

CONSERVATION ADVISORY PANEL

(Incorporating the Civic Society Development Panel)

MINUTES OF THE MEETING HELD REMOTELY ON 4TH OCTOBER 2023

Present: Mr C Potterton in the Chair
Councillor Gregson, Dr H Barrett, Mr D Davis, Mr S Laws, Mr R Lockett, Mr M McCurdy and Mr D Saunders

Officers: Dr P Collins

Apologies: Councillor Stanley, Ms A Burton, Ms A Marles and Mr M Evans

45. MINUTES

The minutes of the remote meeting held on 6th September 2023 were noted.

MAIN APPLICATIONS

- 46. 23/00727/LB – Shrub Hill Industrial Estate, Shrub Hill Road**
Demolition of existing over carpark apron structure adjacent to the Engine Works Building.

The Panel expressed concerns regarding the demolition of the boundary wall to Tolladine Road. This should be justified. Queried whether the stanchions embedded within this could be cut off and remain, thus obviating the need to demolish the wall. If the latter had to be demolished in whole or part, its faithful rebuilding to the existing form (brick, brick bond, coursing, pier and panel, etc.) should be conditioned.

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

- 47. 23/00736/FUL – The Throwing House, Princes Drive**
Conversion of existing building to form 5No. 2-bedroom apartments and 3No. 1-bedroom apartments.

The Panel agreed that the proposed units are quite generous in size and welcomed the building being brought back into use.

The Panel welcomed positively.

- 48. 23/00748/FUL & 23/00749/LB – Worcester Cathedral, College Yard**
Landscape improvements to College Yard, including new paths, tree works, planting, lighting, resurfacing of paving, drainage works, installation of vehicle control bollards, signage, extended access ramp and handrail to 'Friends Door', repair and restoration works to gates and railings.

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Discussion focussed on the proposed new path across the grass to the North Door. Both Landscape Architects on the Panel considered that the path fragmented the green space and was not currently a 'desire line'. In addition, it made the mature trees it passed through 'vulnerable' to attack or vandalism as access to them would be far easier than at present. A route which circled around the trees would be preferable and would not have the potential to cause tree root damage. The need for the proposed seating was also questioned. Pedestrians could be 'persuaded' to walk around as opposed to through with careful use of low hedging, walling or railings. Lifting the canopy of the existing trees and removal of the Yew tree would increase visibility of the main door.

Whilst the Panel has no objections to the principle, it considered that overall, the scheme was not acceptable in its current format.

49. 22/00886/FUL & 22/00887/LB – Thorneloe House, 25 Barbourne Road

Construction of 4No. 2-bed dwellings alongside an office extension on top of existing flat roof.

Opinion was divided on this application. Some members wanted to simply reiterate the Panel's previously expressed 'Objection' to the principle of the whole scheme and did not see why the amendments to the landscaping and vehicle movement changes to the 4No. units to the rear could not also be discussed. Mr Lockett expressed considerable concern over this and wanted his objections minuted.

The Panel considered the revised proposals for the rooftop extension with some considering that it was an improvement over the previous scheme, but others argued that making it 'less bad' was not the same as making it acceptable.

Other points discussed included the actual detail of the proposed roof and it was queried whether the thinness of the roof profile was achievable and, should the wider principle be found to be acceptable, that the materials choice for this should be conditioned. It was suggested that the front inset should be increased by at least another 1-1.5m, although it was also acknowledged that this might result in a less than useable internal space. Another suggestion was to 'cant' or incline the front glazing backwards from the base in the style of a mansard roof in order to minimise glare and reduce the visual impact of the extension.

Overall, the Panel agreed to defer an overall decision and would like to see the scheme again if it is further amended.

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50. MINOR APPLICATIONS

23/00711/HP & 23/00712/LB – 214 Henwick Road

Replace existing garage with new garage and room in roof with external staircase (modified design to 22/00969/HP & 22/00973/LB).

The Panel has no objections and/or comments.

23/00713/ADV – 18 Foregate Street

Illuminated signage.

The scheme was refused before the meeting and so was not discussed.

23/00735/FUL – Canalside Office Complex, Lowesmoor

Proposed change of use from office (use class E) to a beauty salon (use class Sui Generis).

The Panel has no objections and/or comments.

23/00739/FUL – 68 Broad Street, Worcester

Installation of plant equipment on flat roof (mechanical kitchen ventilation).

The Panel has no objections and/or comments.

23/00760/FUL – 55 Sidbury

Change of use of land to accommodate bin stores associated with 55 Sidbury.

The Panel has no objections and/or comments.

23/00761/HP – 72 Flag Meadow Walk

Dormer to rear elevation.

The Panel has no objections and/or comments.

23/00769/ADV – 1 Castle Street

Face Illuminated fascia business signage to the front of the building.

The Panel commented that the fascia panel is too large and low, and the logo should not protrude below the base of this.

The Panel has no objections, subject to itemised issues and/or conditions.

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51. CHAIR'S REPORT

1. Appeal Decisions and Notifications of Appeal

None.

2. Chair's Correspondence and Information for discussion

None.

52. OUTCOME OF APPLICATIONS

Dr Collins had circulated his report on the updated outcome of items considered on the 6th of September 2023 meeting.

Applications are undecided unless otherwise stated.

MAIN APPLICATIONS

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.

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

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

23/00682/FUL & 23/00683/LB – 28 The Tything (Recommendation made)

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

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.

MINOR APPLICATIONS

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.

23/00512/LB – 15 Britannia Square

Alterations involving internal dry-lining and general refurbishment work.

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23/00638/HP – 21 Pitchcroft Lane

Single-storey side extension.

**23/00661/FUL – The Railway Yard, Unit A, Midland Road
(Approved)**

Extension to raise roof of existing industrial unit.

**23/00580/HP & 23/00581/LB – Church Farm Cottage,
Cornmeadow Lane (Recommendation made)**

Retrospective planning application for a dog kennel and storage shed.

**23/00659/FUL & 23/00660/LB – Tybridge House, 45 Tybridge
Street (Approved)**

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

23/00710/HP – 4 Sabrina Terrace

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

53. ANY OTHER BUSINESS

Christmas Meal

It was agreed that the December meeting (6th) would be held face to face at the Guildhall to enable the panel to meet for their Christmas Meal afterwards.

Margaret Johnson to look at room availability. The Chair will research options for the meal itself.

54. DATE OF NEXT MEETING

Wednesday, 1st November 2023 at 5.00pm via Zoom.

Chair at the meeting
Date: 1st November 2023