

# CONSERVATION ADVISORY PANEL

(Incorporating the Civic Society Development Panel)

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## MINUTES OF THE MEETING HELD ON 6th MARCH 2019

**Present:** Mr C Potterton in the Chair  
Mr D Saunders, Dr H Barrett, Mr G Harvey, Mr R Lockett,  
Mr M McCurdy, Mrs C Silvester, Mr B Amos, Mr D Davis

**Officers:** Dr P Collins

**Apologies:** Cllr. Mrs L Hodgson, The Dean The Very Revd. Peter Atkinson, Mr C Guy Mr M Hughes, Mr S Laws, Mr J Dinn

## 206. MINUTES

The Minutes of the meeting held on 9th January 2019 were approved as a correct record and signed by the Chairman, subject to the following.

- i. Amendments put forward by Dr Barrett to application A18D0054 - 31 The Cross prior to the meeting had been approved by the Chair and included in the revised minutes.
- ii. Application P18E0484 - Land adjacent to 1 Lavender Road. The Chair informed the Panel that this application had since been to Planning Committee and has been granted. The scheme was changed largely based on the Panel's opinions and the Chair noted that very detailed notes were added to the application.
- iii. Mr Lockett and the Chair discussed the notes Mr Lockett had written on the process of this application. The Panel noted Mr Lockett's comments that the proper process had not been followed by the planning committee with specific reference to the knowledge, or lack thereof, as to the proper status of the site. It was agreed that the Chair would write to WCC Planning Department in regard to the general practice of briefing of the planning committee.

## 207. CHAIRMAN'S REPORT

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

None.

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## 2. Chairman's Correspondence and Information for Discussion

The Chair informed the Panel that the reference numbers on applications were changing as a result of the new system being used by the Planning Department. This explains why there are two different types on the agenda.

### 208. OUTCOME OF APPLICATIONS

**Dr Collins reported on the status of applications considered at the meeting on 9th January 2019 and others.**

### 209. REPORT ONLY ITEMS

- i. **A18C0056** 1 Malvern Road - Retrospective advertising consent sought for signage to the front elevation (companion to L18C0064 seen in January – recommended for approval).
- ii. **P19E0009** The Northwick, 142 Ombersley Road - Installation of solar PV panels (the same as L18E0057 seen in January).
- iii. **P19E0022** 5th Worcester Sea Scout Head Quarters, Park View Terrace - Single storey extension – re-submission of approved planning application P15E0529 to which the panel had no objections and recommended approval (Original consent lapsed on 07 February 2019).
- iv. **P19D0025** Diglis Basin Marina, Diglis Road - Change of use of 20 existing moorings from leisure to residential. **As a result of questions from the Panel, Dr Collins advised he would look into changes to car parking as a result of the change of use.**
- v. **L19D0004** 31 The Cross - Temporary hoarding 2.4 m high across front of property to permit installation of shop front seen at January meeting (In-lieu of current roller shutter).
- vi. **A19D0002** 64-65 Broad Street - New fascia and projecting sign (Specsavers to Card Factory).
- vii. **L19D0005** 3 - 5 Sansome Place - New signage & surveillance system to control parking in front of premises.

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## MAIN AGENDA ITEMS

### 210. APPLICATION P19D0005 Site at Lowesmoor Trading Estate

*Application for the variation of conditions 1, 6, 7, 9, 18, 22, 23, 28 and 29 and removal of Condition 3 of planning application P15D0510. Affects locally listed buildings, Lowesmoor conservation area.*

Dr Collins explained the changes to the application allow the developer to phase the demolition of the site, instead of demolition taking place all at the same time. The Panel expressed serious concerns at the changes proposed to the original application in particular the removal of Condition 3 which they considered put the site at risk of being left undeveloped.

**The Panel concluded changes to the scheme were not acceptable in their current format for the reason outlined above.**

*(Post meeting note: this information was issued to Mr Alan Coleman on 6<sup>th</sup> March 2019 to enable it to be included in his report to planning committee).*

### 211. APPLICATION P19D0012 & L19D0003 39 Britannia Square

*Replacement extension and alterations at the rear. Listed grade II, Britannia Square Conservation Area.*

The application included a difficult access from the lane which does not meet highway authority requirements. It appears that the proposal will reduce parking on the site by 1 car. The Panel discussed the proposed changes to the entrance of the garage and did not object to the principle of the change to the parking / garage element. Dr Collins confirmed that there are seven other garages with identical openings on the street and that there was no policy on roller shutters.

The Panel concurred with Mr Lockett's opinion that it was very important that rear of properties like this should not be painted.

The Panel discussed proposed alterations to the replacement extension and were concerned that the proposal meant significant intervention and the removal of a window. It was also concerned with the junction of the two main elements i.e. how the extension would now join the main building.

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**The Panel concluded the current scheme is not acceptable in its current format for the reasons outlined above.**

## **212. APPLICATION 19/00003/FUL 2 St Johns**

*Alterations to internal layout, incorporating the existing HMO flat into business use and a new extension to the rear to provide internal access to the first floor. Locally listed, St Johns conservation area.*

The Panel were pleased to see the applicant had made very few changes to the building itself and noted the application was mostly internal.

**The Panel has no objection.**

## **213. APPLICATION 19/00010/FUL & 19/00025/LB 9 Britannia Square**

*To refit the first and second floor bathrooms in the property – no structural alterations required. Listed grade II, Britannia Square conservation area.*

The Panel noted the application only required internal changes.

**The Panel has no objection.**

## **214. APPLICATION 19/00017/LB The Horn and Trumpet, 12 Angel Street**

*Amend servery counter, raise height of non-structural beam over bar, extend softwood flooring to match existing, removal of stud partition, and re-glaze external lantern with clear glass. Listed grade II, Historic City conservation area.*

Dr Collins explained the internal changes were to the bar and servery and that no historic fabric was to be affected. Dr Collins also explained there would be exploratory works to find out what was behind the internal sign above the servery. The Panel discussed the re-glazing of the external lantern. Dr Collins explained that the lantern was a replica and that the applicant was requesting for the lantern to be re-glazed similar to the style of the original lantern in 1951.

**The Panel has no objection.**

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## **215. APPLICATION P19E0021 Old Northwick Farm, Northwick Road**

*Development of 62 affordable dwellings with associated access and landscape works. Unlisted, Riverside conservation area.*

The Panel discussed the implications of the increased number of properties to the site. The Panel noted that the increase in number of properties and the removal of garages has significantly altered the nature of the scheme. Consequently, the Panel believes that car parking for the site has not been adequately considered.

The Panel supports the affordable housing scheme but believes the structure of the landscape and the parking facilities should not be compromised as a result of the increase in property numbers. The panel would like to see more details of the individual units and less frontage parking.

**The Panel concluded the scheme is not acceptable in its current format for the reasons outlined above.**

*(Post-meeting note: in the days immediately after the meeting, a request was made to Dr Collins that the developers should be asked to present their scheme to the panel in specific reference to the points noted above).*

## **216. APPLICATION 19/00008/ADV & 19/00009/LB Manor Farm, Malvern Road**

*Installation of replacement of illuminated and non-illuminated signs to the exterior of the building and repainting of the wooden planking to the north elevation. Listed grade II, not in a conservation area.*

The Panel found the new signage acceptable and noted that it resolves issues highlighted by the previous Planning Inspector. Dr Collins advised that the signage clutter around that area relates to separate businesses.

**The Panel had no objection.**

## **217. Any Other Business**

- i. Dr Collins informed the Panel that a new Conservation Officer had been appointed and that he intended to bring the newly appointed Officer to the next Conservation Advisory Panel Meeting.

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- ii. Mr McCurdy made further reference to Application P18E0484 and noted it was unusual to see an image included in the minutes. The Chair confirmed that this was only included as it was an important part of the comments made to the Planning Committee. It was agreed that, in future, such images would be included as an appendix.
- iii. Mr Davis asked about the proposal to upgrade Crowngate's external cladding. Dr Collins advised he would have an update about the application at the next meeting and that the application was only at proposal stage.
- iv. Mr Harvey raised concerns about the '*Unlocking the Severn*' project taking place at Diglis, as he believed that once the development was completed, it would not be accessible to members of the public. The Chair advised he would research the application to gain further understanding of the proposal and would clarify the position at the next meeting.

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Chairman at the meeting  
3<sup>rd</sup> April 2019