



**Worcester**  
CITY COUNCIL

## **PLANNING COMMITTEE**

### **AGENDA**

**Date: Thursday, 24th November, 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.

Please note the Council 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 Chair 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 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, 24 November 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)**

12. **Late Papers**

Page(s): 1 - 6

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

This page is intentionally left blank



## **PLANNING COMMITTEE**

### **LATE PAPERS**

Thursday 24<sup>th</sup> November 2022

AGENDA ITEM 8 – 21/01023/FUL

St Placides, Battenhall Avenue

Demolition and construction of 47no. apartments and 4 no. bungalows (Class C2) to create a care community for the elderly with communal areas at St Placide's School Annex site, Mount Battenhall, Battenhall Avenue (Revision of previously approved scheme P17B0507)

**PLANNING COMMITTEE – 24<sup>th</sup> November 2022.****Late Paper Report - Agenda Item 8**

<b>Late paper for Planning Committee</b>	
<b>Application Number</b>	21/01023/FUL
<b>Site Address</b>	St Placides, Battenhall Avenue, WR5 2HP
<b>Description of Development</b>	Demolition and construction of 47no. apartments and 4 no. bungalows (Class C2) to create a care community for the elderly with communal areas at St Placide's School Annex site, Mount Battenhall, Battenhall Avenue (Revision of previously approved scheme P17B0507)

Additional plans have been provided to show the replacement bat loft to be provided within the roof space of the front building. This along with the proposed additional mitigation recommended demonstrates that the required mitigation and enhancements can be provided on site. The recommended condition 24 will require a full detailed mitigation strategy to be provided in accordance with Natural England guidance.

**Updated Comments from Landscape and Biodiversity Advisor**

The applicants have demonstrated that mitigation can be provided on site. This is now acceptable and subject to a Natural England licence and enhancements proposed there will be no adverse impact on protected species.

Whilst it is unfortunate that the amount of Green Space and landscaping has reduced from the approved scheme, I acknowledge that this is better than the existing hardsurface arrangements. There is also opportunity to require additional benefits through landscaping and biodiversity conditions that have been recommended.

AGENDA ITEM 10 – 22/00714/FUL

220 London Road

Erection of single detached dwelling with associated highways works. (variation of condition 2 of planning approval 19/00409/FUL - various alterations to the external appearance of the dwelling and associated works.)



**PLANNING COMMITTEE – 24<sup>th</sup> November 2022.****Late Paper Report - Agenda Item 10**

<b>Late paper for Planning Committee</b>	
<b>Application Number</b>	22/00714/FUL
<b>Site Address</b>	220 London Road, Worcester, WR5 2JR.
<b>Description of Development</b>	Erection of single detached dwelling with associated highways works. (variation of condition 2 of planning approval 19/00409/FUL - various alterations to the external appearance of the dwelling and associated works).

Following publication of the agenda, a further representation has been received from neighbours Mr and Mrs Hines:

These are summarised as follows:

- *Concerns relating to the size of the proposed parking spaces and the accuracy of the plans.*
- *Concerns relating to the ownership of the embankment.*
- *Concerns that the staircase is shown on the amended plans and question of where the staircase leads to.*
- *Concerns that there are alternations to ground levels and concerns regarding the accuracy of the plans.*
- *Concerns that the previously approved plans do not show a balustrade.*
- *Concerns regarding the accuracy of the plans.*

These concerns are addressed as follows:

- *Concerns relating to the size of the proposed parking spaces and the accuracy of the plans.*

The concerns regarding the size of the parking spaces and whether they are too small are noted. The Highways Authority have been consulted on the proposals and have raised no objections to the proposed parking arrangement at the site.

- *Concerns relating to the ownership of the embankment.*

Concerns have been raised with regards to the ownership of the embankment, whilst these concerns are noted, ownership issues unfortunately do not constitute material planning considerations in the assessment of this application.

- *Concerns that the staircase is shown on the amended plans and question of where the staircase leads to.*

Questions have been raised with regards to a staircase being shown on the revised plans that was shown on the previous plans to gain access to the roof terrace. These concerns are noted, it is however considered that the proposed floor plans are acceptable and would not result in a detrimental impact on neighbouring amenity.

- *Concerns that there are alternations to ground levels and concerns regarding the accuracy of the plans.*

The concerns regarding the potential alteration to ground levels are noted, the site has however been visited by the Planning Enforcement Team and it is considered that apart from the alterations proposed within the current application, the dwelling has been built in accordance with the approved plans.

- *Concerns that the previously approved plans do not show a balustrade.*

The concerns regarding the question as to whether the previous approved plans did not show a balustrade are noted, whilst it is recognised that there was not label stating balustrade, it is however considered that the proposed plans did show a parapet wall that acted as a safety balustrade on the roof terrace.