

CONSERVATION ADVISORY PANEL

(Incorporating the Civic Society Development Panel)

MINUTES OF THE MEETING HELD ON 10th JANUARY 2024

Present: Mr C Potterton in the Chair
Dr H Barrett, Mr M Evans, Mr R Lockett, Mr M McCurdy, Mr D Saunders, Councillors A Gregson and J Stanley

Officers: Dr P Collins

Apologies: Ms A Burton, Mr D Davis and Mr S Laws

77. MINUTES

The minutes of the meeting held on 5th December 2023 were noted.

MAIN APPLICATIONS

78. 23/00962/HP – 21 Pitchcroft Lane

First floor extension with undercroft parking area.

Some Panel members queried the nature of the modifications to the scheme, which were not made clear in the application, but all agreed, as previously, that it represents an innovative solution to flooding issues.

The Panel welcome positively.

79. 23/00964/FUL – 45A Britannia Square

Proposed change of use of a single storey dwellinghouse (use class C3) to a doctor's surgery (use class E).

There was general agreement with concerns others had expressed regarding parking issues arising from the intensification of use of the site that is implicit in this proposal.

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

80. 23/00984/FUL & 23/00985/LB – 2 The Cross

Proposed change of use from commercial (use class E) to residential (use class C3), with conversion of ground floor rear and upper floors to 7No. residential apartments.

There was no objection to the proposed conversion of the upper floors to residential use.

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However, much concern was expressed over the proposed changes to the staircases, and to the potential loss of historic fabric in the stairwell ceiling. If the proposals are amended, the Panel would like to be consulted again.

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

- 81. 23/01001/FUL – Former Edward Locke Works, Newtown Road**
Restoration and conversion of the historic Locke Building, (previously consented as part of approved planning ref: P12G0199 and 19/00693/REM) to facilitate a change of use to commercial (Use Class E) on the ground floor and residential use with four new dwellings on the first floor (Use Class C3).

Some concern was expressed over the proposal to remove an internal flue but to prop-up its chimney internally to retain it as a feature as the panel considered that leaving all this fabric in situ would be more sensible. The need to replace the roof fabric was also questioned. These points were not sufficiently justified and needed to be clarified.

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

- 82. 23/01002/HP & 23/01003/LB – 87 London Road**
Detached car port and new access gates.

The lack of a Design and Access Statement and a Heritage Statement was commented upon. The choice and use of materials for the proposed boundary wall rebuilding was key and this should be conditioned. The need for an appropriately detailed ground level threshold was also discussed as this should also be a key part of the scheme.

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

- 83. 23/01014/FUL – Fownes Hotel, 5 Clare Street**
Conversion of existing conference and storage areas to 20No. bedrooms and adding a fourth storey to an external fire escape.

The Panel considered that the proposed conversion is appropriate, but the proposed additional tier of the external fire escape should be painted black and not left as galvanised steel.

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

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84. MINOR APPLICATIONS

23/00968/HP – 55 Shrubbery Avenue

Single-storey rear extension.

The Panel has no objection or comments.

23/00969/FUL – 99-101 High Street

External rendering of brickwork, new parapet coping and replacement windows.

The proposed use of white render was questioned. When used elsewhere in the city this has discoloured quickly due to weathering and seagull droppings. The use of a brick coloured, or brick effect render would be more appropriate.

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

23/00979/HP – 43 Britannia Square

Erection of steel gates to existing driveway pillars.

The Panel has no objection or comments.

23/00981/FUL – Santander, 4 Broad Street

Installation of 1No. roller shutter to the external entrance lobby.

The use of a gate would be more appropriate than a roller shutter.

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

23/00983/ADV – 10 St Swithins Street

4No. non illuminated signs (3No. on fascia & 1No. projecting sign).

The Panel has no objection or comments.

23/00986/ADV & 23/00993/LB – The Cricketers Arms, 6 Angel Street

Erection of illuminated and non-illuminated signs to the exterior of the building.

The proposed reversion of the pub's name to 'The Shakespeare' was welcomed.

The Panel has no objection.

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23/00992/ADV – 38 New Street

A halo illuminated sign on a timber base with an LED screen.

The Panel has no objection or comments.

23/00988/HP – 22 Britannia Square

Install fencing trellis on existing fence panels at the rear of the garden.

The Panel has no objection or comments.

85. CHAIR'S REPORT

1. Appeal Decisions and Notifications of Appeal

None.

2. Chair's Correspondence and Information for discussion

None.

86. OUTCOME OF APPLICATIONS

Dr Collins had circulated his report on the updated outcome of items considered on the 5th December 2023.

Applications are undecided unless otherwise stated.

Main Applications

23/00772/HP – 27 Waterworks Road

Proposed alterations to create semi-independent living area within roof space. Replacement of bay window with a two-storey bay.

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.

23/00875/FUL – 3 Barbourne Road

Change of use of ground floor from shop (use class E) to a takeaway restaurant (use class Sui Generis). **Minor Applications**

23/00848/FUL – 10 St Swithins Street – Approved before the meeting

Change of use from opticians (Class E) to nail salon & beauty (Class Sui Generis).

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23/00860/FUL – 20 Bath Road

Erection of new single storey side extension with shopfront to existing sales building to facilitate a 'food to go' concession, installation of plant, creation of new bin store and associated works.

23/00810/HP – 9A Swanpool Walk – Withdrawn, resubmission pending

First and second floor extensions.

23/00852/HP – 20 Shrubbery Avenue – Withdrawn

Replacement of windows and French doors to white uPVC. Change of colour of existing cladding and Juliette balconies.

87. ANY OTHER BUSINESS

Panel Meetings

The Chair informed the Panel that he would be meeting with the Chair of Planning Committee, Councillor Karen Lewing, prior to the 7th February 2024 meeting. The meeting of the Panel on this occasion will be held in the Court Room, Guildhall.

There was a discussion about whether to change the day of the meetings to a Tuesday, but more thought would be given to this, depending on other Panel members/officer's commitments. Also, how/where the Panel met was discussed, but again this would be given consideration.

Shopfront Design Guide

Dr Barrett asked if there was any update on the shopfront design guide. Dr Collins reported that the first draft would be ready by July this year, he was attending a meeting in the next week or so and would update the Panel at the February meeting.

88. DATE OF NEXT MEETING

Wednesday 7th February 2024 at 5.00p.m. Court Room, Guildhall.

Chair at the meeting
Date: 7th February 2024