

# CONSERVATION ADVISORY PANEL

(Incorporating the Civic Society Development Panel)

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## **MINUTES OF THE REMOTE MEETING HELD ON 2<sup>ND</sup> AUGUST 2022**

- Present:** Mr C Potterton in the Chair  
Mr D Saunders, Mr D Davis, Mr R Lockett
- Officers:** Dr P Collins and Mr A Thompson, Interim Head of  
Development Management
- Apologies:** Councillor Barnes, Dr H Barrett, Ms A Burton, Mr M. Hughes,  
Mr S Laws, Mr M McCurdy and The Dean

### **35. MINUTES**

**The minutes of the remote meeting held on 6<sup>th</sup> July 2022 were approved as a correct record.**

### **36. CHAIR'S REPORT**

#### **1. Appeal Decisions and Notifications of Appeal.**

8 Wych Elm Close (Lark Hill CA) was dismissed by PINS.

#### **2. Chair's Correspondence and Information for discussion**

The Chairman confirmed that he had only received feedback from Mr Lockett on the matter of the 'Local Validation Checklist Consultation'. It was agreed that this was an important matter and one that CAP had specifically raised on a number of occasions in the past.

It was agreed that the current timescale, ending on 5<sup>th</sup> September did not give Cap an appropriate amount of time to properly consult its members, especially in light of annual leave etc. The Chairman agreed to request an extension of time, would re-send the link to all members and would add this matter to the 7<sup>th</sup> September agenda for a proper discussion at that time. The panel will present a full response as soon as possible thereafter. WCC have agreed to this extension of time.

Mr Lockett also requested that CAP include discussion around the 'Cultural Strategy' as this was also an important document.

Post meeting note – Sally Watts (WCC Officer) will be attending the September meeting to address this item specifically.

A note had been received from The Dean regarding Mr Chris Guy and his recent health issues. It was considered unlikely that Mr Guy would be attending future meetings and this would be factored into any forthcoming discussion around membership / attendance.

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## 37. OUTCOME OF APPLICATIONS

Dr Collins reported on the outcome of items considered at the July meeting:

### Report Only Applications

22/00429/LB – The Shirehall, Foregate Street – **Approved**  
Installation of comfort cooling into two Judges' chambers.

22/00463/FUL – Crowngate Shopping Centre, Friary Walk – **Approved**  
Remove existing roof top lighting and fixtures; install new lighting system and fixtures, roof top safety equipment, staircase, deck enclosures, etc.

22/00486/LB – 37 Britannia Square – **Approved**  
Re-build front right hand garden wall.

22/00500/FUL & 22/00501/LB – 63 Foregate Street – **Approved**  
Installation of a new aluminium shopfront.

22/00506/ADV – 63 Foregate Street – **Approved**  
1No. fascia with trough light over and 1No. projecting sign.

22/00509/HP – The Apple House, Heron Lodge, London Road – **Approved**  
Installation of Solar Panels.

### Main Agenda Items

22/00339/HP & 22/00340/LB – 5 Lansdowne Crescent – **Approved**  
Single storey extension to front and exterior alterations including new doors, windows and rooflights.

21/00592/FUL – 40-41 New Street – **Withdrawn**  
Construction of two-storey upward extension alongside internal alterations to provide 3 x 1-bedroom flats and a 4-bedroom House of Multiple Occupation (HMO).

22/00517/FUL – Flat above 15 St Swithins Street – **Approved**  
Replacement windows.

22/00544/HP & 22/00545/LB – 27 Britannia Square – **Approved**  
Removal of existing garage, reinstatement of garden and construction of boundary wall.

## 38. REPORT ONLY ITEMS

### 1. 22/00452/FUL – 12 Pump Street

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Change of use from commercial (Use Class E) to Sui-Generis (gaming arcade).

**No Objection**

## **2. 22/00577/LB – 48 Henwick Road**

To replace all windows to the rear of the property that are uPVC double glazed ones with wooden double-glazed windows.

**No Objection**

## **3. 22/00532/HP – 69 Shrubbery Avenue**

Loft conversion.

The conservation roof lights shown on Drawing 04 should be flush with the roof surface and not protrude no more than 150mm as indicated. Also, installation of the steel beams shown on Drawing 03 will need Party Wall Agreements on both sides.

**The panel has no objection in principle, subject to itemised issues.**

## **4. 22/00629/ADV – 1 The Cross**

Replacement of existing external signage.

**No Objection**

## **5. 22/00633/ADV – St Martin's Church, Corn Market**

1no. printed aluminium fascia sign mounted to Church wall and a wall mounted aluminium display case.

**No Objection**

### **MAIN AGENDA ITEMS**

## **39. 22/00567/HP & 22/00568/LB – 2 Lock Cottage, Diglis Dock Road**

*Re-build of existing outbuilding.*

Mr Thompson reported that this application had been determined so no discussion took place.

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## **40. 22/00489/HP – 41 Moor Street**

*Removal of garden wall and replacement with metal railings to allow for additional parking space.*

It was noted that the installed gates had copied the style of railings used elsewhere in the original development. Whilst the impact upon the conservation area was within acceptable limits, any further loss of walling was not.

If the inner wall, proposed for demolition to allow the creation of parking space 2, has not yet been removed, then it should remain. Mr Thompson looked at the site after the meeting and confirmed that the wall had not been demolished.

**The Panel concluded that the application was not acceptable in its current format for the reasons given.**

## **41. 22/00556/FUL & 22/00555/LB – John Gwynn House, Bridge Street**

*Internal alterations at ground floor and basement level and external alterations, including installation of 2No. self-supporting external access walkways.*

This is a well-presented scheme, but there is a need for a finer edge detail on the proposed walkways. Overall, the latter are too heavy and need to be lighter touch. The proposed soffit spans are too wide, and the timber joists will remain wet and deteriorate. Attention needs to be paid to the design and materials. Stainless steel preferred.

**The Panel concluded that the application was not acceptable in its current format for the reasons given.**

## **42. 22/00604/HP & 22/00605/LB – 107 Bransford Road**

*Rear single-storey extension, replacement carport, external covered area, summer house and greenhouse.*

The Panel considered this to be a well-designed scheme.

**The Panel has no objection.**

## **43. 22/00561/FUL – 42 Broad Street**

*Proposed three storey residential building to the rear.*

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This is a well-designed scheme. The proposed external walkways need some form of top cover for rain protection or else they will be slippery and potentially dangerous to use. The indicated solar panels should be recessed into the roof profile to reduce their visual impact.

**The Panel has no objection, subject to itemised issues as above.**

## **44. 22/00625/LB – 3 Rainbow Hill Terrace**

*Replacement front sash windows on ground and first floor, replacement basement window, new handrail, replacement front door and surround.*

A well-presented scheme. The actual beading of the glass needs to be reviewed and the glazing bars should be thinner.

**The Panel has no objection in principle, subject to itemised issues as above.**

## **45. ANY OTHER BUSINESS**

None.

## **46. DATE OF NEXT MEETING**

Wednesday 7<sup>th</sup> September 2022. Venue: - Battenhall Mount. Full details to be issued with meeting agenda / minutes in due course.

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Chair at the meeting  
Date: 7<sup>th</sup> September 2022