



Worcester
CITY COUNCIL

PLANNING COMMITTEE

SUPPLEMENTARY AGENDA

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. 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.

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:-

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

AGENDA

Part 1
(ITEMS FOR DISCUSSION AND DECISION IN PUBLIC)

13. **Late Papers**
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PLANNING COMMITTEE

LATE PAPERS

Thursday 29th September 2022

AGENDA ITEM 8 – 21/00939/OUT

20 Old Northwick Lane

Single dwelling with garaging (all matters reserved except access)

PLANNING COMMITTEE – 29th September 2022.**Late Paper Report - Agenda Item 8**

Late paper for Planning Committee	
Application Number	21/00939/OUT
Site Address	20 Old Northwick Lane
Description of Development	Single dwelling with garaging (all matters reserved except access)

Update to report

Paragraph 4.8. On the 28th July the County Council updated the Streetscapes Design Guide following amendments agreed with Director of Economy & Infrastructure and the Cabinet Member with Responsibility. The relevant document is now 'Worcestershire County Council Streetscapes Design Guide (July 2022)'. This does not alter the Highway Authority's response or the recommendation for this application.

Section 9 - Additional recommended conditions

14) Prior to the commencement of development, including any ground works and other site set up, the tree protection measures set out in the Tree Survey and Categorisation to BS5837:2012 - Arboricultural Impact Assessment, HEC (dated 18/08/21) and drawing no. 21167-21-01 shall be implemented in full and retained for the duration of the development, unless it is in accordance with alternative arrangements that have first been submitted to and approved in writing by the Local Planning Authority.

Reason:-

To ensure that those trees to be retained are not subject to damage either as a result of works carried out on site or during the carrying out of such works in accordance with policies SWDP21 and SWDP25 of the South Worcestershire Development Plan and aims and objectives of the National Planning Policy Framework.

15) The no dig geogrid system, as set out in the Tree Survey and Categorisation to BS5837:2012 - Arboricultural Impact Assessment, HEC (dated 18/08/21) and drawing no. 21167-21-01 shall be provided prior to the commencement of any development, unless alternative temporary protection measures for the construction phase have first been submitted to and approved in writing by the Local Planning Authority and development is carried out in accordance with those approved details and retained throughout the construction phase.

Reason:-

To ensure that those trees to be retained are not subject to damage either as a result of works carried out on site or during the carrying out of such works in

accordance with policies SWDP21 and SWDP25 of the South Worcestershire Development Plan and aims and objectives of the National Planning Policy Framework.

AGENDA ITEM 9 – 19/00683/FUL

Worcester Muslim Cemetery, John Comyn Drive

Change of Use for the creation of an extension to the existing cemetery. Creation of two new ancillary buildings.

PLANNING COMMITTEE – 29th September 2022.**Late Paper Report - Agenda Item 9**

Late paper for Planning Committee	
Application Number	19/00683/FUL
Site Address	Worcester Muslim Cemetery, John Comyn Drive
Description of Development	Change of Use for the creation of an extension to the existing cemetery. Creation of two new ancillary buildings.

Update to report

Paragraph 4.8. On the 28th July the County Council updated the Streetscapes Design Guide following amendments agreed with Director of Economy & Infrastructure and the Cabinet Member with Responsibility. The relevant document is now 'Worcestershire County Council Streetscapes Design Guide (July 2022)'. This does not alter the Highway Authority's response or the recommendation for this application.

AGENDA ITEM 10 – 21/01108/FUL

Perdiswell Park, John Comyn Drive

A new build 3 storey office building.

PLANNING COMMITTEE – 29th September 2022.**Late Paper Report - Agenda Item 10**

Late paper for Planning Committee	
Application Number	21/01108/FUL
Site Address	Perdiswell Park, John Comyn Drive
Description of Development	A new build 3 storey office building.

Update to report

Paragraph 4.8. On the 28th July the County Council updated the Streetscapes Design Guide following amendments agreed with Director of Economy & Infrastructure and the Cabinet Member with Responsibility. The relevant document is now 'Worcestershire County Council Streetscapes Design Guide (July 2022)'. This does not alter the Highway Authority's response or the recommendation for this application.

AGENDA ITEM 11 – 22/00285/FUL

Grandstand, Worcester Racecourse, Grandstand Road

Demolition of existing weighing room to be replaced with a new timber frame building to provide jockey facilities and weighing area.

PLANNING COMMITTEE – 29th September 2022.**Late Paper Report - Agenda Item 11**

Late paper for Planning Committee	
Application Number	22/00285/FUL
Site Address	Worcester Racecourse
Description of Development	Demolition of existing weighing room to be replaced with a new timber frame building to provide jockey facilities and weighing area.

Update to report

Paragraph 4.8. On the 28th July the County Council updated the Streetscapes Design Guide following amendments agreed with Director of Economy & Infrastructure and the Cabinet Member with Responsibility. The relevant document is now 'Worcestershire County Council Streetscapes Design Guide (July 2022)'. This does not alter the Highway Authority's response or the recommendation for this application.

Additional Consultation Comments

Worcester Regulatory Services (Contamination) 22/09/2022

"WRS have reviewed the contents of your emailed consultation and would make the following comments with regard to risks from contamination and human health.

Having taken a look at the historical mapping of the site, there would appear to be little risk to the proposed development. Whilst the applicant may wish to include gas protection measures as a matter of routine during development, it would seem disproportionate to recommend a site investigation be carried out in this instance.

As such, whilst the contents of this email may be added to as an informative to any approval, we've no other comments to make."

No change to recommendation.

Amended/Additional conditions

Condition 2 – add the following drawing:

ARCWR-ONE-ZZ-ZZ-DR-A-0003 Rev.P03 (Titled Site Plan as Proposed)

Replace recommended condition 7 with the following:

Before any work, including site clearance or demolition begin or equipment and materials are moved on to site, a Construction Environmental Management Plan (CEMP) including a full Ecological Working Method Statement and a specified 'responsible person', shall be submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be implemented in full and remain in place until all work is complete on site and all equipment and spare materials have finally been removed; unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that all species are protected and habitats enhanced having regard to the requirements policy SWDP 22 of the South Worcestershire Development Plan (2016), the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations (2017), the National Planning Policy Framework and the NERC Act (2006).

Additional condition (no.8)

Prior to the first occupation of the development hereby permitted, a landscaping scheme (including details of biodiversity improvement measures) with timings for planting implementation, regime for establishment and on-going five year maintenance shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be completed in accordance with the approved details and no later than during the first planting season following practical completion of the development and retained for the lifetime of the development. Any trees or shrubs which die, are removed or become seriously damaged or diseased within five years from the completion of the landscaping works shall be replaced in the next planting season with the same species or an approved alternative as agreed in writing by the Local Planning Authority.

Reason: To ensure the appearance of the development is acceptable and to ensure the provision of an adequate standard of amenity space in accordance with the requirements of policies SWDP 21, SWDP 22 and SWDP 25 of the South Worcestershire Development Plan (2016).

Additional condition (no. 9)

Prior to the commencement of any above ground works other than removal of the existing building a scheme for the installation of solar panels shall be submitted to the local planning authority for written approval. The scheme shall be implemented before the development is first occupied and shall operational for the lifetime of the development.

Reason: In order to reduce carbon emissions and secure sustainable energy solutions in accordance with the requirements of policy SWDP 27 of the South Worcestershire Development Plan (2016).

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