

# CONSERVATION ADVISORY PANEL

(Incorporating the Civic Society Development Panel)

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## **MINUTES OF THE MEETING HELD ON 6<sup>TH</sup> MARCH 2024**

**Present:** Mr C Potterton in the Chair  
Dr H Barrett, Mr D Davis, Mr S Laws, Mr R Lockett, Mr M McCurdy, Mr D Saunders, Mrs C Silvester, Councillors A Gregson, K Lewing and J Stanley

**Officers:** Dr P Collins

**Apologies:** Ms A Burton, Mr M Evans and Ms A Marles

### **103. INTRODUCTIONS**

The Chair welcomed and introduced Councillor Karen Lewing, the current Chair of Planning Committee, to those members of the Panel who were not at the February meeting. Councillor Lewing was attending the meeting as an observer.

### **104. MINUTES**

**The minutes of the meeting held on 7<sup>th</sup> February 2024 were noted.**

The Chair informed the Panel that the Former Scala Theatre and Corn Exchange applications had been added to the agenda (since its original issue) together with 7 Newport Street.

### **MAIN APPLICATIONS**

#### **105. 24/00070/ADV & 24/00071/LB – 61 High Street**

Advertisement consent for new and replacement signage including illuminated fascia and projecting sign.

**The Panel has no objection or comments.**

#### **106. 24/00067/LB – 110 Bromwich Road**

Removal of hedge and brick wall and installation of a wooden electric gate. Installation of vehicle charging point.

**The Panel has no objection or comments.**

#### **107. 24/00074/LB – 3 Foregate Street**

Retrospective permission for variation of internal flat layouts to comply with current building regulations.

**The application had been approved before the meeting so was not considered.**

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**108. 24/00012/FUL – 44 Friar Street**

Listed building consent for approval of canopy over decking, and retrospective approval for decking.

**The Panel agreed that the application was not acceptable in its current format. The plans were inadequate and contextual photographs would have been useful. The Panel would like to see the application again, but with much improved information.**

**109. 24/00086/LB – 43 Britannia Square**

Erection of steel gates to the front of driveway.

Both the principle of the gates and their proposed colour were considered acceptable. However, it was considered that the detail needed further consideration. The steel posts were considered to be somewhat incongruous in their current position as they would render the original piers meaningless. It was agreed that an alternative 'supporting' solution should be considered. It was also the panel's opinion that the vertical steel bars were too thin in cross-section i.e they could be 20-25mm in diameter. A further suggestion was that supporting wheels could be added to each gate which would reduce the load on the posts.

**The Panel agreed that the application was not acceptable in its current format for the reasons given.**

**110. 24/00090/FUL & 24/00111/LB – 48 Broad Street**

Change of use of part of ground floor and first, second and third floor to residential (use class C3).

The Panel stated that the plans were poorly detailed and did not give a readily understandable representation of what was proposed. The panel agreed that photographs of the existing were necessary. Details of the proposed first floor plumbing would also be needed. Most importantly, it was queried why such a poorly detailed application was validated in the first instance.

**The Panel agreed that the application was not acceptable in its current format for the reasons given.**

**111. 24/00052/LB – 19 The Foregate**

Alterations to ground floor and conversion of 1st, 2nd and 3rd floor from existing House of Multiple Occupation (use class C4) to a 9-bedroom House of Multiple Occupation (use class Sui Generis) (retrospective).

The Panel requested clarification on the current state of the work and whether it is wholly completed. The scheme should also include

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restoration of the upper storey frontage, or this could be achieved via Enforcement action.

**The Panel agreed that the application was not acceptable in its current format for the reasons given.**

## **112. 24/00006/FUL & 24/00007/LB – Former Scala Theatre and Corn Exchange**

External refurbishment of the former Scala theatre (including new balustrades and plant screens), change of use from Sui Generis (amusement arcade) to Sui Generis (arts centre, including bar, café, event, and gallery space); change of use of the Corn Exchange from Use Class E to Sui Generis (arts centre bar, café, event and gallery space with public conveniences).

The proposals were discussed at length and the following general and specific points were made: -

- The current scheme does not make the best use of the internal spaces available.
- As proposed, Studio 2 is tall but shallow in depth and it is not clear how this would work.
- The Panel queried what the rationale was for having three smaller rather unsatisfactory spaces in the Scala rather than fewer but bigger spaces.
- Given the relatively small scale of the venues provided, doubts were expressed regarding the value of the proposed venues on Worcester's Art Supply.
- Is the revised seating capacity enough to sustain the buildings' use?
- Removal of the previously proposed upper-level link between the Scala and the Corn Exchange was regrettable.
- Now not making use of the Corn Exchange mezzanine level was also seen as being regrettable.
- Adopting the principle of 'Arrested Decay' was queried, as was the lack of detail upon the finishes to be used in the various spaces.
- Although their need was appreciated, the safety railings around the Scala roof were also thought to be unsightly, as was the ventilation ducting poking out of the oriel windows. The Panel would like to see these two very visible external elements reconsidered.

It is noted that the curved red / planning application line to the outer face of the building has been drawn to apparently include the existing canopy and, somewhat confusingly, not the pavement below it.

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The Panel understand the need for level access into the building to aid disabled access, but some concern was expressed about the loss of a 'plinth' on which the building currently sits. It is understood that the lifting of the wider pavement is not included in this application but is shown on the illustrations within the Design and Access Statement. Members considered that the detailing of the street in this area could have an impact on the conservation area and asked that, once details of this are received, they are consulted on them.

**Overall, the Panel has no objection in principle, subject to the points / issues noted above.**

## **113. 23/00783/FUL – 7 Newport Street**

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

The Chair confirmed that this application had been seen previously and the Panel were to focus on the detail of the new scheme and not the principle as this had already been accepted,

There is an obvious inconsistency in the height of the adjacent existing building (Hogans) as shown on the scheme seen at the November 2023 meeting compared with how it is shown on the February 2024 drawings. It was asked that this be clarified because it appears to confuse the height differences between existing and proposed.

It was also unclear how the issue of overlooking to the flats opposite (which was a key issue previously) had actually been resolved in the latest iteration.

**The Panel deferred with the request to see again for the reasons stated above.**

## **114. MINOR APPLICATIONS**

### **24/00001/FUL – 9A Swanpool Walk**

Ground, first and second floor extensions.  
The panel has no objections or comments.

### **24/00048/HP – 71 Riverview Close**

Two storey rear & side extension along with a single storey side porch & relocation of the front door. Additional dormer to the rear.

It was considered that the scheme could be better articulated. The Panel agreed that the application was not acceptable in its current format for the reason given.

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## **24/00094/FUL – 88 Lowesmoor**

Two storey rear building to create 2No. bedsits.

The Panel has no objection or comments.

## **24/00088/HP – 49 Battenhall Avenue**

Infill of existing front open porch.

The Panel commented that the infill should leave the existing porch walls slightly more visible. The Panel agreed that the application was not acceptable in its current format for the reason given.

## **24/00089/HP – 20 Shrubbery Ave**

Replacement of windows and French doors to white uPVC. Change of colour of existing cladding and Juliette balconies. Solar panels to a south facing roof.

Doubts were expressed about the bifold doors proposed for the rear. They should be a grey colour and align more with the existing window openings.

The Panel agreed that the application was not acceptable in its current format for the reason given.

## **115. CHAIR'S REPORT**

### **1. Appeal Decisions and Notifications of Appeal**

None.

### **2. Chair's Correspondence and Information for discussion**

None.

## **116. OUTCOME OF APPLICATIONS**

Dr Collins had circulated his report on the updated outcome of items considered on the 7<sup>th</sup> February 2024.

Applications are undecided unless otherwise stated.

### **Main Applications**

#### **23/01030/FUL – 13-15 Barbourne Road – Withdrawn**

Creation of a new dwelling unit to 13-15 Barbourne Road and renovation of front elevation to 11-15 Barbourne Road.

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**23/01026/HP & 23/01032/LB – Perdiswell Cottage, Bilford Road**  
Replacement orangery, garage and gazebo, vehicular entrance, and internal modifications.

**24/00020/LB – The Cricketers Arms, 6 Angel Street – Approved**  
Internal works.

**24/00021/FUL – 5 Bull Ring**  
Three dwellings and bin store to the rear, following on from planning approval 21/00168/FUL for two dwellings.

**24/00024/LB – 79-80 High Street**  
Listed building consent for internal alterations.

**24/00006/FUL & 24/00007/LB – Former Scala Theatre and Corn Exchange**  
External refurbishment of the former Scala theatre (including new balustrades and plant screens), change of use from Sui Generis (amusement arcade) to Sui Generis (arts centre, including bar, café, event and gallery space); change of use of the Corn Exchange from Use Class E to Sui Generis (arts centre bar, café, event and gallery space with public conveniences).

## **Minor Applications**

**23/01029/FUL – 42 Britannia Square – Approved**  
Installation of metal gates.

**23/01033/HP – 9 Shrubbery Avenue**  
Extension to detached garage and conversion of existing garage roof space to form ancillary living accommodation.

**24/00017/FUL – Land adjacent to 35 Diglis Road**  
Proposed single storey detached dwelling.

**24/00027/FUL – 53 New Street**  
Change of use of first and second floors to form two one-bedroom flats.

## **117. ANY OTHER BUSINESS**

Dr Barrett enquired about an application for Rose Hill Cottage, which she understood had been submitted. Dr Colins reported that this would be on the agenda for the next meeting.

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## **118. DATE OF NEXT MEETING**

Wednesday 3<sup>rd</sup> April 2024 at 5.00p.m. via Zoom.

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Chair at the meeting  
Date: 3<sup>rd</sup> April 2024

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