

PLANNING COMMITTEE

18th January 2024

Present: Councillor Karen Lewing in the Chair

Councillors Agar (Vice-Chair), Amos,
Cleary, Cross, Desayrah, Lawrance, Round,
Smith and Udall

Also in Attendance:

Councillor Riaz

Apologies: Councillor Allcott

68 Declarations of Interest

None.

69 Minutes of Previous Planning Committee

RESOLVED: That the minutes of the meeting held on 14th December 2023 be approved as a correct record and signed by the Chair.

70 Minutes of Previous Conservation Advisory Panel

RESOLVED: That the minutes of the Conservation Advisory Panel meeting held on 5th December 2023 be received.

71 Site Visits

The Committee visited the following site, which was the subject of applications to be determined, prior to the commencement of the meeting:

Applications 23/00452/FUL and 23/00453/LB – 34 Sidbury

72 Public Participation

None.

73 Public Representation

Those representations made are recorded at the minute to which they relate.

74 Applications 23/00452/FUL and 23/00453/LB - 34 Sidbury

Introduction

The Committee considered an application for a proposed two storey extension to form ground floor bar/coffee shop and ancillary back of house accommodation, with guest accommodation at first floor level at 34 Sidbury.

The proposal also included works to King Street Car Park, alterations to the existing pedestrian access and to the boundary wall and railings to Sidbury, and the relocation of the existing payment machines and associated signage, street furniture and lighting.

Reason Why Being Considered by Planning Committee

The application had been referred to Planning Committee in accordance with the adopted Scheme of Delegation as part of the site contained within the redline plan is land owned by Worcester City Council.

Report/Background/Late Papers

The report set out the background to the proposal, the site and surrounding area, the proposal itself, relevant policies, planning history and representations and consultations where applicable.

The Committee's attention was drawn to the late paper which related to further comments from Worcester Civic Society.

Officer Presentation

The information was presented as set out by the Corporate Director – Planning and Governance, in conjunction with a powerpoint presentation for the item.

Members were informed that the applications were for full planning permission (23/00452/FUL) and listed building consent (23/00453/LB).

Public Representations

The following person had registered to speak on the application:

Frazer Bufton, Lett and Sweetland Architects – Agent for the applicant. A local Ward Member, Councillor Riaz also addressed the Committee.

Key Points of Debate

- The agent for the applicant informed the Committee Members that they appreciated that this was a gateway site to the city and were keen to ensure that whatever was proposed needed to enhance and not detract from the existing listed building. They had worked closely with the Planning Officer in relation to the Listed Building aspect and the Historic City Conservation Area.
- He confirmed that the applicant was keen to extend the building and build on their business. A lot of changes have been made over a period of time and they were now struggling to meet the needs of the business. There are currently no disabled facilities, and this proposal gives that opportunity to provide this. He stated that the proposal would give the applicant an opportunity to build on their business, they respected the building lines and aware of the Cathedral in the vicinity.

- The agent responded to questions and points of clarification from Committee Members in particular around the building design and explained the details and materiality proposed. The removal of the bespoke railings and their possible reuse and the removal of the curved brickwork above the door. The flat roof at the front was also questioned and why it was not sloped.
- Committee Members also asked about illumination of the building and signage. The agent confirmed that there will applications submitted for signage as a whole in due course and will raise any concerns with the applicant. In response to questions/queries on materials from Committee Members the Service Manager referred them to condition 4 which would provide extensive detail and with reference to a brick panel on site this could be considered as a condition. In terms of conditions the Service Manager stated that these can be considered as part of the overall debate and referred them to the Construction Environmental Management Plan.
- The local Ward Member in addressing the Committee stated that this was a significant application not only for the applicant but for the city, being at a key juncture. He felt that it would blend in and not stand out. Although not a material consideration he considered it a key business that has been trading for many years and any alterations have been carried out sensitively and in line with policy and he considered it a valuable asset to the city. Any periods of disruption during construction would be managed by conditions.
- For the benefit of Committee Members, the Legal representative confirmed that the land currently owned by the City Council has not as yet been sold to the applicant, although this is not a material consideration.
- Committee Members in referring to the section of bespoke railings earlier asked if these could be reused after removal. They need to be reclaimed and a small percentage of art should be considered. The Service Manager stated that this could be conditioned and artwork considered too and conditioned. This was agreed by Committee Members. Comments were made that more brickwork would be preferable than render. The Service Manager stated that additional brickwork would require a revised plan.
- The Chair made reference to The Angel Hotel identified in the Heritage Statement and felt that some reference to that on site would be appropriate. Members also asked for the Battle of Worcester information to be included.
- Hours of deliveries were raised, and it was felt that these needed to be restricted further. Illuminated signage and lighting was also referred to, as previously, and it was asked if this could be conditioned also. The Service Manager informed Committee Members that delegation can be given to the Chair and Vice Chair to consider amendments to conditions 6 and 7 with regard to deliveries. With regard to illuminated signage and lighting then these require a separate application, but if Members were concerned then an additional condition can be added to remove deemed consent for advertisements.

- Some Committee Members did not object to an expanding business but that visual impact was very important, particularly as this was a key arterial route into the city. Concerns were also raised over deliveries and construction as this area was the most busiest and sensitive in the city. Reference was made to the loss of car parking spaces and the increase of proposed facilities on site, although this was not considered an issue for the highway authority. Members did raise concerns over the lack of bus services in the evenings.
- It was pointed out that the this was a long-standing commitment by a business and that businesses should be encouraged to expand and remain in the city.

The Service Manager summed up the debate and for the benefit of Committee Members outlined what had been agreed.

A proposal to approve the application has been made and this was seconded. There being no further points made the Chair requested the voting of each Member of the Committee who were eligible to vote. Following the recording of the votes the proposal was agreed, subject to the above.

For - 9
Against - 1
Abstentions - 0

The Service Manager – Development Management outlined the Listed Building Consent application conditions as set out in the report.

A proposal to approve the Listed Building Consent application had been made and this was seconded. There being no further points made the Chair requested the voting of each Member of the Committee who were eligible to vote. Following the recording of the votes the proposal was agreed, subject to the amendment of condition 3.

For - 9
Against - 1
Abstentions - 0

RESOLVED: That the Committee:

- 1. grant planning permission and Listed Building consent, subject to the conditions set out in section 9 of the report, a revised plan showing the retention of the curved brick work above door of the former Angel Hotel, the amendment of condition 4 (condition 3 in Listing Building consent) to include mortar details, brick panel and render panel on site, amendment to conditions 6 and 7 to adjust hours of deliveries to exclude Saturdays and avoid school drop off and pick up times, an additional condition for the re-use of existing railings and provision of an historic interpretation/public art panel and the removal of deemed consent for advertisements; and**

2. **delegate authority to the Corporate Director – Planning and Governance, subject to consultation with the Chair and Vice Chair of the Planning Committee, to confirm the final wording of the above and issue the Decision Notice.**

75 Application 23/00965/FUL - Horizon Community Centre, Midland Road

Introduction

The Committee considered an application for enhancements to the existing multi-use games area, including replacement fencing and replacement polymeric surface, and new youth shelter at Horizon Community Centre, Midland Road.

Reason Why Being Considered by Planning Committee

The application had been referred to Planning Committee as the applicant is Worcester City Council.

Report/Background/Late Papers

The report set out the background to the proposal, the site and surrounding area, the proposal itself, relevant policies, planning history and representations and consultations where applicable.

The Committee's attention was drawn to the late paper which related to the amendment of conditions 2 and 3.

Officer Presentation

The information was presented as set out by the Corporate Director – Planning and Governance, in conjunction with a powerpoint presentation for the item.

Public Representations

There had been no one registered to speak on the application. However local Ward Member, Councillor Riaz addressed the Committee.

Key Points of Debate

- The local Ward Member spoke in support of the application and its improvements, particularly from a play, sport, health and wellbeing perspective and very much welcomed the improvements to a neglected part of the city.
- Clarification was requested on the use of polymeric surfacing. The Deputy Service Manager stated that the surface whilst concrete/tarmac does have porous qualities and that it is proposed to drill holes at 1 metre centres through the tarmac surface to increase porosity prior to laying the polymeric surface which would result in an improvement.

- Members also welcomed the application as the facilities at the site have been tired for some time. It was also commented that it was hoped that young girls and women would have equal access to the facilities. The Chair agreed, inclusion for everyone.

A proposal to approve the application has been made and this was seconded. There being no further points made the Chair requested the voting of each Member of the Committee who were eligible to vote. Following the recoding of the votes the proposal was agreed, subject to the amendments of conditions 2 and 3.

For - 10
Against - 0
Abstentions - 0

RESOLVED: That the Committee:

- 1. grant planning permission pursuant to Regulation 3 of The Town and Country Planning General Regulations 1992 (as amended), subject to the conditions set out in section 9 of the report and the amendment of conditions 2 and 3 as set out in the late paper; and**
- 2. delegate authority to the Corporate Director – Planning and Governance, subject to consultation with the Chair and Vice Chair of the Planning Committee, to confirm the final wording of the above and issue the Decision Notice.**

76 Any Other Business

Annual Review of Planning Decisions

The Service Manager – Development Management confirmed that this had now been arranged for Thursday 29th February 2024, departing from Copenhagen Street at 10.00am. The list of sites to be visited had been circulated to all Members via their weekly information items. The visit was open to all Members to attend and not just those who sit on Planning Committee.

Duration of the meeting: 3.00p.m. to 4.54p.m.

Chair at the meeting on
22nd February 2024