

Planning Applications – Long List (On going)

List compiled by Stephen Hodgson (responsible for Planning)

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Registered

Application No.	Date Valid (Consultation ends)	Location	Proposal	Expected Decision level	Objection Y/N	Parish Council Comment
24/00008/OUT	05/01/2023 (01/02/2024)	Land At Darwin Avenue Worcester	Outline application with all matters reserved except access for the erection of up to 28 affordable dwellings.	Committee	Yes	19 properties, a scaled down version of the Darwin Fields proposal. Many of the same arguments for two rejected plans apply.
23/00970/FUL	05/12/2023 (28/12/2023)	Nunnery Park Service Station Hornhill Road Worcester WR4 0SX	Shop extension and jetwash bay	Delegated	Defer	County Highways have recommended a deferment due to increased commercial activity that includes a Burger King. If there is additional lighting, consideration to bat population needs to be considered (Chris Dobbs)
23/00945/HP	08/12/2023 (04/02/2024)	227 Newtown Road Worcester WR5 1JB	Proposed single storey rear extension	Delegated	N/A	Outside Parish Council boundary, but would have objected
23/00944/FUL	21/11/2023 (14/12/2023)	Nunnery Park Service Station Hornhill Road Worcester WR4 0SX	Application to vary condition 2 (approved drawings) of planning approval 23/00620/FUL -	Delegated	No	The previous application 23/00620/FUL was approved on 27/07/2023. It would appear the specification of the charging facility has changed and has implications on its positioning, hence the new application.

			(Creation of charging zones, erection of EV chargers, sub-station enclosure, LV panel, meter cabinet and associated forecourt works) to allow the relocation of substation and meter cabinet, change the layout of the LV panel and 1no. remove air/water and vacuum unit.			
23/00956/HP	24/11/2023 (15/12/2023)	14 Howcroft Green Worcester WR4 0DS	Installation of air source heat pump with suffice.	Delegated	Possible	We need to understand what the noise assessment means. The maximum recorded noise is 62db equivalent to a normal conversation (step 1). The step 6 noise level is 48db which is the equivalent of a refrigerator humming. What level of noise will the neighbouring properties experience? Having your window open on a warm night with the equivalent sound level of a normal conversation might not be acceptable.
23/00906/FUL	09/11/2023 (03/12/2023)	Tesco Stores Ltd, Petrol Station at Mill Wood Drive Worcester Worcestershire WR4 0UJ	Formation of jet wash bay and associated works.	Delegated	Yes	Parish Councillors have raised several concerns including removal existing recycling bins appears to be no plans to relocate these, noise/light implications, Clarity re connection to the drainage system. The latter could be a problem in icy conditions if water is left to run off. Is the wastewater plus detergent classed as a trade effluent? A resident has placed an objection pointing out congestion caused by cars waiting to use the wash could block the exit from the forecourt.

23/00776/FUL	18/09/2023 (26/10/2023)	Transmec Uk Ltd Wainwright Road Worcester Worcestershire WR4 9FA	Proposed extension of existing industrial warehouse space to suit requirements of the existing occupier.	Possible Committee due to major application	Yes	NEW PROPOSAL EXTENDS INTO 7% (472m2) OF THE 'GREEN SPACE' AND 'LOCAL WILDLIFE' AREA WITHIN THE SITE. THEY WANT TO OFFSET THIS LOSS "BY INCREASING VALUE TO EXISTING LANDSCAPE", WHICH APPEARS UNSATISFACTORY
23/00703/FUL	16/08/2023 (17/09/2023)	Land at Old Aconbury Orchard, Oaklands, Worcester, WR5 1SL	Temporary siting of a storage container (20ft by 8ft) and landscaping	Delegated	No	A hedgerow of mixed locally sourced species is proposed to make the container less obtrusive. It proposed the container is painted dark green, which must be a condition of the application. Most members of Warndon Parish Council personally know or have been involved with WEG.
23/00671/TP OA	04/08/2023 (30/08/2023)	"Oak View" 6 Cover Green, WR4 0JF	Reduction of Oak tree	Delegated	Must be deferred pending further information	The applicant has provided a very rough sketch of the tree, but the photos they say are included are not included on the planning portal. They don't know whether it is covered by a TPO (probably highly likely) or how much the tree needs reducing. Suggest this is deferred until the applicant gets professional arboriculture advice.
23/00497/FUL	12/06/2023 (04/07/2023)	Petrol Station at Tesco Stores Ltd Mill Wood Drive Worcester WR4 0UJ	Proposed removal of existing below ground fuel storage tanks & forecourt canopy, replacement with new double skinned steel below ground fuel storage tanks, new forecourt canopy at 4.75m minimum clear height, relocation of existing fuel delivery tanker	Delegated	No (but needs to be deferred)	Concurs with Worcestershire Regulatory Services in recommending a Construction and Environment Management Plan relating to hours of work and control of noise during construction. The Parish Council also agrees with the Arboricultural Consultant that a full tree survey should be submitted which will identify all above and below ground constraints that the existing trees present. He findings should be utilised to compile an arboricultural method

			stand.			statement (AMS) and tree protection plan which is specific to the proposed works.
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Determined

Application No.	Decision Date	Location	Proposal	Decision	Objection Y/N	Parish Council Comment
23/00862/FUL	14/12/2023	Acorn House Bridgwater Road Worcester WR4 9FQ	Installation of new bin store and AC compound.	Approved	Delegated	No
23/00812/HP	15/11/2023	316 Tolladine Road Worcester WR4 9NG	Proposed garage	Refusal	Yes	At front of main house, may be intrusive to neighbouring property no. 318
23/00822/NMA	14/11/2023	Bosch Thermotecnology Uk Ltd Cotswold Way Worcester WR4 9SW	Application for a non material amendment to planning approval 22/00494/FUL. Amendment relates to the size of the proposed hydrogen storage compound.	Approved	Not possible	No notice of this amendment issued by City Council Planning Officers. <u>Original application comment</u> This is a new Hydrogen Storage Facility that is required to provide an increased supply of hydrogen to allow necessary product testing and further development in accordance with the UK Government's investigations into decarbonisation of the gas network through conversion to hydrogen. Bosch have been given a government grant towards this. The development is effectively a small trailer park for two hydrogen tankers.
23/00779/HP	20/10/2023	43 Grosmont Avenue Worcester WR4 ORD	Conversion of garage	Approved	No	Converts the garage into an additional habitable room. Such conversions have been carried out on several of this kind of property within Berkeley Heywood.
23/00809/TPOA	20/10/2023	19 Blossom Close Worcester WR5 1SN	Pollard Oak tree in rear garden.	Approved	This was approved well before the 25/10/2023, what is the point of deadlines on the portal?	Last work carried out in September 2020. Want to pollard back to the stem. Is this too much? Neighbour supports application saying "is very dominant and intrusive. The crown extends into our lower garden and requires extensive height and spread reduction. Several large branches and low epicormic re-growth, resulting from the last

						pollard are hanging across our property's boundary fence.”
23/00620/FUL	13/09/2023	Nunnery Park Service Station, Hornhill Road, Worcester, WR4 0SX	Creation of charging zones, erection of EV chargers, sub-station enclosure, LV panel, meter cabinet and associated forecourt works	Approved	No	6 rapid EV charges including 2 at 300kw will provide an excellent amenity. County Highways have no objection. The east side of Worcester is becoming well served with rapid public EV charges compared to other parts of the city.
23/00468/HP	13/09/2023	Trotshill House Trotshill Lane East Worcester WR4 0AT	single storey side extension to dwelling and new garage / guest accommodation block	Approved	Check with Conservation officers	Within the Trotshill Conservation Area this property is classed as “locally listed”. Family room/dining area joined at rear of property in same style of brickwork as existing house with a glass roof. Separate garage with guest accommodation above. SuDs statement provided.
23/00678/HP	14/09/2023	37 Homestead Avenue, WORCESTER, WR4 0DA	Proposed single storey rear extension	Approved	No	End terrace property. Single story flat roofed ground floor extension that encroaches rear garden. Water management assessment document provided. No concerns.
23/00477/HP	18/08/2023	25 Powderham Avenue, Worcester, WR4 0DN	Proposed first floor side extension and single storey rear extension	Refused	No	First floor extension over double garage creating a 4th bedroom with en-suite with the garage nearest the house becoming a ground floor seating area. The existing upvc conservatory at rear is replaced with a brick extension. SuDs statement provided. Neighbouring 23, and 29 have rooms over their adjoining garages. Possible parking issue with extra bedroom.
23/00441/HP	10/08/2023	8 Viewfields, Worcester, WR5 1SJ	Proposed garage conversion with a link to a single storey annex. Replacement garage	Refused	Yes	Replaces the withdrawn 23/00277/HP application, with annex being closer to the main property (joined by a glazed link) and a new detached garage on the garden. County Highways have asked for the application to be deferred due to lack of information on parking provision and likely displacement of vehicles.
23/00498/TPOA	31/07/2023	Lyppard Grange Medical Centre	Works to trees with Preservation Orders	Approved	No	Tidy up shrubbery in unused car park next to Ankerage Green to make car park usable.

		Ankerage Green Worcester WR4 0DZ				Will be undertaken by a qualified tree surgeon, includes the removal of a small ash tree.
23/00287/FUL	26/07/2023	Transmec Uk Ltd, Wainwright Road, WR4 9FA	Proposed extension of existing industrial warehouse space to suit requirements of the existing occupier.	Withdrawn / Closed	Yes	Possible breach with S52 boundary with nature reserve dating from 1988 and encroachment on public right of way.
23/00442/HP	06/07/2023	1 Leopard Rise Worcester WR5 1JW	Single storey front/side extension, and single storey side store.	Approved	Possible	On border with Parish Boundary. Links up main house to detached garage (which is moved forward) and adds an extension to the opposite side of the property to the garage. Water management statement provided. Extension could affect visibility of traffic turning into the Heights.
23/00428/HP	27/06/2023	1 Haines Avenue Worcester Worcestershire WR4 0DG	Proposed single storey rear and side extension.	Approved	No	Extensions to 2 sides of the property (lounge at front), utility and study at rear), SuDs statement provided. Unlikely to be any objections from Highways (number of bedrooms unchanged)
23/00286/TC	27/06.2023	Verge on Wainwright Road, WORCESTER, WR4 9FA	Proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets.	Refused	No	Close to Premier Inn, otherwise location should not be an issue. A 5G mast close to St. Peters Baptist Church was recently turned down by Worcester City Planners, but this location appears to be less contentious.
23/00388/HP	20/06/2023	7 Pinkus Close Worcester WR4 0DJ	Proposed first floor side/front extension.	Approved	No	No objections from County Highways, number of bedrooms remains same, Water management statement provided (appears to be written by applicant),
23/00237/HP	02/06/2023	5 The Heights, Worcester, WR5 1JN	First Floor side extension and pitch roof to porch	Approved	N/A	Notice sent to clerk. Outside the Parish Boundary.
23/00223/HP	18/05/2023	Chalfont, 20 Oaklands, Worcester, WR5 1SL.	Single/two storey extension over garage. Insulating and rendering house around.	Approved	No	No objection from Landscape Officer, or County Highways. The proposed development is on the footprint of the existing building, so there should be no net increase in roof and paved area compared to the present site use and consequently no increase in surface water run-off generated.

						Number of bedrooms remains at 3.
23/00260/HP	15/05/2023	227 Newtown Road, Worcester, WR5 1JB	Proposed single storey rear extension	Refusal	N/A	Notice sent to clerk. Outside the Parish Boundary
23/00277/HP	05/05/2023	8 Viewfields, WORCESTER, WR5 1SJ	Proposed single-storey annex	Withdrawn / Closed	Yes	A detached bungalow in all but name (a kitchenette could be easily added to the living area), with no additional provision for car parking, side wall faces directly onto the frontage of no. 3 Viewfields
23/00325/TPOA	03/05/2023	BUPA Care Homes, Worcestershire Royal Hospital, Charles Hastings Way, Worcester, Worcestershire, WR5 1DD	T5 - Sycamore - Fell to ground level due to tarmac path damage which is the cause of a significant trip hazard.	Withdrawn / Closed	Yes	Borders Parish Boundary. Landscape Officers comments "There is no tree condition report, photograph of the tree and it's position is not especially clear on the plan, especially in detail. i.e., of root damage etc. More detail is therefore needed. Therefore holding objection required.
23/00261/HP	26/04/2023	18 Deal Crescent, Worcester, WR4 0LJ	Conversion of garage into habitable space	Approved	No	Creates a self-contained living area with small bathroom, kitchen and bed sit.
23/00196/HP	24/04/2023	26 Ludlow Avenue, Worcester, WR4 0EN	Proposed single storey side and rear extension	Approved	No	Awaiting detailed SuDS and Water Management System statement.
23/00264/TPOA	24/04/2023	14 Leopard Rise, WORCESTER, WR5 1JW	T1 oak- mature native oak - reduce height by approx 4m and side branches by approx 3m, back to suitable growth points (BS3998) to leave balanced shaped tree. Crown lift of lowest branches. Remove major deadwood.	Approved	No	This is a large tree for the location adjacent to houses, branches are touching No 14 Leoprd Rise and they spread significantly over 2 Oaklands. There has been a large limb shed and is hanging in the crown. The shape if the outer canopy is somewhat unbalanced with some heavily extended lateral branches. The proposed crown reduction would rebalance the shape of the crown to uniform shape and reduce likihood of further branch

						<p>failure.</p> <p>Similar specification works has recently been carried out of neighbouring mature oak trees at Aconbury Close and Popert Drive</p> <p>No 2 Oaklands is joint applicant on this application and would like to have the tree reduced to improve the usability of their garden</p>
23/00158/HP	13/04/2023	5 Grove Field, WORCESTER, WR4 0SE	Proposed two-storey side extension and increased folding/sliding door opening to rear facade	Approved	No	2 bedroom property increases to 3 bed, no objection from County Highways as dwelling in line with parking standards and no change to the existing provision. Detailed SuDS and Water Management System statement provided.
22/01097/PIP	05/04/2023	Land off Trotshill Lane East, Worcester	Permission in principle for the construction of up to 5no.dwellings	Refusal	Yes	Detrimental to the Trotshill Lane Conservation area. Chris Hobbs, Landscape Officer has expressed concern and opposition stating "development in the Green Network as defined by SWDP 38 (to be renumbered) and being non-compliant with any of the tests stated. Also, there is likely to be an adverse effect on the setting of the Conservation Area, which has been carefully conserved amidst dense development around the locality."
23/00179/TPOA	27/03/2023	6 Stanage Close, Worcester, WR4 0HQ	Reduce Oak tree by 4 metres	Approved	No	Slight cracking on garage. Forestry Consultancy has noted that the damage is minor and recommends a 30% reduction. The Consultant adds "Our recommendation is to accept that heroic retention of the oak when houses were built has provided two decades of amenity value, but now the oak is outgrowing its location: both above and below ground" Previous approved application 20/00928/TPOA at neighboring property retained oak tree with a 30% crown reduction.

22/01037/HP	17/03/2023	4 Trotshill Lane East Worcester, WR4 0HX	Retrospective application for the replacement and restoration of the boundary fence to the perimeter of the property	Approved	Yes	Objection, Decision notices available
22/01038/LB	17/03/2023	4 Trotshill Lane East, Worcester, WR4 0HX	Retrospective listed building consent for the replacement and restoration of the boundary fence to the perimeter of the property	Approved		Application type LB
22/01038/LB	17/03/2023	4 Trotshill Lane East, Worcester, WR4 0HX	Retrospective listed building consent for the replacement and restoration of the boundary fence to the perimeter of the property	Approved	Yes	Objection, Decision notices available
23/00046/FUL	08/03/2023	Knightsbridge Park, Unit 3 Wainwright Road Worcester WR4 9FA	Concrete Hardstanding area increase	Approved	No	No Objection
23/00071/TPOA	20/02/2023	29 Wood Leason Avenue, Worcester, WR4 0EU	T1 1 x English Oak - reduce section of crown	Approved	No	Deadwood and acorns have fallen and damaged carport. LA Greenspace have advised they have no objection for the work to be carried out however not priority works for them so to undertake at own cost. Neighbour raised concerns about bats living in tree during summer
23/00068/TPOA	20/02/2023	17 Towneley, Worcester, WR4 0RH	Trim branches of Oak tree.	Approved	No	Branches overhang house and driveway. Application to trim branches.
23/00060/HP	20/02/2023	31 Dunmow Avenue, Worcester, Worcestershire, WR4 0NR	Proposed ground and first floor front extension	Approved	No	No objection
22/01091/TPOA	10/02/2023	18 Marsh Avenue, Worcester, WR4 0HJ	T3 Oak Remove close to ground level	Refused	Yes	PC submitted "Holding Objection" on 07/02/2023 after the submission deadline, but was still considered
21/00196/FUL	30/01/2023	Aconbury North , Worcester	Installation of a new rooftop air-handling unit and erection of a small,	Approved by		

		Royal Hospital, Newtown Road, Worcester, WR5 1JG	brick built medical gas store at Aconbury North.	committe e	
22/00945/ADV	20/01/2023	Unit 5 Berkeley Business Park Wainwright Road WORCESTER WR4 9FA	Two single sided post mounted directional signs.	Approved	
22/00962/HP	11/01/2023	1 Auckland Close, WORCESTER, WR4 0SU	Proposed single storey rear extension	Approved	Extension at rear of property to create an enlarged kitchen/dining area. The extension ends back from the neighbouring property (number 3). Water management statement reads "All surface and rainwater will be discharged to a soakaway 5m away from foundation. Alternatively connect to surface water sewer. If combined connect to drain via a trapped gully into combined sewer"