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
26/00045/CLPU	19/02/2026 (12/03/2026)	13 Hill Wood Close, Worcester, WR4 0EZ	Certificate of lawful development for the proposed conversion of the garage to a utility room	Delegation	No	Garage conversion. The new proposed use will be that of a home gym, beauty salon, utility room, playroom and it will not include general construction or erection of new walls or windows. The works carried out include insulation of the walls and room to increase the energy performance and works to be carried out during normal working hours (09:00 - 15:00). Applicant states "Turning a garage (attached or integral) into a utility room is normally classed as an internal change of use, not an extension. No increase in building footprint and no change to the building's structure"
26/00056/TPOA	20/01/2026 (17/02/2026)	Barley Crescent, Worcester	English Oak - Sever Ivy at base and main stem. Reduction of lower canopy to give clearance from property	Delegation	No	Overdue maintenance

24/000020/REG3	12/09/2024	Land adjoining to Worcestershire Royal Hospital, Charles Hastings Way, Worcester, WR5 1DD	Hybrid planning application comprising: Full planning application for the erection of a new secondary school, access points, access roads, sporting facilities, car parking and landscaping works. Outline planning application for the erection of a multi-storey car park, associated surface level parking, internal road and landscaping	County Council		

Determined

Application No.	Decision Date	Location	Proposal	Decision	Objection Y/N	Parish Council Comment
26/00082/HP	18/02/2026	10 Topham Avenue, Worcester, WR4 0PG	Proposed conversion of integral garage, Including a single-storey extension to the front of the property	Approved	No	SEE ATTACHED DELEGATED REPORT From County Highways "The proposed development meets the criteria under Worcestershire County Council's Highways Standing Advice (HSA)". The applicant has answered "No" to "Will the proposed works affect existing car parking arrangements?" on the application form. The front extension does go over the outside area in front of the existing garage that would be used for parking. Does this reduce the number of vehicles that can park resulting on overspill onto Topham Avenue, the road into Harley Goodacre?

26/00013/ADV	04/02/2026	Premier Inn Wainwright Road Worcester WR4 9FA	Advertisement consent for two illuminated fascia signs	Approved	No	Modest sign in corporate purple with sleeping moon logo
25/01130/FUL	27/01/2026	298 Tolladine Road Worcester WR4 9BJ	Change of use of Garage (use class C3) to a Barbers (use class E).	Application withdrawn	Yes	Entrance off the Fairway. Parked vehicles could cause an issue at the junction although accompanying "Parking Plan" states impact is minimal. The location however is far from ideal and in a residential street, with other developments creating a cumulative impact.
25/00769/FUL	09/01/2026	Aspire Academy, Bridgwater Road, Worcester, WR4 9F	Five a side pitch with lighting	Approved	No	Environmental conditions require compliance with a Preliminary Ecological Appraisal to protect biodiversity, including implementing bat roosting and bird nesting features. A Biodiversity Gain Plan must be submitted and approved before development begins. Tree protection measures must be implemented during construction, and external lighting must minimize light spills and glare.
25/01046/CLPU	05/01/2026	76 Homestead Avenue, Worcester, WR4 0DA	Certificate of lawfulness for a proposed loft conversion with rear dormer	Approved	No	The house has an unusual back-to-back end linked configuration. The dormer extension is sideways to the road, and the extension overlooks the gardens of this and the opposite property. It appears a shallow gable above a window will be removed to accommodate this. The accompanying proposed plan only shows a side-on view. The requirement for a full HP application is likely.
25/01022/NMA	15/12/2025	12 Fowler Avenue, Worcester, WR4 0LU	Non-Material Amendment to planning approval 24/00917/HP - Garage Roof Ridge shifted to the centre of the room for structural integrity, 2 No Velux roof lights, Double shutter window in first-floor bathroom	Approved	No	Nothing on portal, cannot comment

25/00722/HP	12/12/2025	4 Hoskyns Avenue, Worcester, WR4 0LL	Conversion of existing garage and erection of a single-storey front extension linking the garage to the host dwelling.	Approved	Yes	The Warndon Villages Parish Council objects to planning application 25/00722/HP, citing excessive scale, overdevelopment, parking deficiencies, privacy concerns, and unresolved ecological issues. The proposal fails to address previous refusal reasons and conflicts with SWDP policies, design guides, and the NPPF, warranting rejection to maintain consistency in planning decisions
25/00957/ADV	10/12/2025	Gtech, Brindley Road, Worcester, WR4 9FB	Advertisement consent for illuminated signage installed on the building fronts	Approved	No	Three illuminated signs on building. No issue
25/01034/HP	10/12/2025	12 Bramble Gardens, Worcester, WR5 1SQ	Rear single storey extension	Approved	No	25/00672/GPDE refused on 27/08/2025. The application states it has addressed the 3 grounds for the earlier refusal. The landscape officer has no object but recommends a bird box to improve biodiversity.
25/00967/TPOA	04/12/2025	26 Water Croft, Worcester, WR4 0HR	G1 - Prune 2no Oak (outside house no 26 Water Croft) - Raise the crown to approx. 4 metres (Property side) T2 - Prune Oak (outside house no 23) - Raise the crown to approx. 2 meters T3 - Prune Oak (outside house no 25) Clear the property by reducing the branches that encroach on the building by approx. 2-2.5 metres / Raise the crown to approx. 4 metres T4 - Prune Oak (nr car park) - Raise the crown to approx. 4 metres	Approved	No	No comments yet on portal (05/11/2025). This appears to be a reasonable request
25/00863/DOC	28/11/2025	Premier Inn, Wainwright Road, Worcester, WR4 9FA	Approval of details reserved under condition 6 (Bat and bird boxes), 8 (BNG), 15(Travel Plan) and 16 (CEMP) of planning permission 24/00902/FUL	Approved	No	Bat and bird boxes welcome

25/00846/TPOA	14/11/2025	Land adjacent to 19 Dover Avenue, Worcester, WR4 0LA	English Oak - Quercus robur - Reduce western side of canopy by 3m to give clearance, remove major deadwood over garden. Balance rest of canopy to rebalance	Approved	No	Leave to tree officer to decide
25/00848/TPOA	14/11/2025	Adjacent to 41 Hill Wood Close, Worcester	Oak- crown reduce by 3m to form secondary canopy	Approved	No	Leave to tree officer to decide
25/00875/FUL	14/11/2025	8 Upper Ground, Worcester, WR4 0HT	Change of use of part of the outbuilding (use class C3) to a hair salon (mixed use, C3 and E).	Approved	Yes	We concur with Highways commentary.
25/00826/FUL	12/11/2025	Aspire Academy, Bridgwater Road, Worcester, WR4 9FQ	Permanent retention of free-standing portable classroom, including installation of vertical timber cladding, a green roof and a lightweight timber canopy	Approved	No	No issues with previous temporary structure
25/00805/TPOA	05/11/2025	42 Pippen Field, Worcester, WR4 0LP	3 x Common Ash - Fell	Application withdrawn	No	It appears the trees are not affected by Ash Dieback. A neighbour has suggested "But I believe it to be unnecessary to fell all 3 trees in an area where protected trees are part of the residential design, helping to reduce noise pollution from the path on the other side of
25/00716/CLPU	25/09/2025	3 Daty Croft, Worcester, WR4 0JB	Lawful Development Certificate for proposed conversion of garage	Approved	No	Convert front double garage into home office. Will probably need a planning application
25/00605/CLPU	03/09/2025	6 Deal Crescent Worcester WR4 0LJ	Certificate of Lawfulness for a proposed rear dormer and front elevation roof windows	Approved	No	No objection. Pity the dormer doesn't follow Design-Guide-SPD-Adopted-March-2018 8.3.25 which states Dormers should generally have pitched roofs, be physically small and set into the roof slope and reflect traditional styles of the locality. Where they are less visible larger additions may be acceptable but over dominant box-like extensions can visually detract from
25/00574/PIP	02/09/2025	Land at Hornhill Cottages	Permission in principle for up to 2 dwellings.	Approved	No	This will increase the number of dwellings from the current two (semi-

		Swinesherd Worcester WR5 1RU				detached) to four. The two additional dwellings would be on land currently used by workshops that would be demolished. The workshops are not visually attractive, so the development done well would be an enhancement. County Highways have picked on an error in the submitted Planning Statement prepared by Addison Rees Planning Consultancy Limited that "it should be noted that the site is located on Swinesherd Lane which is part of the publicly maintained highway (U52044) and not a private road as indicated".
25/00543/HP	29/08/2025	7 Ludlow Avenue Worcester WR4 0EN	Single storey front and side extension	Approved	No	Fills in gap between garage and house no. 7 building over the front garden. Could affect no. 9. Both properties share the separate garage block. The new extension creates a home office. No objection but neighbours may have a differing view.
25/00657/HP	29/08/2025	11 Gawtree Way Worcester WR4 0Q	Garage conversion	Approved	No	This is related to 25/00478/CLPU that was refused on 24/07/2025. The CLPU application sought confirmation that the proposed development was lawful without needing full planning permission. It was refused, meaning the council did not agree it met the criteria for permitted development. A formal application has now been submitted.
25/00672/GPDE	27/08/2025	12 Bramble Gardens Worcester WR5 1SQ	Single storey rear extension.	Refused	Yes	Extension is long and narrow. It creates a gym and family room in garden (8m x 4m). The application states "A shallow, hipped, roof to reduce the impact on any adjoining properties light and amenity". Concerns raised about accuracy of documents submitted and neighbour objections including overbearing scale and loss of light, Loss of privacy and

						amenity space, Visual intrusion and out-of-character development, Potential glare from solar panels, Loss of mature trees and biodiversity.
25/00636/HP	12/08/2025	12 Ilkley Close Worcester WR4 0BH	Proposed front porch extension.	Approved	No	Extends front porch from 2.08m to 3.27m at front of property. Results in narrower front window. Porch Extension is to be used for new downstairs WC.
25/00429/HP	05/08/2025	3 Overthwart Crescent, Worcester, WR4 0JW	Replace hedge with fence panels on side elevation.	Application withdrawn	Yes	The Parish Council concurs with the comments of the Landscape Officer "There looks to be a wall behind the shrub planting which should be clearly shown. This is not a hedge but part of the site shrub planting no doubt part of the landscape layout for the approved estate, and there appears to be a planting bed in front of the wall where this planting was implemented"
25/00542/FUL	31/07/2025	Brookfield, Swinesherd, Worcester, WR5 1RU	Variation of condition 2 (approved plans) of planning permission 25/00286/HP (Two storey side extension and garden room/store) to allow a revised design.	Approved	No	Includes an additional "guest bedroom" on ground floor
25/00478/CLPU	24/07/2025	11 Gawtree Way, Worcester, WR4 0QE	Certificate of Lawfulness for the proposed conversion of the garage, and internal alterations	Refused	No	The property has double garage (two doors). Garage by front door converted to ground-floor office.
25/00440/HP	18/07/2025	6 Deal Crescent, Worcester, WR4 0LJ	Single Storey Rear Extension and New Fence Location	Approved	No	New kitchen area between existing conservatory and garage. Slightly longer fence at side of property.
25/00450/PIP	11/07/2025	Land off The Fairway, Worcester	Permission in principle for the development of up to 4 dwellings	Committee	Refused	Parish Council to object
25/00517/HP	09/07/2025	4 Bramhope Close, Worcester, WR4 0BG	Proposed single storey rear extension	Approved	No	Replace an existing uPvc circular conservatory with a brick construction that extends the width of the main house. The new extension includes a kitchen area.
25/00412/HP	03/07/2025	11 Purleigh Avenue,	Single storey side and rear extension.	Approved	No	On corner with Wyrflatt. Rear extension (full width of property) and

		Worcester, WR4 0DX				wrap around to approximately half the length of the house on one side. Side extension faces Purleigh Avenue moving main entrance forward closer to the footpath
24/00896/FUL	25/06/2025	4A Tolladine Terrace, Tolladine Road, WORCESTER, WR4 9NW	Renewal of existing workshop building and improvements to boundary fences	Approved	No, but see comments	A virtual like for like of a replacement building. To ask city council officers whether "improvements to boundary fence "and replacement building will reduce noise pollution. Adjacent properties on Barley Crescent have raised concerns on several occasions.
25/00371/HP	27/05/2025	11 Pirie Avenue, Worcester, WR4 0NE	Proposed single storey rear extension and conversion of existing garage	Approved	No	Creates a large dining area in extension, current dining room/kitchen becomes an enlarged kitchen. Garage becomes home office and a utility room. Water management statement provided.
25/00286/HP	15/05/2025	Brookfield, Swinesherd, Worcester, WR5 1RU	Two storey side extension and garden room/store	Approved	No	Includes an additional "guest bedroom" on ground floor
25/00285/TPOA	08/05/2025	Land adjacent to , 40 Grosmont Avenue, Worcester	T1- Oak reduce west side of canopy by 2m	Approved	No	Tree overhangs road on White Castle (off Thetford Avenue). Reasonable proposal
25/00091/HP	07/05/2025	4 Hoskyns Avenue Worcester WR4 0LL	Conversion of garage, single storey rear extension, double storey front extension and dormer.	Refused	Yes	Over development. Increase in number of bedrooms from 4 to 6, which raises issue with car parking provision. The dormer is of poor design and dominates the roofline on the of the property that will be visible from the road and overlooks neighboring property.
25/00280/PIP	29/04/2025	Land off, The Fairway, Worcester	Permission in principle for the development of up to 6 dwellings	Refused	Yes	The Parish Council takes an unfavourable view of the removal of trees to clear the site, and is drawing up the case to object
25/00304/HP	23/04/2025	15 Knotts Avenue, Worcester, WR4	Proposed single-storey rear extension	Approved	No	Increases existing ground floor extension to full width of property across existing patio area

		0HZ				
25/00163/TPOA	21/04/2025	S/O 39 Water Croft Worcester WR4 0HR	T1/T2 - 2no Oak. Clear the property/roof line by approx. 2 meters. Branches are in-close proximity to roof and will be touching roof when branches have foliage on. T3 - Oak (growing outside parking bays 35 and 39) Raise the crown over bays to approx. 4 meters T4 Field Maple. Clear the property/roof line by approx. 2 metres.	Approved	Yes	Probably ok, but more information required.
25/00217/TPOA	16/04/2025	On land Opp. 20 Walmer Crescent Worcester WR4 0ES	Oak - Reduce the height of the tree by 1/3 to reduce the sail affect in adverse weather conditions.	Approved	No	Damaged in storm in 2024, has fungal infection. These facts should have been included in the planning application
25/00218/TPOA	16/04/2025	Electricity Sub Station 23m From 12 Cangle Lane 4m From Cangle Lane Cangle Lane Worcester WR4 0DY	Large Mature Oak tree with excessive deadwood within the crown along with low hanging limbs over the public highway. I would like to apply to remove all deadwood within the crown. I would also like to apply to complete a lateral reduction of two meters, and crown lift to clear the highway by 7 meters.	Approved	No	This tree probably needs the proposed work. Council tree officers best to advise.
24/00975/ADV	08/04/2025	The Heath Meadows, Nunnery Way, WORCESTER, WR4 0SQ	Advertisement consent for a single non-illuminated free standing pole mounted sign	Approved	No	Sign to entrance of livestock market
24/00902/FUL	01/04/2025	Premier Inn, Wainwright Road, WORCESTER, WR4 9FA	Demolition of an existing hotel restaurant. Two-storey extension to the existing hotel together with alterations to the car park and associated work	Approved	No, but see comments	Demolition of the Beefeater restaurant and replace with a 22-bedroom annexe. This will make the Premier Inn more suitable for their current business needs. There is a net increase of 2 parking spaces, is this sufficient? The new building will incorporate heat pump technology that claims to be more environmentally efficient.

25/00014/TPOA	03/03/2025	8 Stanage Close, Worcester, WR4 0HQ	T1 - 1 x Oak - Crown reduce by approx 3-4m from height and approx 2-3m from sides. To a point around or just past previous pruning points. 18-19m height currently to a proposed height of approx 15m. Branches to be cut back to a suitable growth point where possible, and leaving a balanced shape tree.	Approved	No	Routine maintenance.
25/00022/HP	18/02/2025	326 Tolladine Road, Worcester, WR4 9NG	Single storey rear extension	Approved	No	County Highways state "The proposed development of a single storey extension is located on Tolladine Road (B4637) which is a primary route into Worcester City. Nonetheless, whilst the proposed extension will result in an additional bedroom for which additional parking is required, there is ample access, parking and turning as existing on the frontage, therefore there is no objection from Highways". The Parish Council agrees with the Landscape Officer's suggestion to provide one standard bird box on the property as a biodiversity enhancement.
23/00970/FUL	29/01/2025	Nunnery Park Service Station Hornhill Road Worcester WR4 0SX	Shop extension and jetwash bay	Approved	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)
24/00820/FUL	22/01/2025	Yamazaki Mazak UK Ltd, Badgeworth Drive, WORCESTER, WR4 9NF	Erection of temporary (5 years) ancillary storage building on existing hardstanding.	Approved	No	Unremarkable structure with an apex roof.
24/00861/PIP	17/01/2025	Planning in Principle application for	Land At Darwin Avenue, Worcester	Approval by Committee	Yes	The arguments of our precious objections remain despite this proposal being reduced in scale.

		the erection of up to 9 dwellings				There are some excellent comments from Lee Mason on the planning portal covering, Loss of Recreational Value, Ecological and Environmental Concerns, Inappropriate Density of Development, Access, Highway Safety, and Traffic Concerns, Conflict with Local Planning Policy, Impact on Local Infrastructure and Amenities and Flood Risk and Drainage. The Worcestershire County Council's Lead Local Flood Authority has chosen not to comment. Worcestershire Regulatory Services have raised concerns about contaminated land, Worcestershire County Council have raised the concern regarding footpaths stating that this PIP application has no objection provided if it "does not authorise the obstruction or diversion of a public right of way". The tree and land scape officer highlights that the proposed site contains several arboricultural features, including hedgerows and trees protected by TPOs.
24/00969/HP	10/01/2025	2 Fels Avenue, Worcester, WR4 0LN	Single Storey rear extension and garage conversion.	Approved	No	Currently has a double garage, one to become the kitchen. Previous kitchen at back to become a dining area with a 1m extension and fully opening glass patio doors onto garden.
24/00865/FUL	06/01/2025	Worcestershire Royal Hospital, Charles Hastings Way, WORCESTER, WR5 1DD	Roof mounted air handling unit to serve an additional Cardiac Catheter Suite.	Approved	No	Worcestershire Regulatory Services has no objections on the basis the submitted noise impact assessment (Acoustic Consultants Ltd. Ref: 10971/SL Dated 17.10.24) appears satisfactory and predicts that operational noise from the proposed AHU and 10off external condensing units would have a negligible impact at the nearest noise sensitive receptor positions.

24/00849/HP	31/12/2024	27 Hornsby Avenue, WORCESTER, WR4 0PN	Garage conversion	Approved	No	Very late notice on weekly list. Convert garage into a study (or downstairs reception room). Garage (that is integrated into main house) not counted as car parking space.
24/00917/HP	17/12/2024	12 Fowler Avenue, WORCESTER, WR4 0LU	Two storey and single storey rear extensions	Approved	No	Larger footprint creating a bigger kitchen (error on original plan shown as a bedroom) and home office from the small front bedroom. No change in number of bedrooms so no parking implications. May be concerns about how extended house overlooks adjacent properties and gardens.
24/00762/ADV	10/12/2024	Unit 7 Brindley Road Worcester WR4 9FB	Signage to front elevation	Approved	No	Change a shop sign for a closed hair salon for its new use “Funeral Partners” Funeral Parlors are class E, so no change of use implication
24/00814/GPAA	27/11/2024	21 Holland Green, Worcester, WR4 0NG	A proposed rear dormer loft conversion with Velux rooflight	Approved	No	Remains a 3 bedroom property, but with a 1st floor bedroom converted to a home office and access to the 2nd floor bedroom. Extension juts out at back rather than front of property which lessons its impact. The Velux rooflight helps to retain the property’s current appearance from the front. (Similar to a property at 5 Grosmont Avenue)
24/00744/TPOA	26/11/2024	34 Grosmont Avenue, Worcester, WR4 0RD	Oak - Eastern side of crown to be reduced by 4 meters	Refusal	No	Addresses growth in recent years that is encroaching property. *Refused: The proposed works will disrupt the tree's symmetry, negatively affecting its wind-loading dynamics and structural stability. Additionally, the removal of significant biomass will result in the loss of vital vascular tissue, reducing the tree’s capacity for nutrient uptake, photosynthesis, and respiration, ultimately compromising its health and long-term viability*

24/00663/HP	14/11/2024	6 Aconbury Close, WORCESTER, WR5 1JD	Proposed loft conversion with dormer window to front elevation	Refused	Yes	The design for the dormer extension is poor and dominates the roofline on the front of the property.
24/00692/FUL	14/11/2024	Elgar Unit, Worcester Royal Hospital, Newtown Road, WORCESTER, WR5 1JG	Re-surfacing and re-configuration of existing car park to provide 75no. parking spaces, new lighting and landscaping.	Approved	No	Just outside the Parish. It is the car park near the residence and has no impact on homes in the Parish. We note the comments by Rebecca Marshall from the Worcestershire Regulatory Services (Contaminated).
24/00704/TPOA	11/11/2024	6 Stirling Avenue, WORCESTER, WR4 0EJ	T1 Oak - 2 metre lateral reduction of the lower limbs. Removal of ivy. T2 Field Maple - Sever Ivy at base and leave to die back.	Approved	No	Adjacent to footpath. Addresses growth in recent years that is encroaching public footpath.
24/00708/TPOA	06/11/2024	Land Adj. 5 Stony Close, Worcester, WR4 0JY	T1 -1 x oak overhanging front garden - reduce back branch/section overhanging the front garden by up to 2m	Refused	No	Addresses growth in recent years that is encroaching property. Declaration of Interest; Some Parish Council members know the applicant who is a former Warndon Parish Councillor
24/00709/TPOA	06/11/2024	St Nicholas Church St Nicholas LaneWorcesterWorcestershireWR4 0SL	T1 1 x holly - 1 x holly - prune to clear church by up to 2m, minor prune of extended branches into	Approved	No	
24/00599/TPOA	25/10/2024	Worcestershire Royal Hospital Charles Hastings Way WORCESTER WR5 1DD	51 Rowan - Fell to Ground Level 104 Common lime - Crown Lift to Statutory Height Over path 2.5m, 5.2m Over Road 156 Swedish whitebeam - Fell to Ground Level 162 Silver birch - Crown Lift Over Car Park/ Footpath to 2.5m 168 Common lime - Crown Lift Over Car Park/ Footpath to 2.5m 172 Pedunculate oak - Crown Lift Over Car Park/ Footpath to 2.5m 201 Common hawthorn - Crown Lift Over Car Park/ Footpath to 2.5m 206 Silver birch - Crown Lift Over Car Park/ Footpath to 2.5m 212 Silver	Approved	No	11 trees of varying species located around the hospital grounds. Unable to open supporting Excel file on Planning Portal.

			birch - Crown Lift Over Car Park/ Footpath to 2.5m 221 Field maple - Crown Lift Over Car Park/ Footpath to 2.5m 228 Willow species - Crown Lift Over Car Park/ Footpath to 2.5m 263 Willow species - Fell to Ground Level			
24/00639/TPOA	14/10/2024	29 Marsh Avenue, Worcester, WR4 0HJ	Oak - Crown lift to approx 7 metres above ground level by removing branches encroaching onto house back to main trunk.	Approved	No	To remove growth in recent years that is encroaching house/conservatory.
24/00578/ADV	07/10/2024	Petrol Station At Tesco Stores Ltd Mill Wood Drive Worcester WR4 0UJ	Avertisement consent for a none illuminated canopy fascia with illuminated sign, and signs to canopy pump columns and rear pump islands.	Approved	No	Advertisement
24/00213/FUL	30/09/2024	Land to the east of the A4440.	Two drive thru facilities, electric vehicle charging facilities, parking, landscaping and associated works.	Refusal	Yes	Drive through McDonalds and Starbucks. Many serious concerns with this. A representation will be submitted by Warndon Parish Council.
24/00695/NMA	20/09/2024	Transmec Uk Ltd, Wainwright Road, Worcester, WR4 9FA	Non-material amendment to planning approval 23/00776/FUL to regularise the sustainable drainage system's technical standards.	Approved	No	Supplied run off calculations suggest a "Surface water system designed to the 1 in 30 year storm"
24/00465/FUL	05/09/2024	3 Bolton Avenue, Worcester, Worcestershire, WR4 0ST	Conversion to Class C4 HMO	Delegated	Withdrawn	Warndon PC notes with concern the submission from Adam Jones (WCC Adult Social Care) in relation to this application.
24/00008/OUT	30/08/2024	Land At Darwin Avenue Worcester	Outline application with all matters reserved except access for the erection of up to 28 affordable dwellings.	Committee	Refused	19 properties, a scaled down version of the Darwin Fields proposal. Many of the same arguments for two rejected plans apply.
24/00508/TPOA	21/08/2024	7 Shaftesbury Green Worcester WR4 0SA	Oak - Prune all deadwood over 50mm out of the crown together with pruning back lower outer crown edge by up to approx 2metres back and up to approx 3 metres height above ground to a suitable side	Approved	No	The Tree inspection report from B. J. UNWIN FORESTRY CONSULTANCY Ltd. gives a fair and rational account of what needs to be done which is proportionate to the issues here. The report says, "The oak is old, healthy and without significant defects, and

			shoot or small branch to clear the road and allow additional light under the crown. No primary branches or limbs to be removed completely and no thinning of crown. Do not prune internal growth.			has potential to become a 'veteran', It easily justifies TPO protection"
24/00430/FUL	14/08/2024	Worcestershire Royal Hospital Charles Hastings Way Worcester WR5 1DD	Removal of an existing two-storey modular building to allow space for a Mobile MRI Unit (or similar) and associated temporary link corridor to connect the scanner to the main hospital building.	Approved	No	Proposed single story building wraps neatly around the Aconbury West Building (between Aconbury North and West Buildings) and is better from an aesthetics perspective than the current two storey modular building.
24/00517/NMA	14/08/2024	Transmec Uk Ltd, Wainwright Road, WORCESTER, WR4 9FA	Application for a non material amendment to planning approval 23/00776/FUL. Amendment relates to level loading door, repositioning of doors, repositioning of bicycle shelter and tarmac to the perimeter path	Approved	No	Non material amendment
24/00497/DEM	12/08/2024	Avenue Cottage Swinesherd Worcester Worcestershire WR5 1RU	Prior notification for the demolition of a dwelling	Approved	Yes	Swinesherd has been swamped by the urban extension of Worcester and is sandwiched between the A4440 and M5. There are very few traces of the former hamlet and the loss of one of the older dwellings would be unfortunate. We are not yet aware any specific plans for the land but a PIP application was made in 2023 for four homes in this vicinity that was withdrawn (23/00764/PIP), and was objected by the Parish Council.
24/00413/CLE	09/08/2024	The Three Pears, Wainwright Road, Worcester, WR4 9FA	Lawful development certificate to confirm the existing use of the site as a restaurant (use class E), and has been for in excess of 10 years.	Delegated	Approved	Why after ten years? The pub/restaurant is being closed and the premises will only be available to guests at the Premier Inn (for breakfasts presumably)
24/00323/HP	26/06/2024	16 Hingley Avenue, Worcester, Worcestershire,	Single storey rear extension	Approved	No	Replace an already existing conservatory with a permanent flat roof building.

		WR4 0PH				
24/00358/GPDE	19/06/2024	14 Bramhope Close, WORCESTER, WR4 0BG	Prior approval application for a rear single storey extension	Approved	No	New kitchen area behind existing garage (3.3m) to recreate a kitchen diner in a re-configurated ground floor with a smaller lounge area (dining part moved to the large kitchen diner).
24/00263/FUL	06/06/2024	Bosch Thermotechnology Uk Ltd, Cotswold Way, Worcester, WR4 9SW	Proposed site security gatehouse to the vehicle entrance	Approved	No	Small building beside entrance 3.792m x 3.792m with WC inside. Will enhance security on site.
24/00238/ADV	23/05/2024	Nunnery Park Service Station, Hornhill Road, WORCESTER, WR4 0SX	Advertisement consent for proposed Illuminated 7m EV Totem Pole Sign	Refusal	Yes	Warndon PC is concerned about the impact of the proliferation of advertising signage on this site. We note the comment of the City Council's Landscape Officer that "...it is a shame that these highly visible signs proliferate in some areas as they are visually intrusive..." Warndon PC feels that the Nunnery Park site already suffers from an excess of "visually intrusive signage". We feel that any additional signage - such as that proposed in this application - would further degrade the environmental value of the remaining elements of this part of the "Significant Gap". Taken together with the undoubted impact from the intrusive lighting already on the site, this proposed signage appears likely to increase the negative effect on bats in the area. Are officers able to provide professional opinion to indicate that there will be no additional impact on bats from this proposal? In the absence of such expert evidence, Warndon PC objects to this proposal
24/00128/HP	19/04/2024	316 Tolladine Road Worcester WR4 9NG	Single storey rear extension.	Approved	Yes	The property had a substantial extension added to it in 2014. This proposed additional extension could be classed as over development as it would significantly reduce

						the available garden space, leading to a loss of 'amenity space'
24/00169/TPOA	19/04/2024	6 Carisbrooke Avenue, Worcester, Worcestershire, WR4 0QJ	T1 - Oak - Reduce northern crown to provide 2m clearance from southern elevation of property as crown is orientated towards roof and guttering. Remove small branch within lower southern crown due to concerns with of proximity to garden structures.	Approved	No	Overhangs footpath that separates Berkeley Hunderton and Berkeley Heywood. The original developer (Persimmon Homes) taking responsibility for overgrowing trees is welcome.
24/00091/HP	04/04/2024	31 Slade Avenue, Worcester, Worcestershire, WR4 0HB	Proposed first floor side extension and single storey rear extension.	Approved	Defer	Extends above adjoining garage to create an additional upstairs bedroom and home office, and a ground floor extension into garden to create an extra reception room. SUDS statement simply reads "Due to the small size of the proposal, the inclusion of SUDS is considered not relevant. For this project, the existing drainage system will be utilised." Is this adequate? On 22nd Feb the following comment was received "Advisory Note: For the use or reuse of sewer connections, either direct or indirect, to the public sewerage system the Applicant will be required to make a formal application to STWL under Section 106 of the Water Industry Act 1991. Does additional bedroom have an impact on car parking provision? Support request from Landscape Officer to provide 1no standard bat box near the ridge on the south gable **Planning condition.** **For the use or reuse of sewer connections, either direct or indirect, to the public sewerage system the Applicant will be required to make a formal application to STWL under Section 106 of the Water Industry Act 1991. The Applicant may obtain copies of current guidance notes and application form from either the STWL**

						website (www.stwater.co.uk) or by contacting the STWL Development Services Team (Tel: 0800 707 6600).
23/00945/HP	28/03/2024	227 Newtown Road Worcester WR5 1JB	Proposed single storey rear extension	Approved	N/A	Outside Parish Council boundary, but would have objected
24/00100/TPOA	27/03/2024	Land adjacent to 1 Powderham Avenue, WORCESTER, WR4 0DN	Mature Large Pedunculate Oak (Quercus Robur) - Sympathetically prune back (reduce crown width size by 2.5 meters from branch tips to a suitable growth points achieving a natural shape) & prune out large dead wood. Reason for works. help gain extra light into shaded gardens & reduce weight off splayed heavy branches	Approved	No	Overhangs footpath from Hastings Drive towards the MUGA. The original developer (Persimmon Homes) taking responsibility for overgrowing trees is welcome.
23/00776/FUL	20/03/2024	Transmec Uk Ltd Wainwright Road Worcester Worcestershire WR4 9FA	Proposed extension of existing industrial warehouse space to suit requirements of the existing occupier.	Approved with outstanding conditions	Yes	Approved by Planning Committee. List of planning conditions on Worcester City Planning Portal.
23/00906/FUL	23/02/2024	Tesco Stores Ltd, Petrol Station at Mill Wood Drive Worcester Worcestershire WR4 0UJ	Formation of jet wash bay and associated works.	Approved	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.
23/00944/FUL	16/02/2024	Nunnery Park Service Station Hornhill Road	Application to vary condition 2 (approved drawings) of planning approval 23/00620/FUL - (Creation	Approved	No	The previous application 23/00620/FUL was approved on 27/07/2023. It would appear the specification of the charging facility has

		Worcester WR4 0SX	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.			changed and has implications on its positioning, hence the new application.
23/00956/HP	13/02/2024	14 Howcroft Green Worcester WR4 0DS	Installation of air source heat pump with suffice.	Application withdrawn	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.
23/00862/FUL	14/12/2023	Acorn House Bridgwater Road Worcester WR4 9FQ	Installation of new bin store and AC compound.	Approved	No	No
23/00703/FUL	30/11/2023	Land at Old Aconbury Orchard, Oaklands, Worcester, WR5 1SL	Temporary siting of a storage container (20ft by 8ft) and landscaping	Delegated	Approved	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.
23/00812/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 0RD	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."
23/00497/FUL	22/09/2023	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 stand.	Approved with outstanding conditions	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
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.
23/00468/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.
23/00620/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.
23/00671/TPOA	31/08/2023	"Oak View" 6 Cover Green, WR4 0JF	Reduction of Oak tree	Approved	Must be deferred pending further informatio n	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.
23/00477/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 Ankerage Green Worcester WR4 0DZ	Works to trees with Preservation Orders	Approved	No	Tidy up shrubbery in unused car park next to Ankerage Green to make car park usable. 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.
23/00286/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.
23/00428/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)
23/00388/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,	Proposed single storey rear extension	Refusal	N/A	Notice sent to clerk. Outside the Parish Boundary

		WR5 1JB				
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 failure. Similar specifation works has recently beeen carried out of neighbouring mature oak trees at Aconbury Close and Popert Drive No 2 Oaklands is joint applicant on this

						application and would like to have the tree reduced to improve the usability of their garden
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 s 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	Approved		Application type LB

			perimeter of the property			
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
23/00060/HP	20/02/2023	31 Dunmow Avenue, Worcester, Worcestershire, WR4 0NR	Proposed ground and first floor front extension	Approved	No	No objection
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.
23/00071/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
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 Royal Hospital, Newtown Road, Worcester, WR5 1JG	Installation of a new rooftop air-handling unit and erection of a small, brick built medical gas store at Aconbury North.	Approved by committee		
22/00945/ADV	20/01/2023	Unit 5 Berkeley Business Park Wainwright Road	Two single sided post mounted directional signs.	Approved		

		WORCESTER WR4 9FA			
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”