



Worcester
CITY COUNCIL

PLANNING COMMITTEE

AGENDA

Planning Officers will be available in the Guildhall from 1.00pm to respond to questions on the detail of applications from Members.

Date:	Thursday, 21st February, 2019
Time:	1.30 pm
Venue:	Guildhall

PLANNING COMMITTEE

Information for Members of the Public

Access to the Guildhall is via the front entrance in the High Street. The nearest car park is Copenhagen Street (pay and display). If you are a wheelchair user or have restricted mobility, access to the Guildhall can be gained either through the door on the right side of the forecourt as you face the Guildhall, or through the sliding doors at the rear of the Guildhall. There is dedicated disabled parking space at the rear (access via Copenhagen Street). Most meetings are held on the ground floor, which can be reached by using a lift. If you are a wheelchair user or have restricted mobility and you wish to attend a meeting, please telephone or email the officer mentioned below in advance and we will make any necessary arrangements to assist your visit.

Part I of the Agenda includes items for discussion in public. You have the right to inspect copies of Minutes and reports on this part of the Agenda as well as background documents used in the preparation of these reports. Details of the background papers appear at the foot of each report. An explanation to the Planning Committee decisions are given at the end of the of Part 1 of the Agenda. Part II of the Agenda (if applicable) deals with items of 'Exempt Information' for which it is anticipated that the public may be excluded from the meeting and neither reports nor background papers are open to public inspection.

Please note that this is a public meeting and members of the public and press are permitted to report on the proceedings. "Reporting" includes filming, photographing, making an audio recording and providing commentary on proceedings. Any communicative method can be used to report on the proceedings, including the internet, to publish, post or share the proceedings. Accordingly, the attendance of members of the public at this meeting may be recorded and broadcast. By choosing to attend this public meeting you are deemed to have given your consent to being filmed or recorded and for any footage to be broadcast or published.

Please note the Council audio records and live streams many of its meetings. These recordings are published on the relevant meeting pages of the Council's website. A notice to this effect will be posted in the meeting room. If a member of the public chooses to speak at a meeting of the City Council he/she will be deemed to have given their consent to being recorded and audio being published live to the Council's website. The Chairman of the meeting, can at their discretion, terminate or suspend recording, if in their opinion, continuing to do so would prejudice the proceedings of the meeting or if they consider that continued recording might infringe the rights of any individual, or breach any statutory provision.

At the start of the meeting under the item 'Public Participation' up to fifteen minutes in total is allowed for members of the public to present a petition, ask a question or comment on any matter on the Agenda. **Participants need to indicate that they wish to speak by 4.30 p.m. on the last working day before the meeting by writing, telephoning or E-Mailing the officer mentioned below.**

If you have any queries about this Agenda, require any details of background papers, or wish to discuss the arrangements for the taking of photographs, film, video or sound recording please contact **Margaret Johnson, Democratic Services Administrator, Democratic Services, Guildhall, Worcester WR1 2EY Telephone: 01905 722085 (direct line). E-Mail Address: committeeadministration@worcester.gov.uk**

This agenda can be made available in large print, braille, on PC disk, tape or in a number of ethnic minority languages. Please contact the above named officer for further information.

Agendas and minutes relating to all City Council Committees and Council Meetings are also available electronically, click on the option "Committee Minutes and Documents", Website Address: Worcester.gov.uk

Planning Committee
Thursday, 21 February 2019

Members of the Committee:-

Chairman: Councillor Chris Mitchell (C)
Vice-Chairman: Councillor Patricia Agar (LCo)

Councillor Alan Amos (C)
Councillor Bill Amos (C)
Councillor Roger Berry (LCo)
Councillor Chris Cawthorne (L)
Councillor Lynn Denham (L)

Councillor Stuart Denlegh-Maxwell (C)
Councillor Jo Hodges (L)
Councillor Mike Johnson (C)
Councillor Louis Stephen (G)

C = Conservative

G = Green

L = Labour

LCo = Labour and Co-Operative

AGENDA

Part 1
(ITEMS FOR DISCUSSION AND DECISION IN PUBLIC)

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| 1. Appointment of Substitutes | To receive details of any Member nominated to attend the meeting in place of a Member of the Committee. |
| 2. Declarations of Interest | To receive any declarations of interest. |
| 3. Minutes of Previous Planning Committee
Page(s) 1 - 16 | of the meeting held on 24 th January 2019 to be approved and signed. |

4. **Site Visits**

Such inspections of current application sites as may have been recommended by Officers and as may be approved by the Committee.

Members of the Committee should inform the Development Services Manager of any requests for site visits by 5.00 p.m. on the Tuesday immediately prior to the meeting (19th February 2019) and reasons for the request.

Members of the public should contact the Democratic Services Administrator either by email: committeeadministration@worcester.gov.uk or telephone: 01905 722085 on the day before Planning Committee so the Administrator can advise of the start of the meeting.

Site visits will be conducted in accordance with the procedure attached which forms part of the Council's Good Practice Protocol for Members and Officers dealing with Planning Matters.

5. **Public Participation**

Up to a total of fifteen minutes can be allowed, each speaker being allocated a maximum of five minutes, for members of the public to present a petition, ask a question or comment on any matter on the Agenda or within the remit of the Committee in accordance with Committee Procedure Rule 10.

6. **Public Representation**

Members of the public will be allowed to address the Committee in respect of applications to be considered by the Committee in accordance with Committee Procedure Rule 11. Members of the public will address the Committee during the Committee's consideration of the respective item.

7. **Application P18G0322 - Site at DEFRA, Whittington Road**

Page(s) 17 - 32

Ward(s): Nunnery

Plans Schedule

Page(s): 5-10

The Deputy Director – Economic Development and Planning recommends that Planning Committee is minded to grant full planning permission for the development subject to:

(i) referral to the National Planning Casework Unit,

(ii) the conditions set out in the plans list, and

(iii) the applicant and all parties with an interest in the land entering into an agreement under Section 106 of the Town and Country Planning Act in accordance with the agreed Heads of Terms, and subject to the Deputy Director - Governance being satisfied with the nature of such an Agreement delegate to the Corporate Director Place approval to grant the necessary planning permission.

Contact Officer: Nichola Robinson,
Principal Planning
Officer
Tel: 01905 722567

8. **Application P18K0410 - Former Homebase Store, Tybridge Street**

Page(s) 33 - 38

Ward(s): St. John

Plans Schedule

Page(s): N/A

Contact Officer: Nichola Robinson,
Principal Planning
Officer
Tel: 01905 723567

The Deputy Director – Economic Development and Planning recommends that the Planning Committee grant permission to remove condition 2 of application P85C0447.

9. **Application P18K0411 - Former
Homebase Store, Tybridge Street**
Page(s) 39 - 50
Ward(s): St. John

The Deputy Director – Economic
Development and Planning recommends
that the Planning Committee:-

- i. grant permission to vary condition 2 of application P01A0240 to the following:

"Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, the units shall only be used for sale of carpets, furniture, furnishings, electrical goods, automotive and cycle products, DIY maintenance and improvement products for the house and garden, pets and pet products, and office equipment and accessories (including blank cassettes and compact discs relating to computers and computer products).

The sale of goods within the following categories shall be permitted from a maximum of 925 square metres of the store only:

- (i) Food and drink;
- (ii) Clothing including children's clothing and sports wear;
- (iii) Stationary items and post office services;
- (iv) Shoes;
- (v) Toys and sports goods;
- (vi) Fashion accessories including handbags and luggage;
- (vii) Watches and jewellery;
- (viii) Perfume and toiletries;
- (ix) Pharmaceutical items;
- (x) Books; and
- (xi) Music, records, CD's, pre-recorded videos and audio tapes

The retail sale of goods shall not be permitted other than as detailed above and the store shall be used for no other purpose (including any other purpose in Class A of the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that order with or without modification) without prior written agreement with the local planning authority.

For the following reason:

To safeguard the vitality and viability of the City Centre and St Johns District Centre in accordance with the aims and objectives of SWDP10."

- ii. Approve the variation of the Section 52 Agreement dated 21st April 1986 as amended by previous Deeds of Variation dated 24th July 2001 and 19th November 2015 respectively.

Contact Officer: Nichola Robinson,
Principal Planning
Officer
Tel: 01905 722567

10. **Application P18D0480 - Central Park, Great Western Avenue**
Page(s) 51 - 60
Ward(s): Cathedral
Plans Schedule
Page(s): 19-30

The Deputy Director - Economic Development and Planning recommends that the planning committee is minded to grant planning permission subject to the conditions set out in the plans list and the applicant and all parties with an interest in the land entering into a Unilateral Undertaking and subject to the Deputy Director- Governance being satisfied with the nature of such Undertaking to delegate to the Deputy Director - Economic Development and Planning approval to grant the planning permission.

Contact Officer: Nichola Robinson,
Principal Planning
Officer
Tel: 01905 722567

11. **Application P18J0541 - Former YMCA Building, Henwick Road**
Page(s) 61 - 74
Ward(s): St. John
Plans Schedule
Page(s): 41-48
Contact Officer: Paul Collins,
Heritage Officer
Tel: 01905 722129

The Deputy Director - Economic Development and Planning recommends that the Planning Committee grant planning permission, subject to the conditions set out in the plans list.

12. **Application P18L0453 - 30 Norton Road**
Page(s) 75 - 90
Ward(s): St. Peter's Parish
Plans Schedule
Page(s): 12-15
Contact Officer: Sally Watts,
Planning Officer
Tel: 01905 722172

The Deputy Director - Economic Development and Planning recommends that planning permission is granted, subject to the conditions set down in the plans list.

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| <p>13. Application P18K0466 - 23
Bozward Street
Page(s) 91 - 102
Ward(s): St. John
Plans Schedule
Page(s): 15-17

Contact Officer: Laura Williamson,
Graduate Planning
Officer
Tel: 01905 722028</p> | <p>The Deputy Director - Economic Development and Planning recommends that the Planning Committee grant planning permission, subject to the conditions set out in the plans list.</p> |
| <p>14. Application P18K0467 - 21
Bozward Street
Page(s) 103 - 110
Ward(s): St. John
Plans Schedule
Page(s): 17-19

Contact Officer: Laura Williamson,
Graduate Planning
Officer
Tel: 01905 722028</p> | <p>The Deputy Director - Economic Development and Planning recommends that the Planning Committee grant planning permission, subject to the conditions set out in the plans list.</p> |
| <p>15. Application P18E0484 - Land adjacent to 1 Lavender Road
Page(s) 111 - 128
Ward(s): Claines
Plans Schedule
Page(s): 30-35

Contact Officer: Sally Watts,
Planning Officer
Tel: 01905 722172</p> | <p>The Deputy Director - Economic Development and Planning recommends that the Planning Committee grant planning permission, subject to the conditions set out in the plans list.</p> |
| <p>16. Land at Wyevale Garden Centre, Droitwich Road
Page(s) 129 - 130
Ward(s): Claines
Plans Schedule
Page(s): N/A

Contact Officer: Georgina Coley,
Legal Team Manager
Tel: 01905 722021</p> | <p>The Deputy Director - Governance recommends that the Planning Committee approves the variation of the Section 106 Agreement dated 7th June 1991.</p> |
| <p>17. Any Other Business</p> | <p>Which in the opinion of the Chairman is of sufficient urgency as to warrant consideration.</p> |

18. **Plans List**
Page(s) 131 - 178

PLANNING COMMITTEE DECISIONS

Having heard all submissions and debated the issues, the Planning Committee will then vote on the application. This may be for any one of the following:

1. To approve or refuse the application in accordance with the Officer's recommendation;
2. To defer the application for further information or negotiations to address any issues raised during the consideration of the application. In such cases, the application will then be referred back to the Planning Committee at a later date for a decision;
3. To delegate the final decision to Officers if the Planning Committee is satisfied that agreed amendments would satisfy any concerns raised by the Planning Committee. If this is the case you will not be re-consulted on the amendments or notified of changes;
4. Minded to Approve/Refuse – in cases where the Planning Committee is minded to make a decision that is contrary to the Officer's recommendation the application will be deferred:

Minded to Refuse – if the Planning Committee is minded to refuse an application it will be necessary for the Planning Committee to provide full details of the grounds for their decision to enable Officers to consider those grounds and to provide a professional opinion on the likelihood of being able to successfully defend an appeal against the refusal of the application on the cited grounds. . In such cases, the application will be referred back to the Planning Committee at a later date for a decision;

Minded to Approve– if the Planning Committee is minded to approve an application it will be necessary for the Planning Committee to give full reasons and suggest appropriate conditions and, if necessary, draft Heads of Terms for a Section 106 Agreement. In such cases the application will either be referred back to the Planning Committee at a later date for a decision or delegated to Officers to issue the decision.

PLANNING COMMITTEE SITE VISITS

The following is an extract from the Good Practice Protocol relating to Planning Matters.

The procedure for site visits will be as follows:-

- Members of the Planning Committee together with relevant officers travel to the site by mini-bus.
- On arrival at the site, the designated planning officer explains the main planning issues to the Committee.
- Inspections will be undertaken in a formal and professional manner. The Committee should stay together as a group.
- There will be no inter-action between Members and applicants or objectors at the site visit beyond the common courtesies to be expected when visiting someone else's property.
- Members may ask questions of the officers and draw attention to issues relevant to the site visit.
- Members will not debate the merits of the proposal on the site visit or on the way to or from the site visit.
- Members who have declared a prejudicial interest or who, for any other reasons, do not intend to participate in the planning decision, will not participate in the site visit.
- The Chairman will close the site visit and all Members will leave the site at the same time.
- The Chairman may alter or terminate any visit at his/her discretion.