

CONSERVATION ADVISORY PANEL

(Incorporating the Civic Society Development Panel)

MINUTES OF THE MEETING HELD REMOTELY ON 6TH SEPTEMBER 2023

- Present:** Mr C Potterton in the Chair
Councillor A Gregson, Dr H Barrett, Ms A Burton, Mr D Davis,
Mr M Evans, Mr R Lockett, Mrs C Silvester and Mr D Saunders
- Officers:** Dr P Collins
- Apologies:** Councillor James Stanley, Mr S Laws, Ms A Marles and Mr M McCurdy

33. MINUTES

The minutes of the remote meeting held on 2nd August 2023 were noted.

MAIN APPLICATIONS

34. 23/00636/FUL – Land to the rear of 56-60 Lowesmoor

Demolition of existing flat roof rear extensions to Lowesmoor retail units and development of residential apartments, class E unit and associated parking.

The Panel commented that there was a need for an up-to-date Archaeological assessment, as referred to by the Archaeology Advisor in their comments, because of the high Archaeological importance of the site.

The Panel welcome positively.

35. 23/00669/FUL & 23/00663/LB – 15 Mealcheapen Street

Re-development to form 4No. apartments, retention of commercial use at ground floor.

It was suggested that the colour coding on the proposed plans needs a key to explain it.

The Panel has no objections, subject to itemised issues.

36. 23/00682/FUL & 23/00683/LB – 28 The Tything

Change of use of storeroom to class E; creation of first floor roof terrace.

The Panel commented that the proposed redesigned lightwell needs protecting by balustrading or fencing.

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Concerns were expressed over possible overlooking but that was considered to be a planning related matter and not for this Panel.

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

37. 23/00414/FUL – 42 Foregate Street

Mixed-use refurbishment retaining and remodelling Commercial use (Class E) at ground floor with residential flats above at first, second and third floor level.

The Panel welcomed the proposed change to the Foregate Street 'shop' window and to other changes in general. Comments were made regarding the small size of the some of the flats and reference was made to neighbour comments about the proposed rear outdoor seating.

The Panel welcome positively.

38. 23/00621/FUL – Perdiswell Leisure Centre, Bilford Road *

Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, an access footpath and associated bund.

The Panel agreed that the site is of Archaeological importance and the need for the conditions recommended by the Archaeological Advisor was stressed. It was also important that the proposed lighting is strictly controlled. It was also agreed that additional planting along the bund would help to screen the pitches from The Canal Conservation Area.

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

39. 23/00638/HP – 21 Pitchcroft Lane *

Single-storey side extension.

The Panel agreed that this was an innovative approach to flood plain issues.

The Panel welcome positively.

***These items were moved from the Minor Applications section to facilitate a more detailed discussion about their potential implications.**

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40. MINOR APPLICATIONS

23/00512/LB – 15 Britannia Square

Alterations involving internal dry-lining and general refurbishment work.

The Panel has no objections.

23/00661/FUL – The Railway Yard, Unit A, Midland Road

Extension to raise roof of existing industrial unit.

The Panel has no objections.

23/00580/HP & 23/00581/LB – Church Farm Cottage, Cornmeadow Lane

Retrospective planning application for a dog kennel and storage shed.

The Panel has no objections.

23/00659/FUL & 23/00660/LB – Tybridge House, 45 Tybridge Street

Installation of air conditioning inc. 6No. external condenser units to rear.

The Panel commented that the Heritage Statement was exemplary, and the scheme has been designed with great care and sensitivity to minimise harm to the historic fabric.

The Panel welcomed positively.

23/00710/HP – 4 Sabrina Terrace

Demolition of existing garage and car port and construction of garage and utility room.

The Panel has no objections.

41. CHAIR'S REPORT

1. Appeal Decisions and Notifications of Appeal

None.

2. Chair's Correspondence and Information for discussion

**K6 at Shrub Hill Railway Station – Listing
List entry no.: 1486714**

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The Chair informed the Panel that Historic England have been considering amending the entry for the above Railway Station on the List of Buildings of Special Architectural or Historic Interest.

Historic England have taken into account all the representations made and completed an assessment of the building. Having considered their recommendation, the Secretary of State for Culture, Media and Sport has decided to amend the entry for Shrub Hill Railway Station on the List of Buildings of Special Architectural or Historic Interest and add the K6 at Shrub Hill Railway Station to the list. The buildings are now listed at Grade II.

42. OUTCOME OF APPLICATIONS

Dr Collins had circulated his report on the updated outcome of items considered on the 2nd of August 2023 meeting.

Applications are undecided unless otherwise stated.

MAIN APPLICATIONS

23/00532/ADV – 61 Broad Street – Approved

Installation of a non-illuminated projecting timber hanging sign at first floor level to the front building elevation with metal bracketing and the installation of a non-illuminated fascia sign to the front building elevation.

23/00542/FUL – Oasis Dental Care, 25A St Johns

Conversion of existing building into 1 No. 2-bed and 2 No. 1-bed apartments. Proposed construction of 2 No. 1-bed mews properties. Landscaping and external works.

23/00546/FUL & 23/00545/LB – 44 Broad Street – Approved

Shopfront alterations and change of use from a shop (use class E) to a café and beauticians (use class Sui Generis).

23/00555/FUL – 49 Broad Street

Change of use of first floor and second floor maisonette use class C3 (residential) to use class C4 (house of multiple occupation).

23/00560/FUL & 23/00561/LB – Old Baskerville, Barbourne Road

Conversion and extension of existing garage block into three dwellings, and refurbishment of existing coach house with conversion of garage and vertical extension over.

23/00595/DW3 – Shrub Hill Road, Worcester

Shrub Hill Quarter Shared Use Link (Pheasant Street to Cromwell Street).

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MINOR APPLICATIONS

23/00520/FUL – 7A Charles Street – Approved

Proposed change of use from use class Sui Generis (nail salon) to use class Sui Generis (school of drumming).

23/00607/LB – 12 College Precincts

Retrospective application to regularise first floor rear terrace/balustrade and access door.

43. ANY OTHER BUSINESS

None.

44. DATE OF NEXT MEETING

Wednesday, 4th October 2023 at 5.00pm via Zoom.

Chair at the meeting
Date: 4th October 2023