

# CONSERVATION ADVISORY PANEL

(Incorporating the Civic Society Development Panel)

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## **MINUTES OF THE MEETING HELD REMOTELY ON 11<sup>th</sup> January 2023**

- Present:** Mr C Potterton in the Chair  
Councillors Barnes and Bisset, Dr H Barrett, Ms A Burton, Mr R Lockett, Ms A Marles, Mr M McCurdy, Mr D Saunders and Mrs C Silvester
- Officers:** Dr P Collins and Mr P Round
- Apologies:** The Dean, Mr D Davis, Mr M Hughes, Mr S Laws and Councillor Mrs L Hodgson

### **105. MINUTES**

**The minutes of the remote meeting held on 7<sup>th</sup> December 2022 were approved as a correct record.**

#### **Matters arising:**

Applications 22/00941/FUL & 22/00942/LB – Notes from a site visit with Historic England - 61 Broad Street

- Dr Collins reported on his meeting with Steve McLeish from Historic England on 9<sup>th</sup> January 2023. They had met with the owners/applicants and their agent/contractor.
- They began by considering the floor-by-floor plans in detail, then examined the changes proposed on the same floor-by-floor basis. This highlighted several 'sticking points' which were later the subject of discussion and agreement. These were: -
- Proposed changes to the shop front – Scheme to be revised to retain more of the existing shop front.
- Installation of fire and smoke lobbies – The need for these could be avoided, and, where one may be necessary, it could be all glass, thereby revealing the historic fabric.
- Upgrading of fire doors – The existing ones can be treated to give 30-minute fire protection. Historic door furniture will be refurbished.
- Conversion of windows to doors and fire escape on rear elevation – Needed for the fire escape. Both windows in question are modern facsimile replacements. The openings only need to be lowered to floor level; they are wide enough.

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- Fire Escape to rear elevation – this will be a free-standing structure which will only be tied to but not supported by the rear wall.
- ‘Conservatory’ to the front elevation – This was a ‘line in the sand’ and will not be included. Instead, recycled plastic decking will be installed above the lead roof, with a 110mm glass balustrade around its perimeter. The decking will stop sufficiently short of the front pediment to prevent glasses, etc., being dropped into the street. This area will only be used in connection with the Cupola Room hire, which will be occasional.

The Panel were informed that revised drawings would be submitted and consulted upon, and that CAP would get the opportunity to comment once received. The Chair also agreed that once received, discussions on whether a site visit by the Panel was necessary would be held, but bearing in mind the condition of the site and insurance requirements, this might be difficult.

## 106. CHAIR’S REPORT

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

None.

### 2. Chair’s Correspondence and Information for discussion

Although there was no Chair’s correspondence, the Chair informed the Panel that he did have information for discussion.

An informal meeting had been held by the Chair, David Saunders and Anita Marles who were joined by Duncan Rudge, Head of Planning and Paul Round, Service Manager – Development Management on the operations of the Panel and measures for improvement. The notes from this meeting were shared with the Panel on screen and would be circulated with the minutes of this meeting.

One of the key points to come out of the meeting was the potential to change the meeting time of CAP from 5.00pm to 12.30pm. Although some Panel Members were not in agreement, and after some discussion, it was agreed to trial the new suggested time for the February and March meetings. They would continue to be held via Zoom.

## 107. OUTCOME OF APPLICATIONS

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

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22/00886/FUL and 22/0087/LB – Thorneloe House, 25 Barbourne Road – **Undecided**

22/00964/HP – Rivermead, 17 Wheatfield Avenue – **Approved**

22/00967/ADV – Office, Battenhall House, Battenhall Avenue - **Approved**

22/00981/HP – Four Seasons, Battenhall Avenue - **Approved**

22/00918/FUL – School House, 15 College Green – **Approved**

22/00937/LB – Hostel House, 5 College Green – **Approved**

22/00952/FUL & 22/00953/ADV – Pavement o/s 63 High Street -**Approved**

22/00956/FUL & 22/00957/ADV – Pavement o/s 1/3 College Street - **Refused**

22/00958/FUL & 22/00959/ADV – Pavement opposite 39 High Street – **Refused**

22/00969/HP & 22/00973/LB – 214 Henwick Road – **Approved**

## 108. REPORT ONLY ITEMS

### **22/01004/LB - 21 Fish Street**

Timber frame repairs following vehicle impact damage. Restoration and repair of front door. Removal and renewal of modern brick infill panels. **Approved prior to the meeting, therefore not discussed.**

### **22/01037/HP & 22/01038/LB - 4 Trotshill Lane East**

Retrospective application for the replacement and restoration of a boundary fence to the perimeter of the property. **Refusal recommended, therefore not discussed.**

### **22/01065/HP - 6 Park View Terrace**

Demolition of existing rear single-storey extension and side store and construction of new single-storey extension and reinstatement of side conservatory. **No objection.**

### **22/01041/FUL - Former toilet block Reindeer Court, Mealcheapen Street**

Conversion and change of use of store/toilet block to form retail shop together with the proposed installation of a new shop front. **No objection.**

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## **22/01081/LB - 9-10 Flat 1, Bridge Street**

Repairs to windows 1 - 86 of blocks 10, 11, 12 & 13 Bridge Street, and the addition of secondary glazing to the rear windows overlooking Quay Street.

**No objection.**

## **MAIN AGENDA ITEMS**

### **109. 22/00992/HP – 5 Rose Terrace**

Alterations and extensions to rear of dwelling and new detached garage.

**The Panel has no objections in principle, subject to a materials condition.**

### **110. 22/01030/FUL – 1-2, The Shambles**

Change of use of premises from retail (Use Class E) to amusement themed restaurant and bar (Sui Generis) and associated external works.

**The Panel has no objections in principle, subject to itemised issues and conditions.**

### **111. 22/01031/ADV– 1-2, The Shambles**

Fascia signage, internal window displays & hanging signage.

The Panel felt that the main fascia sign black background was too dominant and should be confined to the centre section above the main doors. It was also suggested that the black fascia band not be carried around along the Church Street frontage.

**The Panel has no objections in principle, subject to itemised issues and conditions.**

### **112. 22/01047/HP – 27 Park Avenue**

Replacement wooden sash windows for uPVC double glazed sash windows.

**The Panel has no objections.**

### **113. 22/01071/HP & 22/01072/LB – 17 St Georges Square**

Reopen 2<sup>nd</sup> floor window. Remove 2<sup>nd</sup> floor bathroom. Alter rear elevation. Internal alterations to 20<sup>th</sup>c rear extension. Rearrange bathrooms.

**The Panel has no objections.**

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**114. 22/01073/FUL & 22/01074/LB – 17 St Georges Square**

Conversion of detached double garage to pottery studio.

**The Panel has no objections.**

**115. 22/01080/FUL - The Railway Yard, Midland Road**

Demolish existing building and construct a two-storey unit to provide four live/work units with associated parking and refuse storage.

The Panel questioned the need for, the use of, and nature of the 'garage' doors, suggesting that a more traditional treatment would be preferred. Apart from this the detailing on the proposal was praised.

**The Panel has no objections in principle, subject to itemised issues and conditions.**

**116. 22/01086/FUL – Worcester County Cricket Club, New Road**

Extension/conversion of existing store under Basil D'Oliveira Stand to form new Changing Places Toilet and separate Family Toilet.

**The Panel has no objections.**

**117. 22/01087/LB – 53-54, Broad Street**

Internal and external works to repair and refurbish the existing building.

**The Panel has no objections and welcomes positively.**

**118. ANY OTHER BUSINESS**

The Cricketers, Angel Street

A Panel Member asked whether the works currently underway at The Cricketers public house in Angel Street, which is Grade II listed, had consent.

Dr Collins commented that, depending upon what they were, they may not need consent, but would establish and report back.

Former Barley Mow, London Road

The amount of illumination on the former Barley Mow was questioned by a Panel Member, particularly as it is locally listed and in a conservation area. Dr Collins to check on the planning permission that was consented some years ago, and report back.

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## Former Little sauce Factory, London Road

Panel Members asked about the current planning status of the former Little Sauce Factory, which was currently in a state of considerable disrepair. Dr Collins to check and report back.

### **119. DATE OF NEXT MEETING**

Wednesday, \*8<sup>th</sup> February 2023 at 12.30pm. Zoom invitation to be issued in the usual manner.

*\*The Panel were informed that the original date of 1<sup>st</sup> February 2023 had been changed to allow time for sufficient items to be available for the Panel to consider.*

*Panel Members are also reminded of the new start time.*

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Chair at the meeting  
Date: 8<sup>th</sup> February 2023