44 Any Other Business

Interim Head of Development Management

The Committee gave thanks to Mr Andrew Thompson, the Interim Head of Development Management, as this was the last Planning Committee meeting that he would be attending as he was leaving the City Council. Mr Thompson gave thanks to the Committee and to the Planning Team who had supported him during his time at the City Council. He reported that his replacement would be commencing on 5th September 2022.

Appeal Decisions

The Interim Head Development Management referred Members of the Committee to recent planning appeal decisions for Pitmaston House and Rose Villa. He particularly highlighted the comments of the Inspector at paragraphs 7 and 8 for Rose Villa and paragraphs 13 and 14 for Pitmaston House.

He also referred Committee Members to the appeal decisions of 13 Lansdowne Road and 78 Ombersley Road.

The Chair thanked the Interim Head of Development Management for bringing these to the attention of the Committee for which the Committee need to learn from them.

Duration of the meeting: 1.30p.m. to 4.30p.m.

Chair at the meeting on
29th September 2022