



PLANNING COMMITTEE

LATE PAPERS

Thursday 24th 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 – 24th November 2022.

Late Paper Report - Agenda Item 8

Late paper for Planning Committee	
Application Number	21/01023/FUL
Site Address	St Placides, Battenhall Avenue, WR5 2HP
Description of Development	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 – 24th November 2022.

Late Paper Report - Agenda Item 10

Late paper for Planning Committee	
Application Number	22/00714/FUL
Site Address	220 London Road, Worcester, WR5 2JR.
Description of Development	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.