

CONSERVATION ADVISORY PANEL

(Incorporating the Civic Society Development Panel)

MINUTES OF THE MEETING HELD REMOTELY ON 1ST NOVEMBER 2023

Present: Mr C Potterton in the Chair
Councillor Gregson, Dr H Barrett, Ms A Burton, Mr D Davis, Mr M Evans, Mr M McCurdy, Mr D Saunders and Mrs C Silvester, Ms F Keith Lucas

Officers: Dr P Collins

Apologies: Mr R Lockett, Mr S Laws and Mr P Round

55. INTRODUCTIONS

The chair introduced Fiona Keith-Lucas, Cathedral Archaeologist to the Panel and welcomed her to the meeting.

56. MINUTES

The minutes of the remote meeting held on 4th October 2023 were noted.

MAIN APPLICATIONS

57. 23/00783/FUL – 7 Newport Street

Demolition of existing building and replace with a three-storey residential development with commercial ground floor.

The Panel had previously considered these proposals as application 21/01121/FUL to which members were supportive. However, consent for this was subsequently refused on 20 June 2022, then appealed and dismissed on 19 May 2023. The current application is a revision to address the concerns expressed by the Planning Inspectorate. Although the building's overall footprint and height remain unchanged, its ground floor is now proposed for retail use to address concerns about flooding. There is a new curved wall and windows have been introduced on the upper floors of the street frontage to admit more daylight, albeit only one side is glazed.

The new proposals were considered at length. Opinion was divided: some reverted to the principle of the development questioning the need for it and its design, also bemoaning the loss of the existing building; others focussed upon the revisions, especially the angled windows now proposed for the front elevation. These are a striking feature, and whilst their design intent to prevent overlooking of properties opposite was acknowledged, it was questioned whether there could be another way of achieving this.

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The Panel reached no overall conclusion.

58. 23/00795/FUL & 23/00796/LB – The Saracens Head, 4 The Tything

Internal alterations to existing public house including rebuilding of existing covered area and full refurbishment and extending existing cellar access.

The application is not acceptable in its current format. The Panel did not consider that the application contained sufficient information upon the proposals to enable any comments to be made.

59. 23/00806/FUL & 23/00807/LB – St Andrews Garden, Deansway

Landscape enhancements and pedestrian access improvements. Proposals include re-grading existing footpath within the park, new steps, path resurfacing work, tree works and planting. Demolish two sections of existing low boundary wall.

Welcome positively. The Panel considered that the proposals were extremely well presented.

60. 23/00454/FUL – Flat 2, 8-10 Foregate Street*

Upward extension of existing student accommodation building to provide 18 bedrooms and shared living accommodation contained within 4 units.

Not acceptable in its current format – the Panel would like to see the proposals again if they are revised. No objection was expressed to the new mansard roof on the front elevation, or, in principle, to the single-storey additional floor behind this. There was some concern/objection to the two-storey upward extension on the rear of the building. Options exist to either omit the 2nd storey completely or, alternately, redesign its roof to resemble the style of the mansard indicated for the front of the building.

The application is not acceptable in its current format for the reasons given.

**This item was moved from the Minor Applications section to facilitate a more detailed discussion about its potential implications.*

61. 23/00824/FUL – 50 Broad Street

Proposed change of use to the existing upper floors, from use class E (retail) to use class C3 (residential), including the formation of one additional floor to the front elevation and 2 additional floors to the rear elevation. In total providing 5No. 2-bed, 2No.1-bed apartments and ground floor restaurant.

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The window in the ground floor rear flat looks out on to a passageway and might be better as glass bricks, or consideration given to eliminating it altogether. It was also considered that a new gate was required further along the passageway. Care will be needed when constructing the new roof where it adjoins the listed No.51, which has decorative stonework string courses and features at this height.

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

62. MINOR APPLICATIONS

23/00782/FUL – Unit B, Weir Lane

Subdivision of existing unit into 4No. industrial units alongside installation of mezzanine floor. Works to include alterations to external facade of the building and provision of on-site car park.

The Panel has no objections and/or comments.

23/00786/ADV – Danks Warehouse, 60 Diglis Road

Illuminated fixed halo fascia sign with individual lettering.

The item was not considered as approval had been recommended before the meeting.

23/00787/FUL – 31 New Street

Change of use to part first floor from class E (retail) to class C3 (residential) to form 2No. 1-bedroom apartments and 1no. studio holiday let.

The Panel has no objections and/or comments.

23/00801/ADV – 1-3, College Street

Replacement Halo illuminated fascia text and 1 replacement internally illuminated projection sign.

The Panel has no objections and/or comments.

23/00813/HP – 11 Chase End Close

First floor side extension above existing garage.

The item was not considered as the application had been approved before the meeting.

23/00819/ADV – 20 Bath Road

Illuminated forecourt canopy fascia sign.

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The Panel has no objections and/or comments.

23/00746/FUL – 11 Angel Street

Change of use of upper floors from accommodation to 3 separate self-contained flats and addition of two rear windows.

The Panel has no objections and/or comments.

23/00776/FUL – Transmec UK Ltd., Wainwright Road

Extension of industrial warehouse.

Unlisted, The Canal conservation area, expires 18 December 2023

The Panel has no objections and/or comments.

63. CHAIR'S REPORT

1. Appeal Decisions and Notifications of Appeal

None.

2. Chair's Correspondence and Information for discussion

None.

64. OUTCOME OF APPLICATIONS

Dr Collins had circulated his report on the updated outcome of items considered on the 4th October 2023 meeting.

Applications are undecided unless otherwise stated.

MAIN APPLICATIONS

23/00727/LB – Shrub Hill Industrial Estate, Shrub Hill Road

Demolition of existing over carpark apron structure adjacent to the Engine Works Building.

23/00736/FUL – The Throwing House, Princes Drive

Conversion of existing building to form 5No. 2-bedroom apartments and 3No. 1-bedroom apartments.

23/00748/FUL & 23/00749/LB – Worcester Cathedral, College Yard

Landscape improvements to College Yard, including new paths, tree works and 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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MINOR APPLICATIONS

23/00711/HP & 23/00712/LB – 214 Henwick Road (Approved)

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

23/00713/ADV – 18 Foregate Street (Refused before CAP's meeting)

Illuminated signage.

23/00735/FUL – Canalside Offices, Lowesmoor (Recommendation made)

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

23/00739/FUL – 68 Broad Street, Worcester

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

23/00760/FUL – 55 Sidbury

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

23/00761/HP – 72 Flag Meadow Walk

Dormer to rear elevation.

23/00769/ADV – 1 Castle Street

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

65. ANY OTHER BUSINESS

Christmas Meal

The Chair informed the Panel that he had tentatively booked a table for 15 at The Botanist, Cathedral Square at 7.00pm on Tuesday 5th December 2023. He agreed to circulate the menu.

66. DATE OF NEXT MEETING

To accommodate meeting face to face and to attend the Christmas Meal afterwards, the date of the CAP meeting is to be changed to Tuesday 5th December 2023 at 5.00pm. The meeting will be held in the Court Room, Guildhall.

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Chair at the meeting

Date: 5th December 2023

Chairman Charles Potterton, BA DipLA CMLI
Secretary: Worcester City Council, The Guildhall, Worcester WR1 2EY