

## **PLANNING COMMITTEE**

**16th December 2021**

**Present:** Councillor Mike Johnson in the Chair

Councillors Agar (Vice-Chair), Allcott,  
A. Amos, B. Amos, Barnes, Bisset, Cleary,  
Ditta, Hodges and Roberts

**77 Declarations of Interest**

None.

**78 Minutes of Previous Planning Committee**

**RESOLVED:** That the minutes of the meeting held on 25<sup>th</sup> November 2021 be approved as a correct record and signed by the Chair.

**79 Minutes of Previous Conservation Advisory Panel**

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

**80 Public Participation**

None.

**81 Public Representation**

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

**82 Application 21/00701/REM - Citation House, 39 Foregate Street**

**Introduction**

The Committee considered an application for the variation to drawings listed as approved under Condition 2 of Full Planning Approval reference P18D0107, in order to enable use of ground and first floor as office accommodation, second and third floors as apartments, omission of fourth floor and alterations to elevations at Citation House, 39 Foregate Street.

**Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the original planning application on the site was considered at committee and it is a major application.

**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 draft Heads of Terms for a Section 106 Agreement were attached as Appendix 1 to the report.

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.

The Interim Head of Development Management informed Committee Members that this item would be considered in conjunction with Agenda Item 8 related to Listed Building consent.

### **Public Representations**

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

### **Key Points of Debate**

- Members asked how many units were affordable in the original application. It was confirmed that a viability study was submitted and it was agreed that the provision of affordable housing would render the proposal unviable. The Interim Head of Development Management also confirmed that there was no provision for affordable unit in this scheme as a Vacant Building Credit had been applied for, the calculation of affordable housing was outlined in paragraph 7.14 of the Officers report.
- Some concerns had been raised with regard to commercial use on ground and first floor and residential on second and third floors and whether noise preventative measures have been taken. The Interim Head of Development Management stated that it was not unusual to have residential above commercial in the City Centre and was satisfied that measures were in place.
- Members agreed that this type of City Centre development should be supported, which is also providing employment which was important. This was also considered an improvement on the previous scheme.
- It was also agreed that this was a beautiful building and from a listed building point of view reassurances were sought that any internal alterations were monitored carefully. The Interim Head of Development Management stated that this was specifically detailed in the application and would be monitored.

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

For - 9  
Against - 0  
Abstentions - 1

**RESOLVED: That the Committee grant planning permission, subject to:-**

- 1. the applicant and all parties with an interest in the land entering into an S106 Agreement in accordance with the Heads of Terms annexed as Appendix 1 to the report, no later than six months from the date of this resolution;**
- 2. the recommended conditions set out in section 9 of the report; and**
- 3. the grant of a satisfactory listed building consent.**

**83 Application 21/00697/REM - Citation House, 39 Foregate Street**

**Introduction**

The Committee considered an application for the variation to drawings listed as approved under Condition 2 of Full Planning Approval reference P18D0107, in order to enable use of ground and first floor as office accommodation, second and third floors as apartments, omission of fourth floor and alterations to elevations at Citation House, 39 Foregate Street.

**Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the original planning application on the site was considered at committee and it is a major application.

**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.

**Key Points of Debate**

See previous item – Application 21/00701/REM

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

For - 9  
 Against - 0  
 Abstentions - 1

**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 planning permission.**

## **84 Application 21/00478/FUL - Court Mews, Farrier Street**

### **Introduction**

The Committee considered an application for the change of use of a building from a 48 bed student House of Multiple Occupation (Sui Generis) to a 46 bed homeless refuge House of Multiple Occupation (Sui Generis) with supporting staff accommodation at Court Mews, 6 Farrier Street.

### **Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee in accordance with the adopted Scheme of Delegation.

### **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.

### **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.

The Senior Planning Officer drew the Committee's attention to two statements, that had been received too late to circulate to Members of the Planning Committee, in advance of the meeting.

The first statement was a response from the Council's Corporate Management Team on the housing issue and the second statement was received from the Agent in response to those comments made.

The Senior Planning Officer read out both statements to Committee Members. Both of the statements were available on the Council's website on the relevant application number page.

### **Public Representations**

The following people had registered to speak on the application:

Tony Kelly (Objector representing both Farrier House Student Living and Virginia House on behalf of Mr and Mrs P. Boyd) and Melanie Green (Lotus Sanctuary in support of the application)

## Key Points of Debate

- The objector in addressing the Committee stated this area was already established as a student hub and was quite a vibrant area and relatively safe. He was in favour of additional student accommodation which would support the local businesses. He referred to the regeneration plan for this area and did not see this proposal as enhancing the local facilities or businesses, although it was important that the homeless issue continues to be addressed. Overall a good idea and smaller hubs would be better to integrate into communities, but this is the wrong location. There were concerns that the management plan of the proposal was a bit sparse. He stated that it was important to parents that students were accommodated in a safe environment. Concerns were also raised on behalf of the Whitehouse Hotel who have had ongoing issues with the homeless. The objector responded to a question from Members in relation to this.
- The Regional Service Manager of Lotus Sanctuary, addressed the Committee in support of the application. She provided background to the work of Lotus Sanctuary who already managed Pierpoint House. This proposal will be identical, although different in size and would be supported in the same way, no complaints have been received with regard to the management of Pierpoint House. She stated that Lotus Sanctuary were committed to housing people with a low to medium support need, who are classed as homeless, but does not mean they are rough sleeping. The intended clients, classed as the 'hidden homeless', are people who are sofa surfing, leaving domestic abuse situations or living in cramped B&B accommodation with children. Lotus Sanctuary provides safe and secure housing for these vulnerable people.
- The Committee Members asked a variety of questions particularly around the management of the proposed site, security provision and the client group that would be using the facility. The Regional Service Manager for Lotus Sanctuary responded accordingly.
- Members of the Committee agreed this type of accommodation was suitable for students but had concerns as to whether it would be suitable for families as it raises safeguarding issues. It was agreed, however, that there was a need for this type of accommodation but it was felt this was the wrong location.
- The regeneration of this particular area, known as the Arches is to become more vibrant with an increase in night time activity. It was considered that the area would be unsuitable for families with young children and therefore not an appropriate location.

A proposal to refuse the application had been made and this was seconded. There being no further points made the Chair asked the Legal Team Manager to request the voting of each Member of the Committee who were eligible to vote. Following the recording of the votes the proposal was refused, as per the Officer's recommendation, as follows:

For - 6  
 Against - 3  
 Abstentions - 1

**RESOLVED: That the Committee refuse planning permission for the following reasons:**

- 1. The site is in an area which is the focus of regeneration effort to improve the diversity and quality of the area by introducing a range of uses and activities as part of the City Centre Masterplan to create new high quality public realm, strategic links and activity. This includes demolition of some existing buildings and the creation of new public realm in front of the existing student accommodation to be a pedestrian link to key areas of the city. The application therefore would be in conflict with Policy SWDP21 of the South Worcestershire Development Plan and paragraph 130 of the National Planning Policy Framework.**
- 2. Notwithstanding the management proposals submitted, the change of the building would result in the potential for significant levels of anti-social behaviour due to the intensive use of the site, in particular with regard to the potential for crime and anti-social behaviour, which would be to the detriment of other residents (including student accommodation) in the locality. The Local Planning Authority, having regard to the management proposals submitted and comments received consider that the proposed management arrangements would mitigate the impact of the proposals and would fail to integrate the proposals with the area in accordance with Paragraphs 93 and 187 of the NPPF and Policy SWDP21 of the South Worcestershire Development Plan.**
- 3. The accommodation has limited private amenity space to support each 8 person unit and the 6 person unit plus the management offices. Furthermore the occupants on the ground floor bedrooms would be adjacent to the planned footpath in close proximity. Given the proposed end user is a more vulnerable type of occupant these compromises on their level of amenity is considered unacceptable. The submission also does not include provision of cycle storage for future residents which would need to be positioned in the outdoor space and the proposed bin store provision would conflict with the use of outdoor space. Therefore, the proposal fails to meet the amenity requirements necessary in SWDP21 of the South Worcestershire Development Plan and paragraph 130 of the National Planning Policy Framework.**

Prior to the determination of the following advertisement applications the Chair drew the Committee's attention to a paper in front of them identifying the order in which they will be taken based on the following:

1. New applications for approval
2. New applications for refusal
3. Renewal applications for approval
4. Renewal applications for refusal

The Legal Team Manager outlined the process for voting, which will entail voting enbloc for each section as above.

The Interim Head of Development Management and the County Council Highways representative responded to general questions on advertising on roundabouts.

### **New Applications for Approval**

#### **85 Application 21/ 01017/ADV - Roundabout at Trotshill Lane Way and Plantation Drive**

##### **Introduction**

The Committee considered an application for 3 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at Trotshill Lane Way and Parsonage Way.

##### **Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

##### **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 identifying the location.

##### **Public Representations**

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

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

For - 8  
Against - 3  
Abstentions - 0

**RESOLVED: That the Committee grant advertisement consent for the application, subject to the conditions set out in section 9 of the report.**

**86 Application 21/ 01041/ADV - Roundabout at Monarch Drive****Introduction**

The Committee considered an application for 2 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at Monarch Drive.

**Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

**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 identifying the location.

**Public Representations**

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

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

For - 8  
Against - 3  
Abstentions - 0

**RESOLVED: That the Committee grant advertisement consent for the application, subject to the conditions set out in section 9 of the report.**

**87 Application 21/ 01044/ADV - Roundabout at Plantation Drive****Introduction**

The Committee considered an application for 2 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at Plantation Drive.



### **Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

### **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 a consultee response from Warndon Parish Council.

### **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 identifying the location.

### **Public Representations**

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

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

For - 8  
Against - 3  
Abstentions - 0

**RESOLVED: That the Committee grant advertisement consent for the application, subject to the conditions set out in section 9 of the report.**

### **New Application for Refusal**

## **88 Application 21/ 01014/ADV - Roundabout at Claines Lane and Ombersley Road**

### **Introduction**

The Committee considered an application for 4 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at Claines Lane and Ombersley Road.

### **Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

## **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 later paper which related to a consultee response from Worcestershire County Council Highways and a response from Councillor Laurenson, both objected to the proposal based on highway safety.

## **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 identifying the location.

The Interim Head of Development Management informed Committee Members that in light of the concerns raised by County Council Highways Officers, it was considered that the proposal should be refused in relation to highway safety. The reason for refusal was set out in the late paper.

## **Public Representations**

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

A proposal to refuse the application as per the Officer's recommendation was made and this was seconded. There being no further points made the Chair asked the Legal Team Manager to request the voting of each Member of the Committee who were eligible to vote. Following the recording of the votes the proposal was agreed as follows:

For - 11  
Against - 0  
Abstentions - 0

**RESOLVED: That the Committee refuse advertisement consent for the following reason:**

**The introduction of signage on the roundabout which has high speed approaches would cause an unnecessary distraction to drivers. The highway safety implications of the proposed signage are considered to be unacceptable and contrary to Paragraph 111 NPPF.**

## **Renewal Applications for Approval**

### **89 Application 21/ 00993/ ADV - Roundabout at Newtown Road and Charles Hastings Way**

#### **Introduction**

The Committee considered an application for 2 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at Newtown Road and Charles Hastings Way.

### **Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

### **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 later paper which related to a consultee response from Warndon Parish Council.

### **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 identifying the location.

### **Public Representations**

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

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

For - 7  
Against - 4  
Abstentions - 0

**RESOLVED: That the Committee grant advertisement consent for the application, subject to the conditions set out in section 9 of the report.**

## **90 Application 21/ 00995/ADV - Roundabout at Parsonage Way**

### **Introduction**

The Committee considered an application for 4 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at Parsonage Way.

### **Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

### **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 identifying the location.

### **Public Representations**

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

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

For - 7  
Against - 4  
Abstentions - 0

**RESOLVED: That the Committee grant advertisement consent for the application, subject to the conditions set out in section 9 of the report.**

## **91 Application 21/01007/ADV - Roundabout at Woodgreen Drive and Berkeley Way**

### **Introduction**

The Committee considered an application for 2 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at Woodgreen Drive and Berkeley Way.

### **Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

### **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 later paper which related to a consultee response from Warndon Parish Council.

### **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 identifying the location.

### **Public Representations**

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

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

For - 7  
Against - 4  
Abstentions - 0

**RESOLVED: That the Committee grant advertisement consent for the application, subject to the conditions set out in section 9 of the report.**

## **92 Application 21/ 01008/ADV - Roundabout at Broomhall Way and Worcester Road**

### **Introduction**

The Committee considered an application for 4 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at Broomhall Way.

### **Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

### **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 identifying the location.

### **Public Representations**

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

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

For - 7  
Against - 4  
Abstentions - 0

**RESOLVED: That the Committee grant advertisement consent for the application, subject to the conditions set out in section 9 of the report.**

**93 Application 21/ 01009/ADV - Roundabout at New Road and Bromwich Road**

**Introduction**

The Committee considered an application for 4 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at New Road and Bromwich Road.

**Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

**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 identifying the location.

**Public Representations**

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

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

For - 7  
Against - 4  
Abstentions - 0

**RESOLVED: That the Committee grant advertisement consent for the application, subject to the conditions set out in section 9 of the report.**

**94 Application 21/ 01010/ADV - Roundabout at Malvern Road and Canada Way**

**Introduction**

The Committee considered an application for 2 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at Malvern Road and Canada Way.

**Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

**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 identifying the location.

**Public Representations**

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

**Key Points of Debate**

- Members raised concerns over signage at this location as a potential distraction to drivers in an already busy area. This is a four armed roundabout with a petrol station located in the middle and main roads off it including a residential area. Speeding signs have already been put in place to slow drivers down and there is currently no crossing. On the basis of highway safety a proposal to refuse the application was made.
- The County Council Highways representative stated that the highways safety audit team have inspected all of the roundabout applications and this particular one was deemed acceptable, but it was for the Committee to make the decision.

A proposal to refuse the application had been made and this was seconded. There being no further points made the Chair asked the Legal Team Manager to request 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 - 9  
 Against - 1  
 Abstentions - 1

Contrary to Officer recommendation it was

**RESOLVED: That the Committee**

- 1. refuse advertisement consent as the proposed signs by reason of the awkward orientation of the roundabout and associated neighbouring uses, including access to a petrol filling station, would cause a danger to highway safety contrary to Paragraph 111 of the National Planning Policy Framework; and**
- 2. delegate 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.**

**95 Application 21/ 01011/ADV - Roundabout at A38 City Walls Road and St Martin's Gate**

**Introduction**

The Committee considered an application for 3 freestanding mounted signs with coloured graphics and text to the front and powder coated posts to the reverse at the roundabout located at the A38 City Walls Road and St Martins Gate.

**Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

**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 identifying the location.

**Public Representations**

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



### Key Points of Debate

- As with the previous application some Members raised concerns over the distraction for drivers at this roundabout with such a heavy density of traffic. On the basis of highway safety a proposal to refuse the application was made.
- The County Council Highways representative stated that this application was also deemed acceptable following the inspection by the highways safety audit team.

A proposal to refuse the application on highway safety grounds was made and this was seconded. There being no further points made the Chair asked the Legal Team Manager to request the voting of each Member of the Committee who were eligible to vote. Following the recording of the votes the proposal to refuse was lost as follows:

For - 4  
Against - 7  
Abstentions - 0

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

For - 7  
Against - 4  
Abstentions - 0

**RESOLVED: That the Committee grant advertisement consent for the application, subject to the conditions set out in section 9 of the report.**

### 96 Application 21/ 01012/ADV - Roundabout at Bath Road and St Peter's Drive

#### Introduction

The Committee considered an application for 4 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at Bath Road and St Peter's Drive.

#### Reason Why Being Considered by Planning Committee

The application had been referred to Planning Committee as the Council is the applicant.

#### 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 identifying the location.

### **Public Representations**

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

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

For - 7  
Against - 4  
Abstentions - 0

**RESOLVED: That the Committee grant advertisement consent for the application, subject to the conditions set out in section 9 of the report.**

## **97 Application 21/ 01013/ADV - Roundabout at Blackpole Road and Windermere Drive**

### **Introduction**

The Committee considered an application for 4 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at Blackpole Road and Windermere Drive.

### **Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

### **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 identifying the location.

## **Public Representations**

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

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

For - 7  
Against - 4  
Abstentions - 0

**RESOLVED: That the Committee grant advertisement consent for the application, subject to the conditions set out in section 9 of the report.**

## **98 Application 21/ 01015/ADV - Roundabout at London Road and Spetchley Road**

### **Introduction**

The Committee considered an application for 3 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at London Road and Spetchley Road.

### **Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

### **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 identifying the location.

## **Public Representations**

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

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

For - 7  
Against - 4  
Abstentions - 0

**RESOLVED: That the Committee grant advertisement consent for the application, subject to the conditions set out in section 9 of the report.**

**99 Application 21/ 01016/ADV - Roundabout at Grange Way and Dugdale Drive**

**Introduction**

The Committee considered an application for 3 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at Grange Way and Dugdale Drive.

**Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

**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 identifying the location.

**Public Representations**

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

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

For - 7  
Against - 4  
Abstentions - 0

**RESOLVED: That the Committee grant advertisement consent for the application, subject to the conditions set out in section 9 of the report.**

**100 Application 21/ 01024/ADV - Roundabout at St Peter's Drive and Queenswood Drive**

**Introduction**

The Committee considered an application for 4 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at St Peter's Drive and Queenswood Drive.

**Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

**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 identifying the location.

**Public Representations**

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

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

For - 8  
Against - 3  
Abstentions - 0

**RESOLVED: That the Committee grant advertisement consent for the application, subject to the conditions set out in section 9 of the report.**

**101 Application 21/ 01033/ADV - Roundabout at Wainwright Road and Bridgwater Road**

**Introduction**

The Committee considered an application for 4 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at Wainwright Road and Bridgwater Road.

### **Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

### **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 later paper which related to a consultee response from Warndon Parish Council.

### **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 identifying the location.

### **Public Representations**

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

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

For - 8  
Against - 3  
Abstentions - 0

**RESOLVED: That the Committee grant advertisement consent for the application, subject to the conditions set out in section 9 of the report.**

## **102 Application 21/ 01036/ADV - Roundabout at George Street and Pheasant Street**

### **Introduction**

The Committee considered an application for 4 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at George Street, Pheasant Street and St Martin's Gate.

### **Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

### **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 identifying the location.

### **Public Representations**

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

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

For - 8  
Against - 3  
Abstentions - 0

**RESOLVED: That the Committee grant advertisement consent for the application, subject to the conditions set out in section 9 of the report.**

## **103 Application 21/ 01038/ADV - Roundabout at Hasting Drive and Woodgreen Drive**

### **Introduction**

The Committee considered an application for 2 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at Hastings Drive and Woodgreen Drive.

### **Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

### **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 later paper which related to a consultee response from Warndon Parish Council.

### **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 identifying the location.

### **Public Representations**

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

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

For - 8

Against - 3

Abstentions - 0

**RESOLVED: That the Committee grant advertisement consent for the application, subject to the conditions set out in section 9 of the report.**

## **104 Application 21/ 01039/ADV - Roundabout at Woodgreen Drive, Snowberry Avenue and Mill Wood Drive**

### **Introduction**

The Committee considered an application for 2 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at Woodgreen Drive, Snowberry Avenue and Mill Wood Drive.

### **Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

### **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 identifying the location.

### **Public Representations**

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



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

For - 8  
Against - 3  
Abstentions - 0

**RESOLVED: That the Committee grant advertisement consent for the application, subject to the conditions set out in section 9 of the report.**

## **105 Application 21/ 01040/ADV - Roundabout at Wainwright Road**

### **Introduction**

The Committee considered an application for 2 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at Wainwright Road.

### **Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

### **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 identifying the location.

### **Public Representations**

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

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

For - 8  
Against - 3  
Abstentions - 0

**RESOLVED: That the Committee grant advertisement consent for the application, subject to the conditions set out in section 9 of the report.**

**106 Application 21/ 01042/ADV- Roundabout at Dugdale Drive**

**Introduction**

The Committee considered an application for 2 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at Dugdale Drive.

**Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

**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 later paper which related to a consultee response from Warndon Parish Council.

**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 identifying the location.

**Public Representations**

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

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

For - 8  
Against - 3  
Abstentions - 0

**RESOLVED: That the Committee grant advertisement consent for the application, subject to the conditions set out in section 9 of the report.**

**107 Application 21/ 01043/ADV - Roundabout at Middle Hollow Drive and Woodgreen Drive**

**Introduction**

The Committee considered an application for 2 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at Middle Hollow Drive and Woodgreen Drive.

### **Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

### **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 identifying the location.

### **Public Representations**

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

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

For - 8  
Against - 3  
Abstentions - 0

**RESOLVED: That the Committee grant advertisement consent for the application, subject to the conditions set out in section 9 of the report.**

### **Renewal Applications for Refusal**

#### **108 Application 21/ 01034/ADV - Roundabout at St Peter's Drive and Broomhall Road**

### **Introduction**

The Committee considered an application for 4 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at St Peter's Drive and Broomhall Way.

### **Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

### **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 later paper which related to a consultee response from Worcestershire County Council Highways, objecting to the proposal based on highway safety.

### **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 identifying the location.

The Interim Head of Development Management informed Committee Members that in light of the concerns raised by County Council Highways Officers, it was considered that the proposal should be refused in relation to highway safety. The reason for refusal was set out in the late paper.

### **Public Representations**

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

A proposal to refuse the application as per the Officer's recommendation was made and this was seconded. There being no further points made the Chair asked the Legal Team Manager to request the voting of each Member of the Committee who were eligible to vote. Following the recording of the votes the proposal was agreed as follows:

For - 11  
Against - 0  
Abstentions - 0

**RESOLVED: That the Committee refuse advertisement consent for the following reason:**

**The introduction of signage on the roundabout which has high speed approaches would cause an unnecessary distraction to drivers. The highway safety implications of the proposed signage are considered to be unacceptable and contrary to Paragraph 111 NPPF.**

## **109 Application 21/ 01035/ADV - Roundabout at Swinesherd Way**

### **Introduction**

The Committee considered an application for 4 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at Swinesherd Way.

### **Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

### **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 later paper which related to a consultee response from Worcestershire County Council Highways, objecting to the proposal based on highway safety, together with consultee response from Warndon Parish Council.

### **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 identifying the location.

The Interim Head of Development Management informed Committee Members that in light of the concerns raised by County Council Highways Officers, it was considered that the proposal should be refused in relation to highway safety. The reason for refusal was set out in the late paper.

### **Public Representations**

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

A proposal to refuse the application as per the Officer's recommendation was made and this was seconded. There being no further points made the Chair asked the Legal Team Manager to request the voting of each Member of the Committee who were eligible to vote. Following the recording of the votes the proposal was agreed as follows:

For - 11  
Against - 0  
Abstentions - 0

**RESOLVED: That the Committee refuse advertisement consent for the following reason:**

**The introduction of signage on the roundabout which has high speed approaches would cause an unnecessary distraction to drivers. The highway safety implications of the proposed signage are considered to be unacceptable and contrary to Paragraph 111 NPPF.**

## **110 Application 21/ 01037/ADV - Roundabout at Nunnery Way and Newtown Road**

### **Introduction**

The Committee considered an application for 4 freestanding signs with coloured graphics to the front and powder coated posts to the reverse at the roundabout located at Nunnery Way and Newtown Road.

### **Reason Why Being Considered by Planning Committee**

The application had been referred to Planning Committee as the Council is the applicant.

### **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 later paper which related to a consultee response from Worcestershire County Council Highways, objecting to the proposal based on highway safety.

### **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 identifying the location.

The Interim Head of Development Management informed Committee Members that in light of the concerns raised by County Council Highways Officers, it was considered that the proposal should be refused in relation to highway safety. The reason for refusal was set out in the late paper.

### **Public Representations**

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

A proposal to refuse the application as per the Officer's recommendation was made and this was seconded. There being no further points made the Chair asked the Legal Team Manager to request the voting of each Member of the Committee who were eligible to vote. Following the recording of the votes the proposal was agreed as follows:

For - 11  
Against - 0  
Abstentions - 0

**RESOLVED: That the Committee refuse advertisement consent for the following reason:**

**The introduction of signage on the roundabout which has high speed approaches would cause an unnecessary distraction to drivers. The highway safety implications of the proposed signage are considered to be unacceptable and contrary to Paragraph 111 NPPF.**

**111 Any Other Business**

None.

**Duration of the meeting:** 1.30p.m. to 4.10p.m.

Chairman at the meeting on  
27th January 2022