

Public Document Pack

Date of meeting Tuesday, 10th February, 2015
Time 7.00 pm
Venue Committee Room 1. Civic Offices, Merrial Street,
Newcastle-under-Lyme, Staffs ST5 2AG
Contact Geoff Durham

Conservation Advisory Working Party

AGENDA

PART 1 – OPEN AGENDA

1 DECLARATIONS OF INTEREST

To receive Declarations of Interest from Members on items included in this agenda

2 MINUTES OF PREVIOUS MEETINGS

(Pages 3 - 6)

To agree as a correct record, the minutes of the meeting held on 2 December, 2014

3 PREVIOUSLY CONSIDERED APPLICATIONS

(Pages 7 - 10)

To receive the decisions of applications which have been previously considered by this Working Party

4 NEW APPLICATIONS RECEIVED

(Pages 11 - 24)

To make observations on new applications received.

5 CONSERVATION AND HERITAGE FUND

To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the officer

6 URGENT BUSINESS

To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act, 1972.

Members: Councillors Allport, Mrs Bates, Mrs Burnett (Chair), Miss Cooper (Vice-Chair) and Naylor

PLEASE NOTE: The Council Chamber and Committee Room 1 are fitted with a loop system. In addition, there is a volume button on the base of the microphones. A portable loop system is available for all other rooms. Should you require this service, please contact Member Services during the afternoon prior to the meeting.

Members of the Council: If you identify any personal training/development requirements from any of the items included in this agenda or through issues raised during the meeting, please bring them to the attention of the Democratic Services Officer at the close of the meeting.

Meeting Quorums :- 16+= 5 Members; 10-15=4 Members; 5-9=3 Members; 5 or less = 2 Members.

Officers will be in attendance prior to the meeting for informal discussions on agenda items.

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 2nd December, 2014

Present:- Councillor Mrs Gillian Burnett – in the Chair
Councillors Berrisford and Wakeling
Representing Mr C Wakeling, Staffordshire Historic Buildings Trust
Outside Bodies

1. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

2. **MINUTES OF PREVIOUS MEETINGS**

Resolved:- That the minutes of the meeting held on 21 October, 2014 be agreed as a correct record.

3. **PREVIOUSLY CONSIDERED APPLICATIONS**

Resolved:- That the decisions on applications previously considered by this Working Party be received.

4. **NEW APPLICATIONS RECEIVED**

Resolved:- That the following observations be made on the applications listed below:-

<u>App No</u>	<u>Proposed development and name of applicant</u>	<u>Comments</u>
14/00834/ADV	85 High Street, Newcastle	The Working Party has no objections in principle to the signs but insists that all fixings for the signs be made into mortar courses or reuse existing holes.
14/00779/FUL	Blackburn House, The Midway, Newcastle	Strongly object to cladding, as unnecessary. This building and Marches House, built as a pair in the 1960's where the addition of the cladding will change the balance and composition of the two buildings. It is well designed with a quality and character

Conservation Advisory Working Party - 02/12/14

		particularly around the windows. No case has been put forward for adding cladding. Very real risk that the timber cladding will look unsightly in a few years.
14/00814/FUL & 14/00969/LBC	Beech Wood, Main Road, Betley	No objections
14/0821/FUL	Wilbraham House Residential Home, Audley	The Working Party considers that this application is overdevelopment of the site and at present there is a subsidiarity to the extension. The damage to the streetscene has already been done but would wish the possibility of dormers in the roof to reduce the overall bulk of the roof be explored.
14/00843/FUL	Betley Court Farm, Main Road, Betley	The WP considers that more care needs to be taken with the design to reflect the existing building particularly in relation to existing openings, ensuring that cill heights are retained and that reference is paid to the existence of the large openings. There is a possibility for archaeology on the site.
14/00833/DEEM3	Car Park, Windsor Street, Newcastle	This proposal is not the most desirable use of land for this corner of the Conservation Area. It could be tidied up.
14/00850/ADV	Scouts Association, The Avenue, Kidsgrove	This part of the Conservation Area is attractive and the Working Party feels that the banner sign should be lower in height to be more in keeping with the character of the street.

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14/00865/FUL	13 Barracks Road, Newcastle	The Barracks Workshops is an important high quality listed building designed to be seen from all angles. The Working Party considers the building unsympathetic and the roof material completely inappropriate and that all timber would be a better solution.
14/00892/FUL	Former Maxims, Stanier Street/Lower Street, Newcastle	No objections, but the Working Party wants to ensure that the trees on Stanier Street are unharmed and the hoarding is located behind the bollards for added security.

5. URGENT BUSINESS

There was no urgent business.

**COUNCILLOR MRS GILLIAN BURNETT
Chair**

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**DECISIONS OF THE BOROUGH COUNCIL ON APPLICATIONS WHICH
HAVE PREVIOUSLY BEEN CONSIDERED BY THE WORKING PARTY**

For reports on all committee decisions, please follow the minutes and agendas search on the Council’s website or refer to your copy of the Planning agenda for the permitted date. Reports for delegated items can be found in the public access section of the Council’s website and a direct link to the application is provided in the last column.

Reference	Location and Applicant	Development	Working Party Comments	Planning Decision
14/00636/FUL	Land south of Fields Farm, Madeley	Erection of 30m wind turbine	No objections	Permitted by Planning Committee on 12 th December 2014 www.newcastle-staffs.gov.uk/planning/1400636FUL
14/00700/FUL	Land to the rear of Grindley Cottage, Betley	Proposed split level dwelling	The WP sees an archaeological assessment as an essential requirement so close to an ancient burial ground to enable a full understanding of this site. The WP objects to any development on this site and particularly feels that the proposal is of poor design quality inappropriate for the CA and harms the setting of the Grade I listed church. If any development on this site was considered acceptable, a quality innovative design, fully justified, should be insisted on.	Permitted by delegated powers on 21 November 2014 www.newcastle-staffs.gov.uk/planning/1400700FUL

14/00779/FUL	Blackburn House, The Midway, Newcastle Morston Assets	Recladding of existing building and installation of new windows	Strongly object to cladding as unnecessary. This building and Marches House, built as a pair in 1960s where the addition of the cladding will change the balance and composition of the two buildings. It is well designed with a quality and character.	Permitted by delegated powers on 15 th December 2014 www.newcastle-staffs.gov.uk/planning/1400779FUL
14/00814/FUL & 14/00969/LBC	Beech Wood, Main Road, Betley	Erection of car barn and replacement gates and brick pillars	No objections	Permitted by delegated powers on 9 December 2014 www.newcastle-staffs.gov.uk/planning/1400814FUL
14/00821/FUL	Wilbraham House, Church Street, Audley	First floor extension	The WP considers that this application is overdevelopment of the site and at present there is a subsidiarity to the extension. The damage to the streetscene has already been done but would wish the possibility of dormers in the roof to reduce the overall bulk of the roof to be explored.	Permitted by delegated powers on 9 January 2015 www.newcastle-staffs.gov.uk/planning/1400821FUL
14/00833/DEEM3	Car park Windsor St, Newcastle	Erection of 3 advertisement hoardings	This proposal is not the most desirable use of land for this corner of the Conservation Area. It could be tidied up.	Permitted by delegated powers on 16 December 2014 www.newcastle-staffs.gov.uk/planning/1400833DEEM3

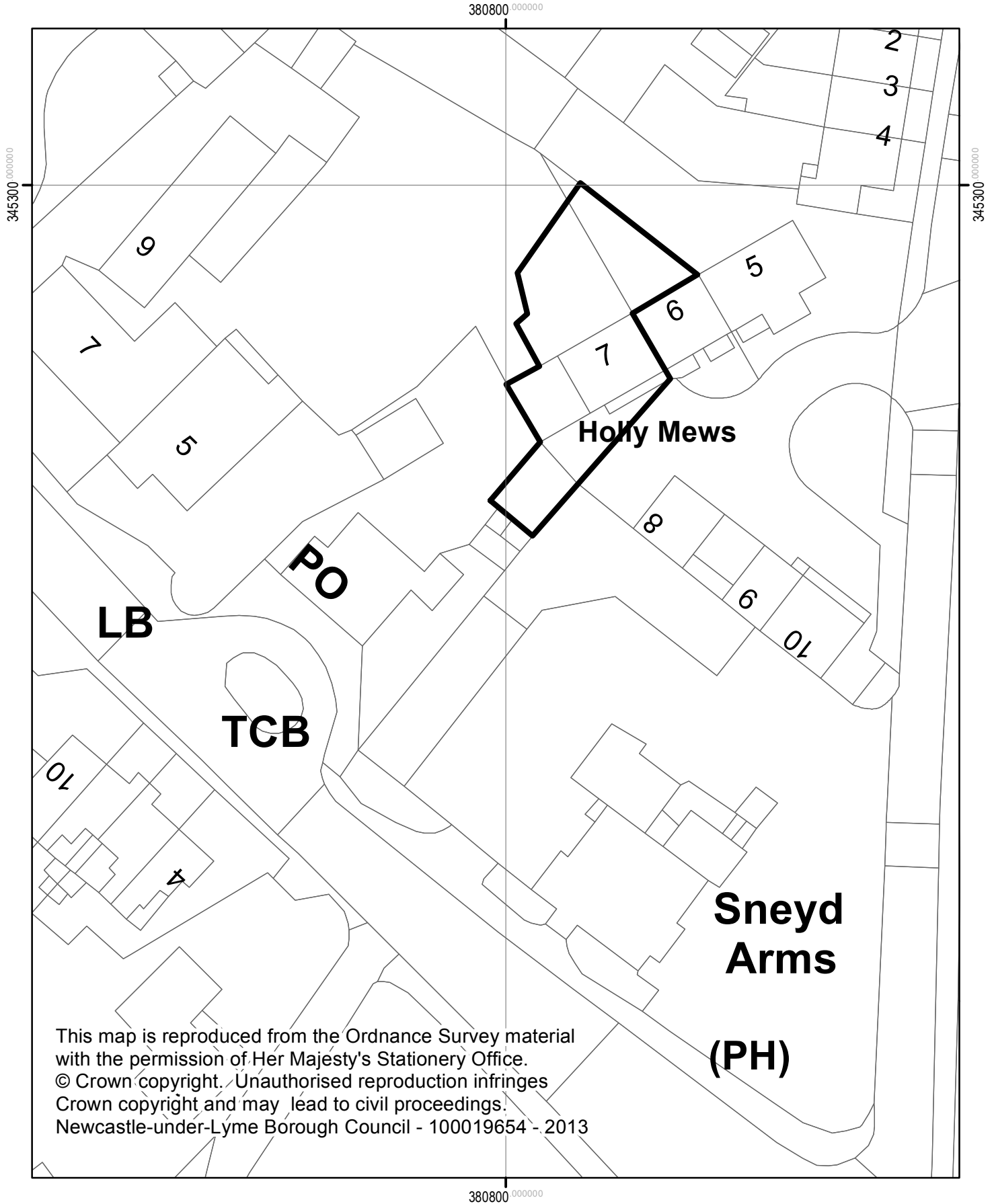
14/00850/ADV	Scouts Association, The Avenue, Kidsgrove,	Erection of banner mast and replacement flag pole	This part of the Conservation Area is attractive and the Working Party feels that the banner sign should be lower in height to be more in keeping with the character of the street.	Permitted by delegated powers on 24 December 2014 www.newcastle-staffs.gov.uk/planning/1400850ADV
14/00865/FUL	13 Barracks Rd, Newcastle	Erection of detached garage	The Barracks Workshops is an important high quality listed building designed to be seen from all angles. The Working Party considers the building unsympathetic and the roof material completely inappropriate and that all timber would be a better solution.	Permitted by delegated powers on 12 January 2015 www.newcastle-staffs.gov.uk/planning/1400865FUL
14/00892/FUL	Maxims, Lower St, Newcastle	Erection of security fence	No objections, but the Working Party wants to ensure that the trees on Stanier Street are unharmed and the hoarding is located behind the bollards for added security.	Permitted by delegated powers on 22 January 2015 www.newcastle-staffs.gov.uk/planning/1400892FUL

14/00834/ADV	85 High Street, Newcastle	Erect and display 5 illuminated signs	The Working Party has no objections in principle to the signs but insists that all fixings for the signs be made into mortar courses or reuse existing holes.	Permitted by delegated powers on 17 December 2014 www.newcastle-staffs.gov.uk/planning/1400834ADV
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CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Link
14/00977/FUL	7 Holly Mews, Keele Mr S Tasker	Formation of window in front elevation	Within Keele Conservation Area.	www.newcastle-staffs.gov.uk/planning/1400977FUL
14/00903/FUL	Land opposite 1 Church Villas, The Butts, Betley	Alteration to dwelling permitted under 12/00338/FUL to include orangery to rear	Within Betley Conservation Area	www.newcastle-staffs.gov.uk/planning/1400903FUL
14/00972/FUL	Chapel Barn, Shraleay Brook Chapel, Halmerend	Retention of conservatory	Affecting a building on Councils Register of Important Buildings	www.newcastle-staffs.gov.uk/planning/1400972FUL
14/00951/FUL	The Lawns, Eccleshall Road, Mucklestone	Retention of conversion of existing outbuilding to ancillary accommodation	Within Mucklestone Conservation Area	www.newcastle-staffs.gov.uk/planning/1400951FUL
15/00033/LBC	Former Maxims, Stanier Street, Newcastle Prime Developments Ltd	Works to expose parts of the interior of the building to allow further assessment and to facilitate the development and full renovation proposals	Affecting a Grade II Listed Building	www.newcastle-staffs.gov.uk/planning/1500033LBC
15/00047/COU	10 Sidmouth Avenue, Newcastle The Bieches (Staffs) Ltd	Change of use from former children's home to student accommodation	Within The Brampton Conservation Area	www.newcastle-staffs.gov.uk/planning/1500047COU

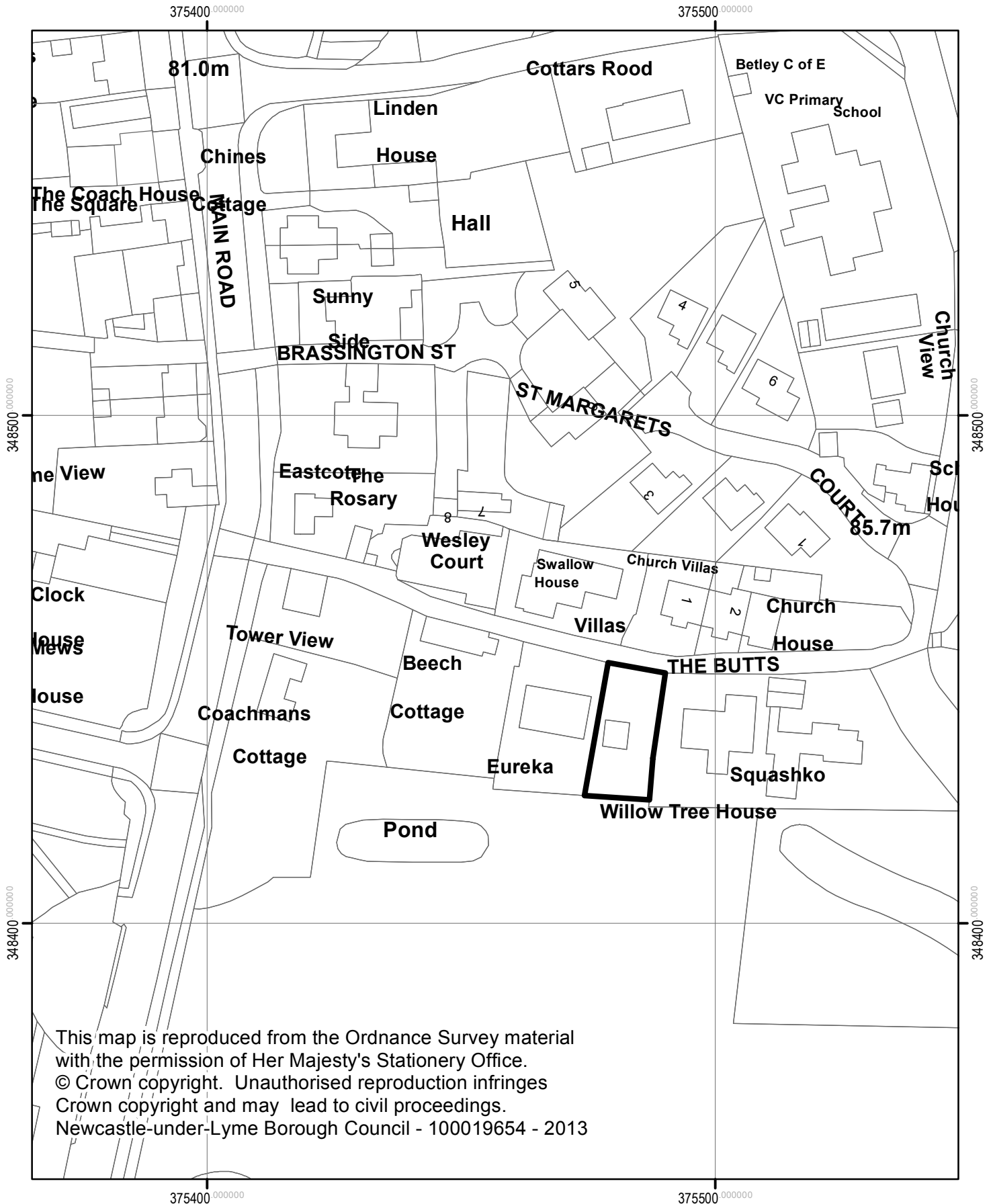
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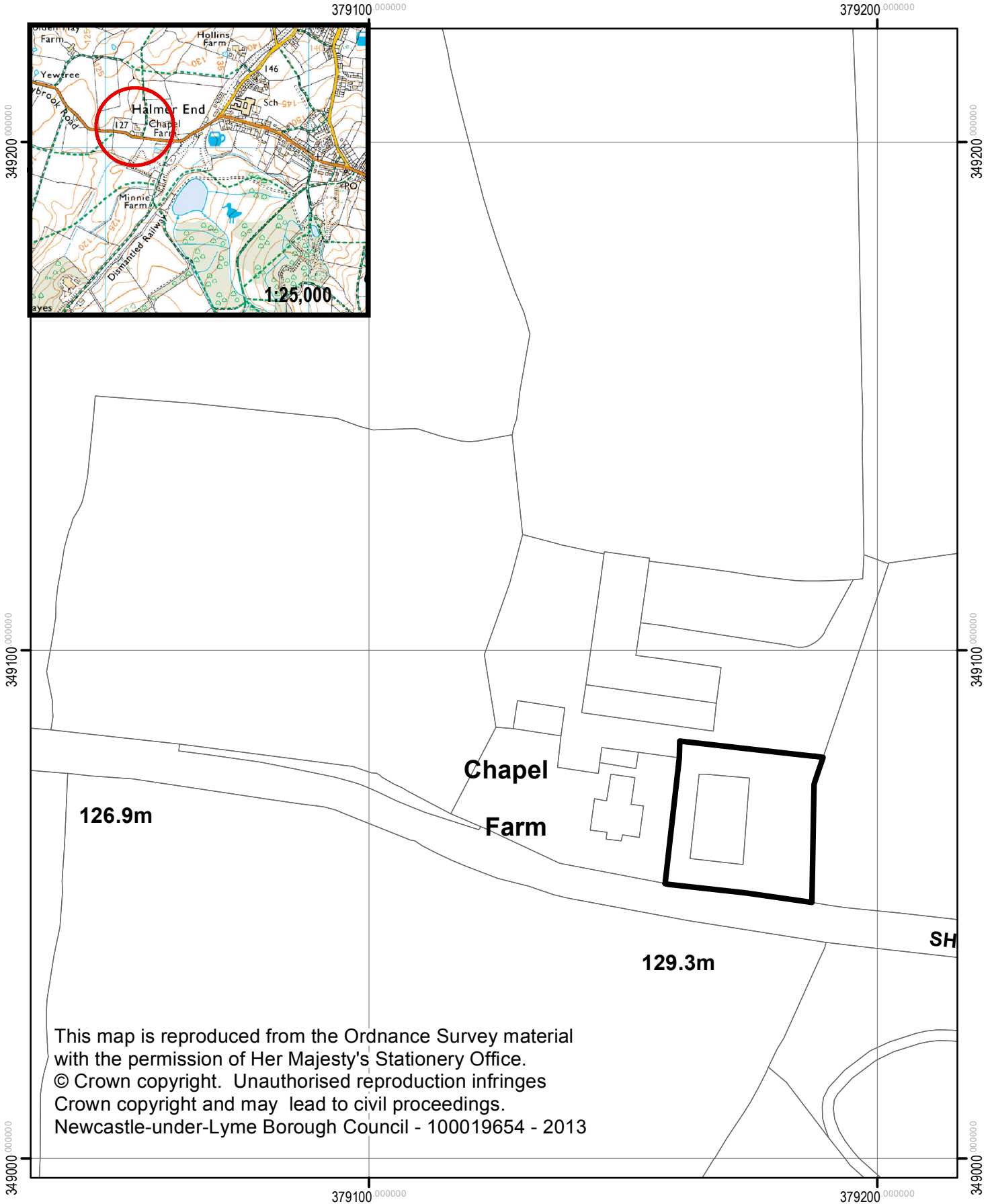
14/00903/FUL
Land opposite 1 Church Villas,
The Butts, Betley



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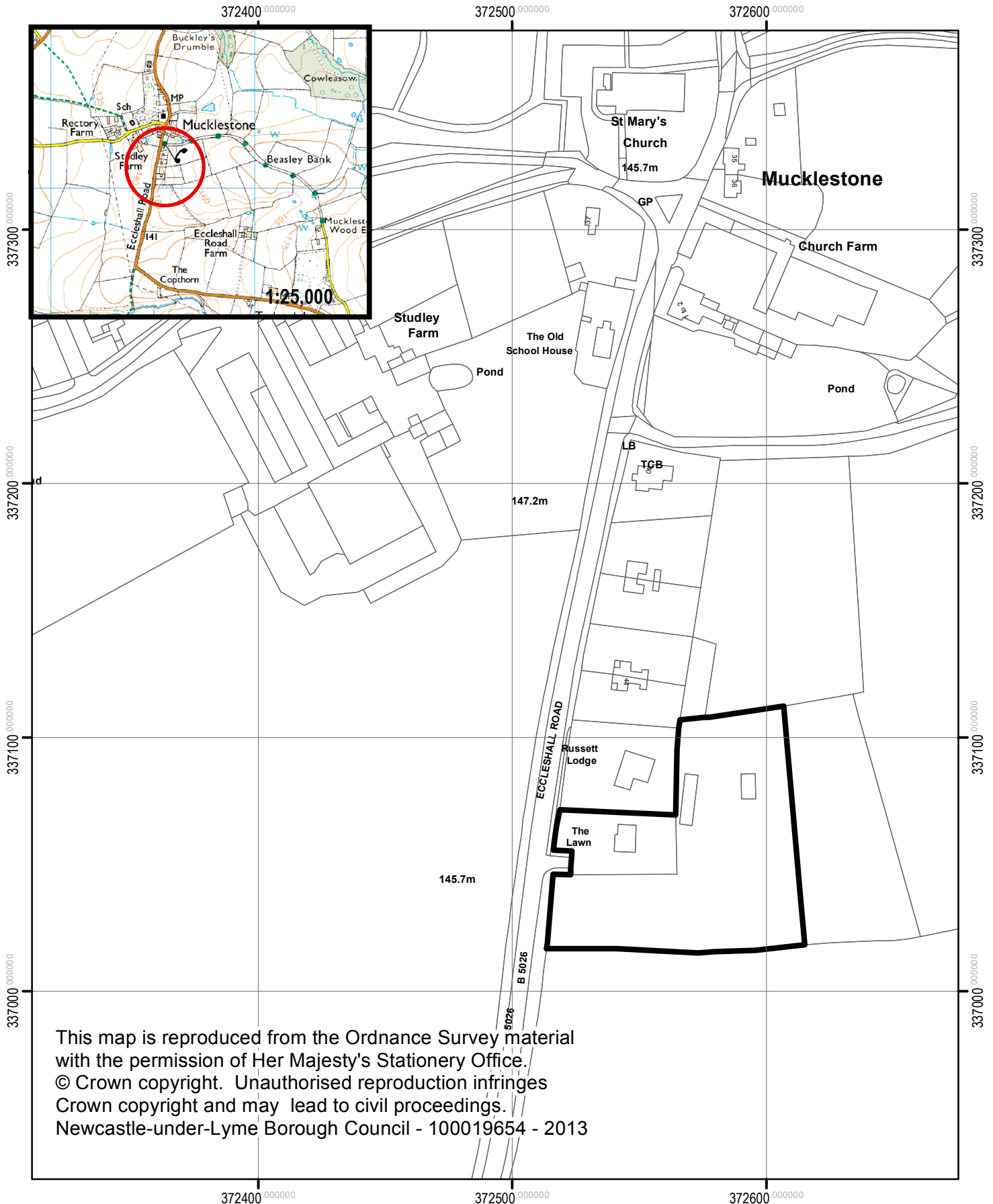
14/00972/FUL
Chapel Barn, Shraleley Brook Chapel,
Halmerend



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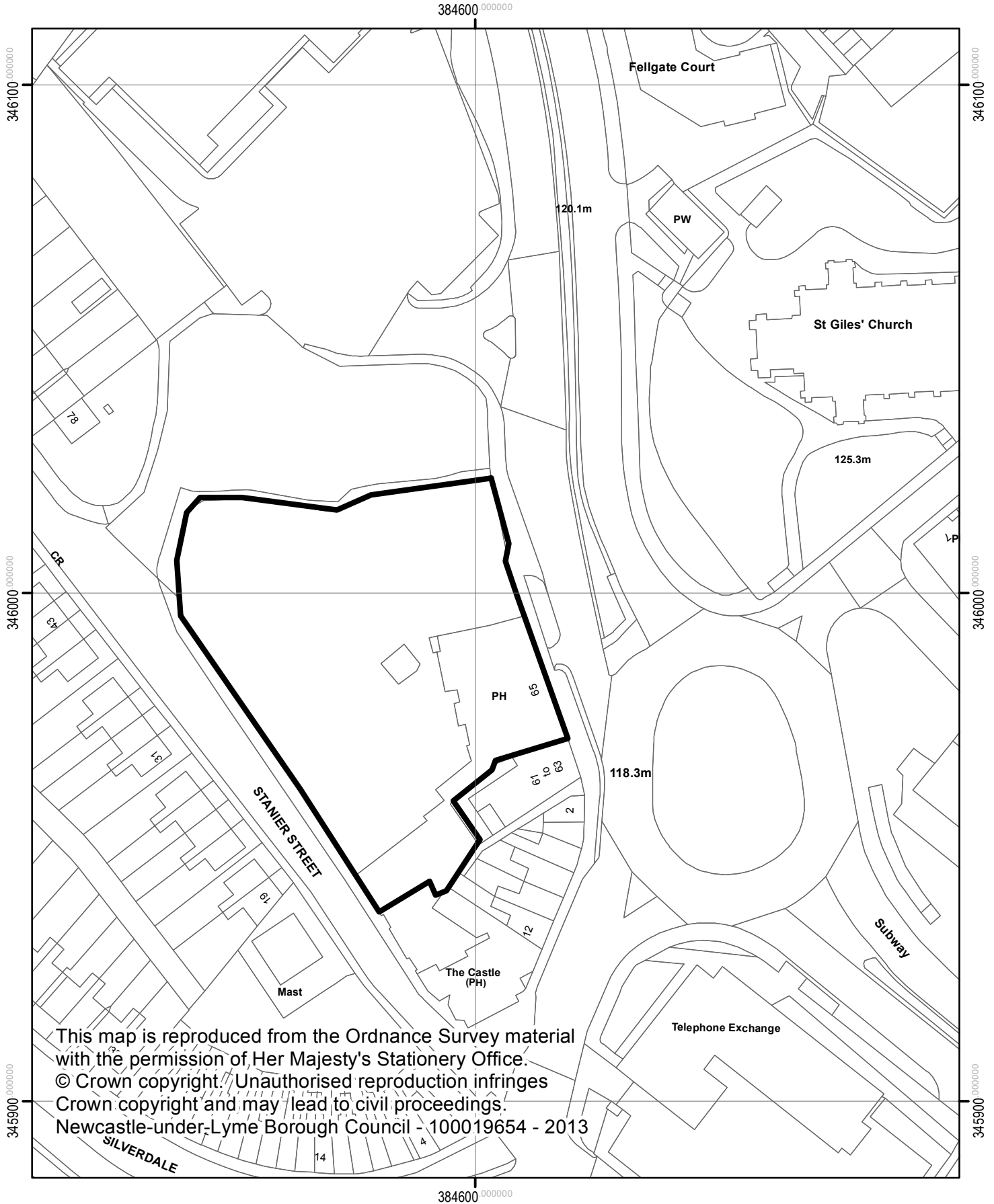
14/00951/FUL

The Lawns, Eccleshall Road, Mucklestone



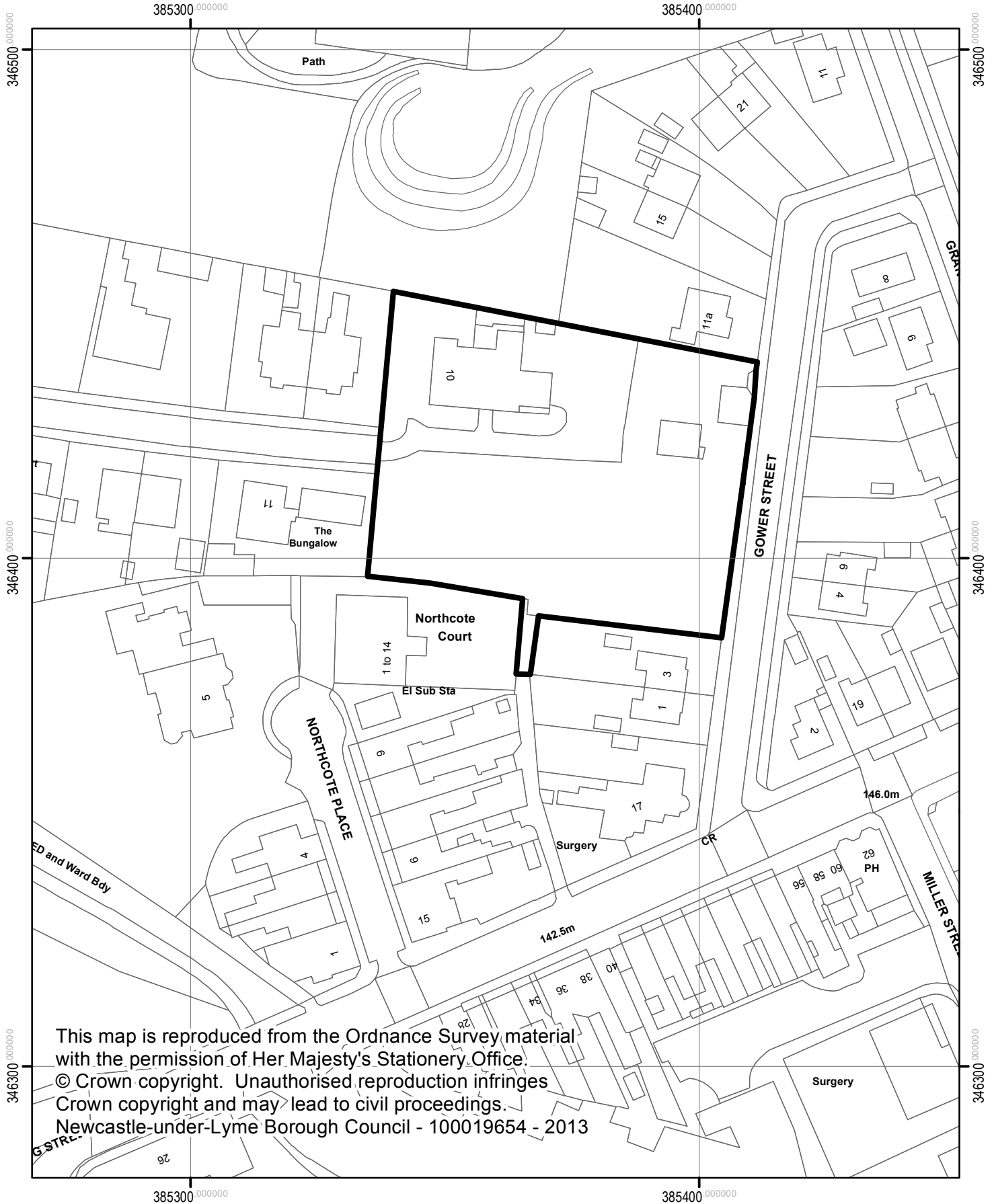
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