



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, 18th April, 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, 18 April 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 21 st March 2019 to be approved and signed. |
| 4. Minutes of Previous Conservation Advisory Panel
Page(s) 17 - 22 | Minutes of the meeting held on 6 th March 2019 to be received. |

5. **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 (16th April 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.

6. **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.

7. **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.

8. **Application 19/00056/FUL -
Land at Nunnery Park, Nunnery
Way**

Page(s) 23 - 36

Ward(s): Nunnery

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

9. **Application P18C0468 -
Worcestershire County Schools
Library Service, Sherwood Lane**

Page(s) 37 - 54

Ward(s): Bedwardine

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

The Deputy Director – Economic Development and Planning recommends that the Planning Committee be minded to grant planning permission subject to the agreement of the LLFA to the updated Flood Risk Assessment and to delegate authority to issue the decision to the Deputy Director – Economic Development and Planning in consultation with the chairman of the Planning Committee, subject to the conditions set out in section 10 to this report and any additional conditions as may be required.

The Deputy Director – Economic Development and Planning recommends that:

- i. the Planning Committee is minded to grant planning permission, subject to the conditions set out in section 10 of this report and the applicant and all persons having 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
- ii. subject to the Deputy Director - Governance being satisfied with the nature of such an Agreement, to delegate to the Deputy Director of Economic Development and Planning approval to grant the planning permission.

10. **Application 19/00037/FUL - Land at 67 Canada Way**

Page(s) 55 - 68

Ward(s): Bedwardine

Contact Officer: Ruth Lambert,
Planning Officer
Tel: 01905 722175

The Deputy Director - Economic Development and Planning recommends that the Planning Committee grant planning permission, subject to the conditions set out in section 10 of this report.

11. **Applications P18D0473 and L18D0059 - 22 Friar Street**

Page(s) 69 - 84

Ward(s): Cathedral

Contact Officer: Sally Watts,
Planning Officer
Tel: 01905 722172

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

- i grant planning permission, subject to the conditions set out in section 10 to this report, and;
- ii grant listed building consent, subject to the conditions set out in section 11 to this report.

12. **Public Path Diversion Order - Bridleway No. WR938 (Part)**

Page(s) 85 - 90

Ward(s): Cathedral

Contact Officer: Charlotte Pidgeon,
Legal Officer
Tel: 01905 722533

The Deputy Director - Governance recommends that the Committee authorise the Confirmation of The Worcester City Council (Bridleway WR938)(Part)(No 3) Public Path Diversion Order 2019 without modification as an unopposed Order.

13. **Any Other Business**

Which in the opinion of the Chairman is of sufficient urgency as to warrant consideration.

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.