

WEST AREA PLANNING COMMITTEE

Tuesday 13 August 2013

COUNCILLORS PRESENT: Councillors Van Nooijen (Chair), Canning, Clack, Cook, Tanner, Campbell, Goddard and Williams.

OFFICERS PRESENT: Clare Golden (City Development), Katharine Owen (Conservation Officer), Nick Worledge (City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

22. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Benjamin (substitute Councillor Williams), Councillor Gotch (substitute Councillor Campbell) and Councillor Jones (substitute Councillor Goddard).

23. DECLARATIONS OF INTEREST

There were no declarations of interest made.

24. GRANDPONT NATURE PARK, WHITE HOUSE ROAD: 13/01344/CT3

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect a pavilion and clubroom

In accordance with the criteria for public speaking, the Committee noted that Peter Berry, Jane Carter and Carolyn Dean spoke against the application and Mick Conmy spoke in favour of it.

The Committee resolved to APPROVE planning application (13/01344/CT3) subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials
- 4 Sports Pavilion Management Plan - including management of parking arrangements
- 5 Details of Secure By Design Principles
- 6 Details of Cycle and Refuse Storage
- 7 Construction Traffic Management Plan
- 8 Landscape plan required including external lighting
- 9 Tree Protection Plan (TPP) 1
- 10 Arboricultural Method Statement (AMS) 1
- 11 Landscape hard surface design - tree roots
- 12 Landscape underground services - tree roots
- 13 Flood Risk Assessment recommendations carried out
- 14 Details of Sustainable Design Principles
- 15 Ecological Appraisal recommendations carried out

- 16 Sustainable Urban Drainage Scheme
- 17 Contaminated Land Risk Assessment
- 18 Hours of use – 9am-6pm
- 19 Tree replacement scheme

25. CHESTER ARMS, CHESTER STREET: 13/01510/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for alterations to existing public house (use class A4) to include; demolition of existing single storey extension and erection of single storey rear extension, erection of 2 x 3 bed semi-detached dwellings houses (use class C3) and provision of parking and cycle storage.

In accordance with the criteria for public speaking, the Committee noted that Sarah Wild spoke against the application and Nik Lyzba and Drew Brammer spoke in favour of it.

The Committee resolved to APPROVE planning application (13/01510/FUL) subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of material
- 4 Details of means of enclosure
- 5 Details of refuse and cycle storage
- 6 Landscape survey before site works
- 7 No felling lopping cutting
- 8 Landscape carried out by completion
- 9 Landscape hard surface design - tree roots
- 10 Landscape underground services - tree roots
- 11 Tree Protection Plan (TPP) 1
- 12 Arboricultural Method Statement (AMS) 1
- 13 Parking areas and access to be provided
- 14 Flood Risk Assessment Measures Implemented
- 15 Sustainable Urban Drainage Scheme
- 16 Details of Noise Insulation Measures
- 17 Air conditioning plant
- 18 Extraction equipment for restaurant
- 19 Amenity no additional windows
- 20 Design - no additions to dwelling
- 21 Contaminated Land Assessment
- 22 Noise Management Plan

26. WORCESTER COLLEGE: 13/01424/FUL & 13/01425/LBD

The Head of City Development submitted a report (previously circulated now appended) which detailed a:

- Planning application (13/01424/FUL) to demolish the existing store building and extension to Nuffield building. Erection of single storey extension.

- Listed building consent (13/01425/LBD) to erect a building between Nuffield building and kitchen, to provide kitchen ancillary uses and plant room. Various demolitions including changing/store building, stores/extension to Nuffield building, fire escape, steps, platform, windows to form new openings, walls to kitchen; walls, floor, ceiling and finishes. Various alterations including infilling of window at Nuffield building. Removal and replacement of kitchen equipment and ventilation. Construction of reinforced concrete wall on college side to boundary wall at Worcester Street.

In accordance with the criteria for public speaking, the Committee noted that Andrew Jarden spoke in favour of the applications.

The Committee resolved to APPROVE planning application 13/01424/FUL subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples
- 4 Construction Traffic Management Plan
- 5 Arch - Implementation of programme and historic record
- 6 Tree Protection Plan (TPP) 1
- 7 Arboricultural Method Statement (AMS) 1
- 8 No felling lopping cutting
- 9 Construction method statement to avoid damage to listed boundary wall

and listed building consent 13/01425/LBD subject to the following conditions

- 1 Commencement of works LB/CAC consent – 3 years
- 2 LB/CAC consent - approved plans

27. 30 PLANTATION ROAD: 13/01354/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish a two-storey side extension. Erection of two-storey side and rear extensions and extension to front at ground floor and lower ground level.

The Committee noted that Nik Lyzba and Neil Parry spoke in favour of the application and no one spoke against it.

The Committee resolved to APPROVE planning application (13/01354/FUL) subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials to be approved
- 4 Archaeology - Implementation of programme

28. PLANNING APPEALS

The Committee resolved to NOTE the report on planning appeals received and determined during June 2013

29. MINUTES

The Committee resolved to APPROVE the minutes of the meeting held on 9 July 2013 as a true and accurate record.

30. FORTHCOMING APPLICATIONS

The Committee resolved to NOTE the list of forthcoming applications.

31. DATE OF NEXT MEETING

The Committee NOTED the next meeting would be held on Tuesday 10 September 2013.

The meeting started at 6.30 pm and ended at 7.45 pm