

CONSERVATION ADVISORY PANEL

(Incorporating the Civic Society Development Panel)

MINUTES OF THE MEETING HELD REMOTELY ON 5TH APRIL 2023

Present: Mr C Potterton in the Chair
D Davis, R Lockett and Mr D Saunders

Officers: Dr P Collins, Mrs L Wall

Apologies: P Atkinson, A Burton, M Evans, S Laws, Councillor J Barnes,
Councillor M Bisset, P Round

134. INTRODUCTIONS

The Chair explained that the meeting was inquorate. In the circumstances, it was agreed that the Panel members in attendance would comment informally on the main applications in order to provide feedback to applicants in a timely manner and to assist Officers.

A note of the discussion will be circulated to all Panel members and if anyone wishes to provide further feedback there will be an opportunity to do so. If there are no contrary observations, these notes will form the basis of the minutes.

135. MINUTES

The minutes of the remote meeting held on 8th February 2023 were noted.

MAIN APPLICATIONS

136. 23/00131/FUL & 23/00103/LB – 51 Broad Street

Create a mixed-use redevelopment. Commercial (Class E and Sui Generis drinking establishment) in ground floor, and residential in upper floors
Listed grade II, Historic City conservation area – expires 30 March 2023.

The Panel were satisfied that the residential units are generous in size and that the property is in need of refurbishment.

The Panel has no objections in principle, subject to conditions.

137. 23/00028/HP & 23/00167/LB – 67 London Road

Proposed vehicle parking space with associated vehicle crossover for access. Repair/rebuilding of damaged wall including erection of automated gates, and alterations to existing steps within garden area. Listed grade II, Sidbury & Fort Royal conservation area – expires 18 April 2023.

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The Chair declared an interest in this application as the owner is known to him personally.

The Panel concluded that the scheme for repair of the wall is acceptable. However, the provision of a vehicle parking space in this location is inappropriate.

The Panel objects to this application on the grounds of highway safety.

138. 23/00178/LB – Pitmaston House, Malvern Road

Retrospective application for two ensembles to 2No. bedrooms, reconfiguration of existing ensembles to 5No. bedrooms, new stud wall enclosures and the reconfiguration existing kitchen area. Listed grade II, not in a conservation area – expires 26 April 2023

The Panel questioned whether it was necessary to consider this application but, in any event, had no objection.

The Panel has no objections.

139. 23/00015/FUL – 24-25 The Cross

Erection of 8 flats above existing commercial unit. Unlisted, Historic City conservation area – expires 04 May 2023.

It was clarified that 5 flats will be converted from the existing property and 3 will be added.

The Panel noted that the scheme will not have any impact on the streetscape. In the circumstances, it was concluded that this development is acceptable. However, any applications of this nature should be considered on their individual merits.

It was noted that the windows on the front elevation are not consistent in appearance, although this may be due to the internal structure of the property.

The Panel has no objections.

140. 23/00224/FUL – 27A The Cross

Installation of a roller shutter to shopfront. Unlisted, Historic City conservation area – expires 05 May 2023. Premises are a Charity shop, shutter request in response to vandalism attacks.

The Panel have no objection to the provision of a shutter, but it should be an open grille design, not a solid sheet. Also, the material should be suitable for painting so that the colour matches the shop surround.

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The Panel has no objections in principle, subject to the items raised.

141. MINOR APPLICATIONS

The Panel did not consider any of these applications, except for the following:

23/00190/FUL – 6 Shrubbery Road

Loft conversion with rear dormer and conservation roof light to front elevation. Unlisted, Shrubbery Avenue conservation area & Article 4 Direction – expires 01 May 2023.

The Panel has no objection loft conversion in principle, but the details need to be reconsidered, in particular the location of the dormer and the size of the shower room window.

The application is not acceptable in its current format and the items referred to above need to be re-designed.

142. CHAIR'S REPORT

It was noted that only 4 Panel members were present. It was commented that some attendees had experienced a technical glitch when accessing the meeting and others may have been missing for that reason. Some had given their apologies (*NB some apologies were received retrospectively*) and it was acknowledged that a start time of 12.30pm is more difficult for some than 5.00pm.

The Chair proposed to keep to a start time of 12.30pm for the next meeting on 3 May as this will avoid any potential conflict with preparations for the local elections the following day. Thereafter, the Panel will revert to a 5.00pm start time. Meetings will continue to be held online.

143. OUTCOME OF APPLICATIONS

Dr Collins had circulated his report on the outcome of items considered at the February meeting, as follows:

MAIN APPLICATIONS

22/00941/FUL & 22/00942/LB – 61 Broad Street – Undecided

23/00013/FUL – 19-21 St Johns – Undecided

23/00036/HP & 23/00037/LB – 107 Bransford Road – Approved

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23/00044/FUL & 23/00045/LB – Elim Pentecostal Church, 62-64
Lowesmoor – Undecided

23/00014/FUL – 8 Bromwich Lane – Undecided

22/01095/FUL – Former Scala Theatre and Corn Exchange, Angel Street,
Public Conveniences, Angel Place – Undecided

22/01096/LB – Former Scala Theatre and Corn Exchange, Angel Street,
Public Conveniences, Angel Place – Undecided

MINOR APPLICATIONS

22/01082/HP & 22/01083/LB – 21 St Georges Square – Approved

22/01075/FUL – Diglis Weir, Adjacent to Bromwich Parade Public Right of
Way 938 (A), Near Weir Lane – Undecided

23/00031/DEM – The Stoneyard, Hylton Road – Undecided

22/00883/FUL – Office at Amber Gate, City Walls Road – Recommendation
made

23/00019/FUL & 23/00020/LB – 2 Crown Passage (former Laura Ashley) –
Undecided

23/00062/ADV – 30 Bromyard Road – Undecided

144. ANY OTHER BUSINESS

None.

145. DATE OF NEXT MEETING

Wednesday 3rd May 2023 at 12.30pm via Zoom.

Chair at the meeting
Date: 3rd May 2023