



**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

Thursday, 28th May, 2015

**Present:-** Councillor Wenslie Naylor – in the Chair

Councillors Allport, Cooper, Johnson and Simpson

Representing Parish Councillor Mrs A J Berrisford, Betley Balterley and  
Outside Bodies Wrinehill Parish Council  
Mr David Broome, Newcastle Civic Society  
Mr C Wakeling, Staffordshire Historic Buildings Trust  
Mr J Whieldon, Newcastle Civic Society

There were no Apologies received.

### 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 5 May, 2015 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

<u>App No</u>	<u>Proposed development and name of applicant</u>	<u>Comments</u>
15/00142/FUL	Briarwood, Common Lane, Betley	The Working Party recommends that the historic detailing of the building is carried through into the new extension and any new work including the porch does not mask any of the historic detailing.
15/00277/FUL	12 Station Road, Madeley	The Working Party is happy in general with the detached house and to reflect the main house it should be painted brick with bellmouth eaves added as a detail and the windows need revising as the proportions are unbalanced. The mews houses are less successful with a mix of proposed materials. The brickwork should be

a darker brick to pick up the theme of Madeley brick, and the number of other material elements reduced. Door materials are unclear.

15/00327/FUL

The Old Piggery, Bowhill Lane, Betley

The Working Party welcomes the change of use to improve the appearance of the site for Betley. The simplicity of the building needs to be protected and the segmented arch on the windows is not sympathetic to the rhythm of the design. The roof is the most visual feature and a brindle clay tile should be used, not concrete. A member expressed a view that the dwellings should be a single form and not divided into two by removal of a bay of the barn. The garage roof should not be higher than the main building.

15/00414/ADV

The Butchers Arms, Church Street, Audley

The Working Party objects to the fascia sign which disguises the half timbering which is an important feature on the building. They raise the need to change the lantern light and that new signs should not create new holes in the masonry but utilise existing ones or mortar joints.

15/00166/FUL

Demolition of former swimming baths and construction of student development (revised plans)

The Working Party prefers version 3 with the increase in brick and version 4 for the proposed additional windows. This new building will have a strong impact on the character of the conservation area and it is considered still too bulky with not enough projection and recessing and should be reduced by at least one storey. Concern was raised over visibility through windows at ground floor. The choice of colour for any render or cladding needs careful consideration.

## **5. STUBBS WALK APPRAISAL**

**Resolved:**

That the Planning Committee be advised that the Working Party recommends approval of the draft document, subject to some minor typographical errors being amended

6. **URGENT BUSINESS**

There was no Urgent Business.

**COUNCILLOR WENSLIE NAYLON**  
**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
15/00166/FUL	Jubilee Baths, Nelson Place, Newcastle	Demolition of building and erection of boundary wall around footprint of demolished building (revised plans)	The WP prefers version 3 with the increase in brick and version 4 for the proposed additional windows. This new building will have a strong impact on the character of the Conservation Area and it is considered still too bulky with not enough projection and recessing and should be reduced by at least one storey. Concern was raised over visibility through windows at ground floor. The choice of colour for any render or cladding needs careful consideration.	Approved by Planning Policy Committee on 3 <sup>rd</sup> June 2015, subject to Section 106 agreement.  <a href="http://www.newcastle-staffs.gov.uk/planning/1400166FUL">www.newcastle-staffs.gov.uk/planning/1400166FUL</a>
15/00079/OUT	Land adjacent to Ravenshall Farmhouse, main Road, Wrinehill	Proposed detached bungalow and garage	The WP feels that the proposed building should be 2 storey, not too large as the existing vernacular with a ridge parallel to the road. The curved entrance should be retained and parking ideally	Refused by delegated powers on 28 May 2015  <a href="http://www.newcastle-staffs.gov.uk/planning/1500079OUT">www.newcastle-staffs.gov.uk/planning/1500079OUT</a>

			located to the rear of the property.	
15/00111/LBC	Winnington Grange, Mucklestone Road, Market Drayton	Replacement of roof, render and windows	The WP has concerns about the need for the damp proofing system as it is highly visible and the re-rendering in lime will allow the building to breathe. A watchful eye should be kept on the workmanship and details of the work.	Approved by delegated powers on 9 June 2015 <a href="http://www.newcastle-staffs.gov.uk/planning/1500111LBC">www.newcastle-staffs.gov.uk/planning/1500111LBC</a>
15/00322/ADV	64-68 High Street, Newcastle	Replace existing signage	No objections to the signs providing no new fixing holes are made in the stonework. The fanlights should all be kept in clear glass to retain the balance and requests further specification of the "black" glass.	Approved by delegated powers on 9 June 2015 <a href="http://www.newcastle-staffs.gov.uk/planning/1500322ADV">www.newcastle-staffs.gov.uk/planning/1500322ADV</a>
15/00329/FUL	The Skylark High Street, Talke	Demolition of existing public house and erection of 10 dwellings	To improve the Conservation Area, the scheme would be improved by having the houses fronting High Street. Due to the topography of the area views out of the Conservation Area might be the maze of fencing in place of concrete panels would help to mitigate the impact.	Approved by delegated powers on 9 June 2015 <a href="http://www.newcastle-staffs.gov.uk/planning/1500329FUL">www.newcastle-staffs.gov.uk/planning/1500329FUL</a>



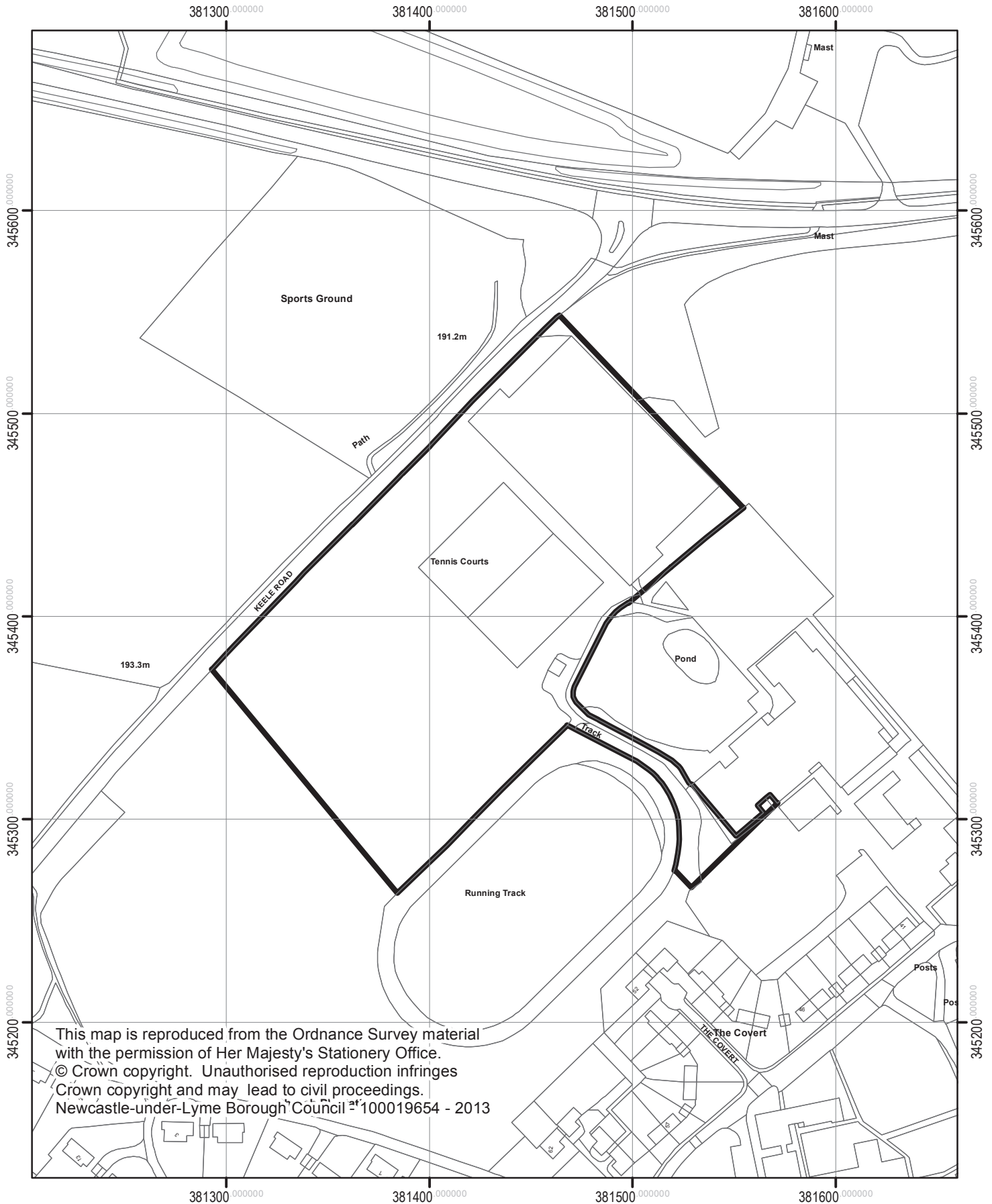
15/00142/FUL	Briarwood, Common Lane, Betley	Two-storey rear extension ground floor side extension, new front porch and new access	The WP recommends that the historic detailing of the new extension and new work including the porch does not mask any of the historic detailing.	Approved by delegated powers on 15 June 2015 <a href="http://www.newcastle-staffs.gov.uk/planning/1500142FUL">www.newcastle-staffs.gov.uk/planning/1500142FUL</a>
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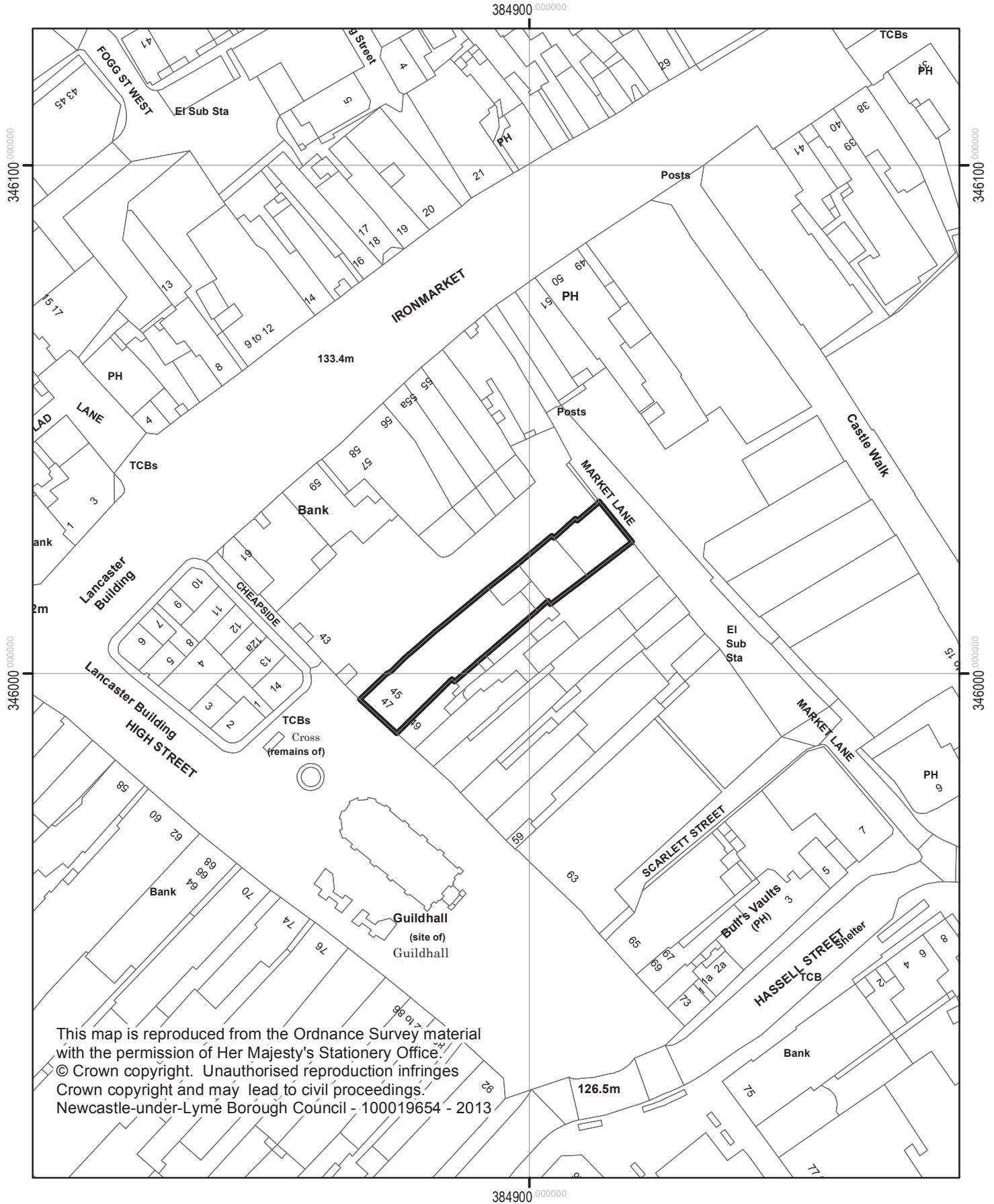
**CONSERVATION ADVISORY WORKING PARTY**

Reference	Location and Applicant	Development	Remarks	Link
15/00392/FUL	Keele Leisure Centre, Keele University	Upgrading of sports facilities including new 3G football pitch, 3G rugby training and pitch, reuse tennis courts as basketball and beach volleyball court with floodlighting, storage and access	Within Keele Historic Park and Garden	<a href="http://www.newcastle-staffs.gov.uk/planning/1500392FUL">www.newcastle-staffs.gov.uk/planning/1500392FUL</a>
15/00423/ADV	Laura Ashley, 45-47 High Street, Newcastle Royal Bank of Scotland Plc	Replacement of existing signage	Within Newcastle town centre Conservation Area.	<a href="http://www.newcastle-staffs.gov.uk/planning/1500423ADV">www.newcastle-staffs.gov.uk/planning/1500423ADV</a>
15/00424/LBC	Aston Cottage, 201 School Lane, Aston Mr Suffolk	Addition of an internal wooden frame around the original front door of the property.	Affecting a Grade II listed building	<a href="http://www.newcastle-staffs.gov.uk/planning/1500424LBC">www.newcastle-staffs.gov.uk/planning/1500424LBC</a>
15/00432/ADV	Audley Health Centre, Church Street, Audley	1 non-illuminated fascia sign and 1 non-illuminated entrance sign.	Within Audley Conservation Area	<a href="http://www.newcastle-staffs.gov.uk/planning/1500432ADV">www.newcastle-staffs.gov.uk/planning/1500432ADV</a>
15/00479/ADV 15/00480/FUL 15/00487/LBC	Nat West Bank, 75 High Street, Newcastle	1 New Halo illuminated sign, update all signs, 2 replacement ATMs and new stud partition wall to incorporate new wall and existing partition walls removed.	Within Newcastle under Lyme Conservation Area and affecting a Grade II Listed Building	<a href="http://www.newcastle-staffs.gov.uk/planning/1500479ADV">www.newcastle-staffs.gov.uk/planning/1500479ADV</a>  <a href="http://www.newcastle-staffs.gov.uk/planning/1500487LBC">www.newcastle-staffs.gov.uk/planning/1500487LBC</a>

15/00519/FUL	Heron Foods Ltd, 10 Castle Walk, Newcastle	Retention of 2 air condensers and 2 refrigeration condensers (13/00977/FUL)	Within Newcastle Town Centre Conservation Area.	<a href="http://www.newcastle-staffs.gov.uk/planning/1500519FUL">www.newcastle-staffs.gov.uk/planning/1500519FUL</a>
15/00498/FUL 15/00499/LBC	Former Maxims, Stanier Street, Newcastle	Erection of care village development comprising new 3 and 4 storey building linked to conversion of former nightclub for ancillary uses (offices, tea rooms, hair salon, community heritage gallery and training space) including access car parking, amenity areas, landscaping and associated works	Affecting a Grade II Listed Building and adjacent to Newcastle Town Centre Conservation Area.	<a href="http://www.newcastle-staffs.gov.uk/planning/1500498FUL">www.newcastle-staffs.gov.uk/planning/1500498FUL</a>
15/00465/FUL	Land west of Domvilles Farm, Barthomley Road, Audley	Proposed agricultural workers dwelling on land to west of farmhouse	Within the setting of a Grade II Listed Farmhouse	<a href="http://www.newcastle-staffs.gov.uk/planning/1500465FUL">www.newcastle-staffs.gov.uk/planning/1500465FUL</a>
15/00369/ADV	Lindsay Hall Block, Keele university	Retention of temporary banner signs fixed to Halls (Blocks G H I J K L M N)	Adjacent to Keele Historic Park and Garden and Keele Hall Conservation Area.	<a href="http://www.newcastle-staffs.gov.uk/planning/1500369ADV">www.newcastle-staffs.gov.uk/planning/1500369ADV</a>

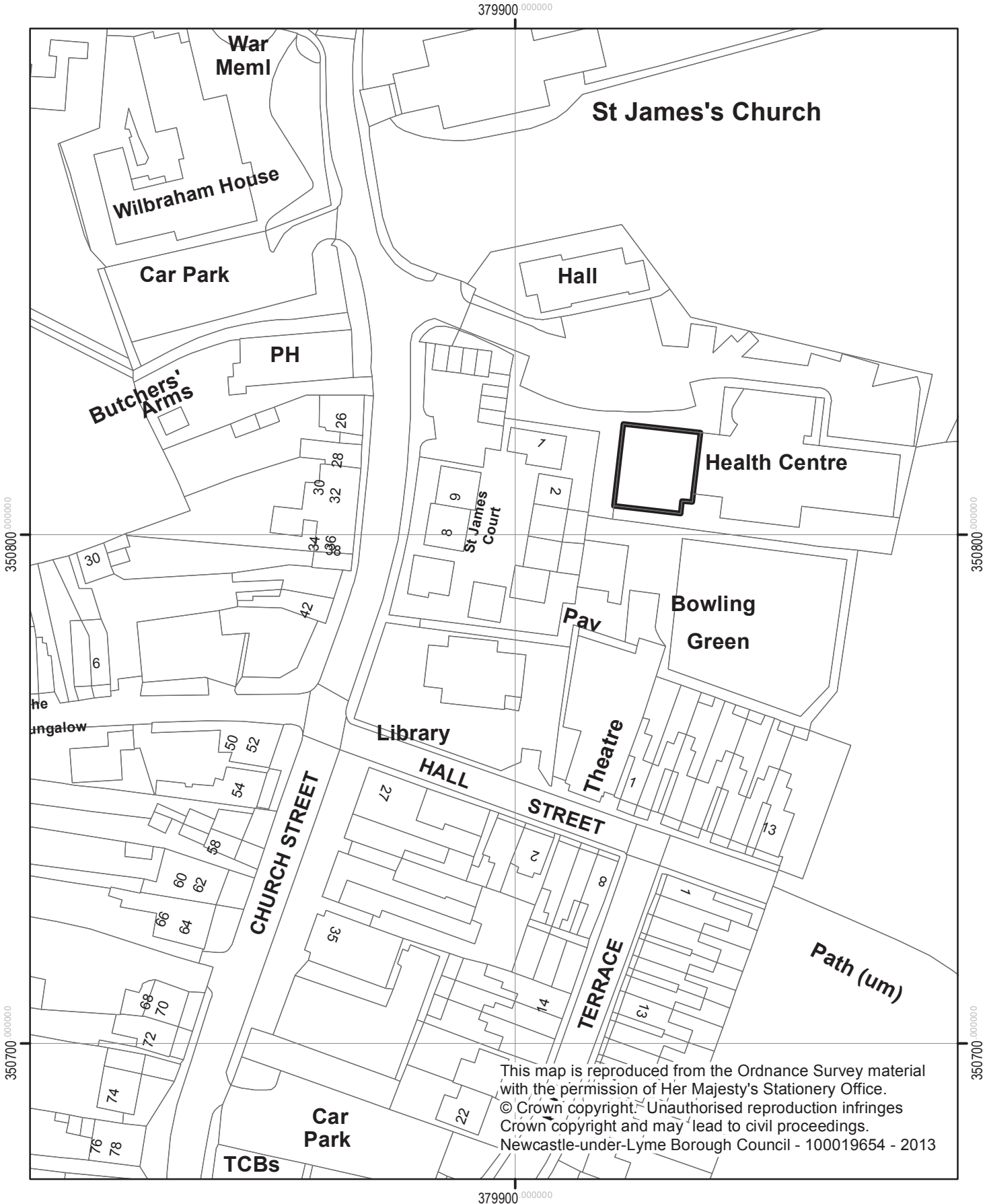


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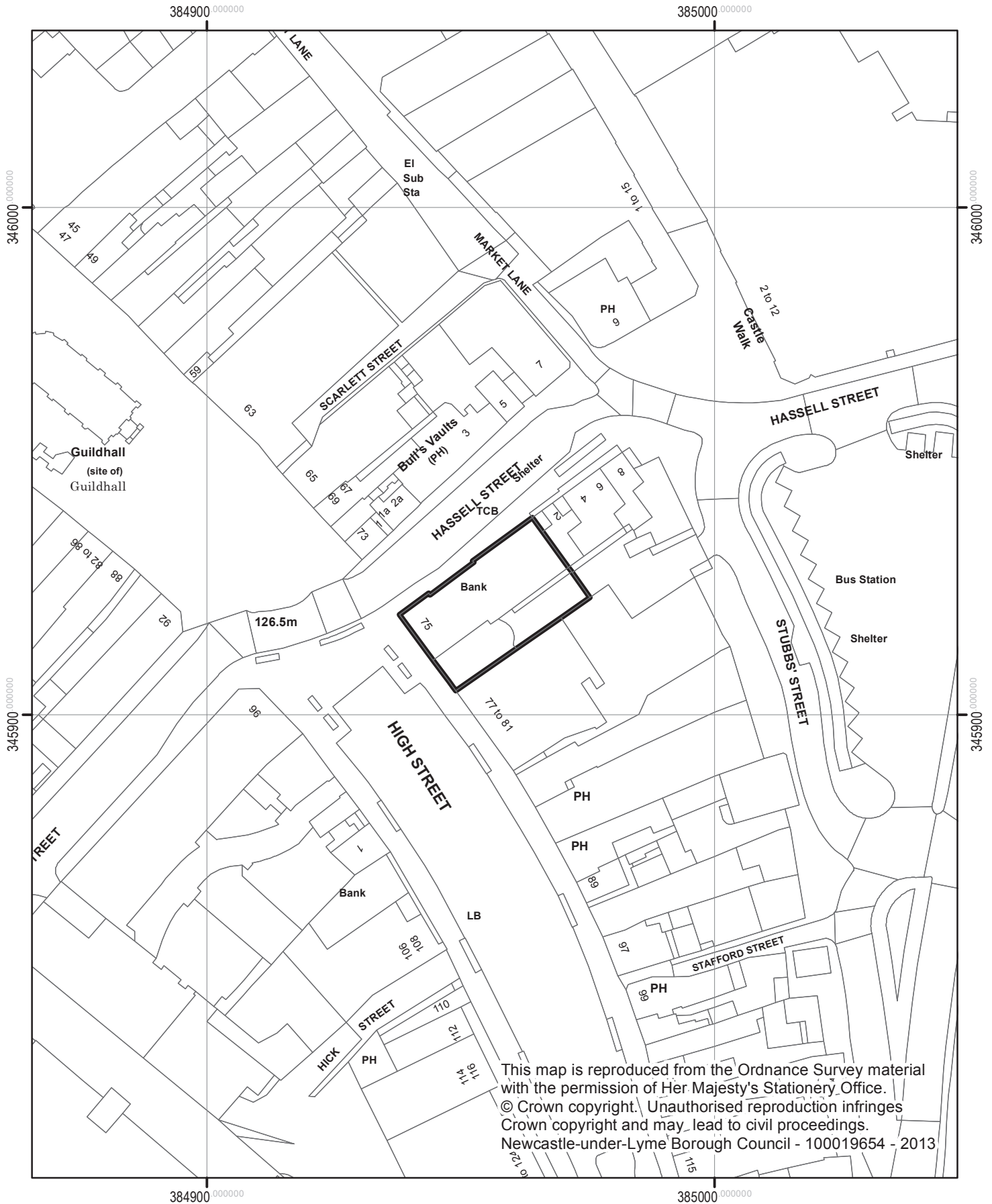
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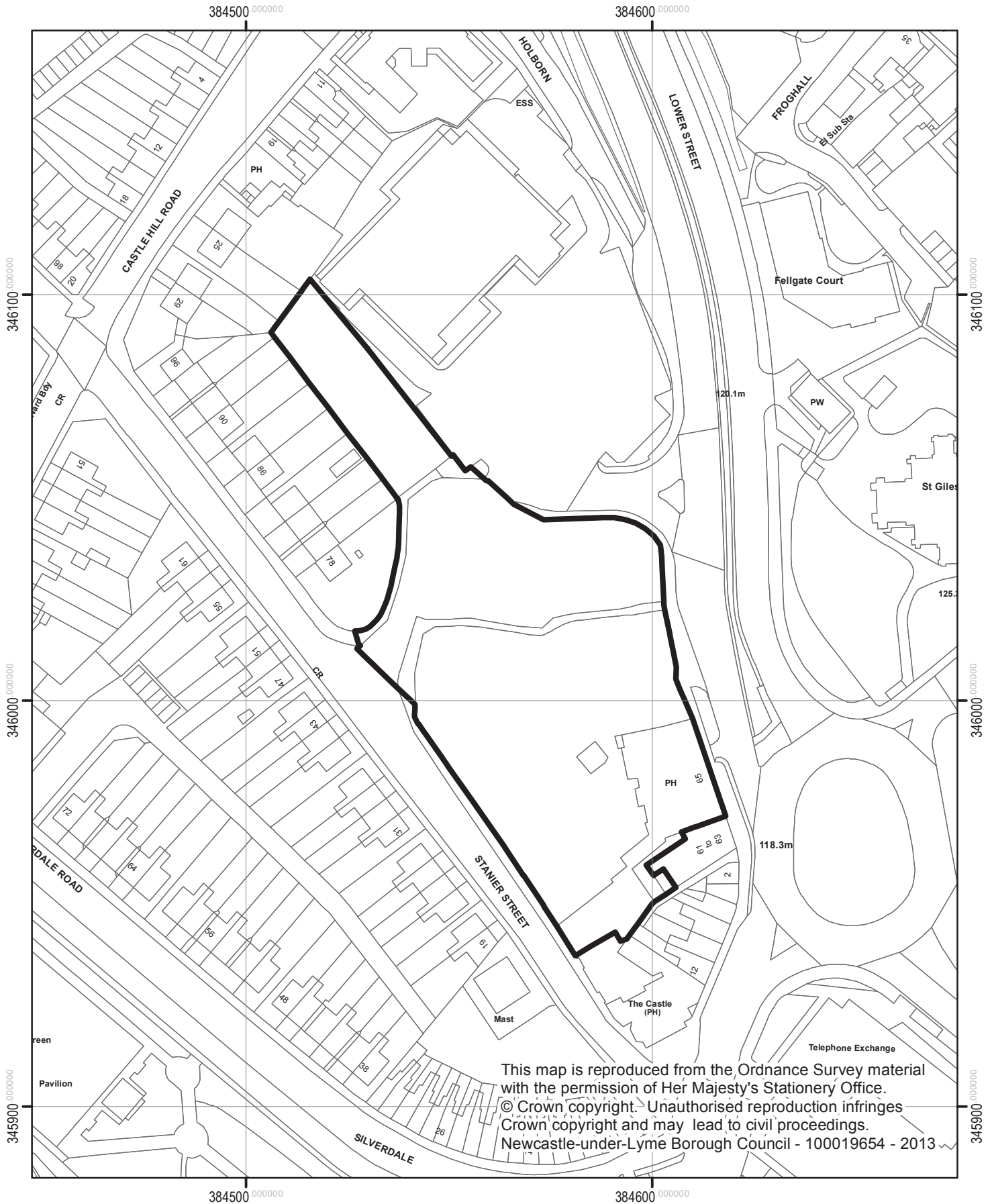
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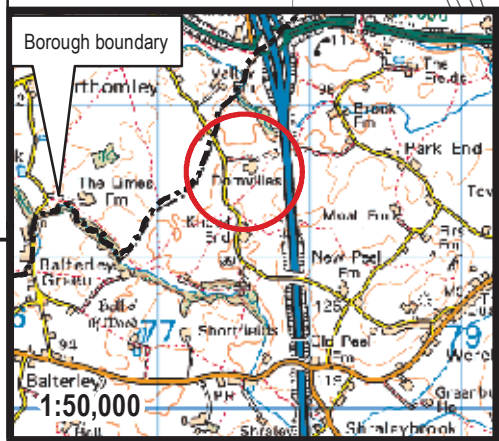
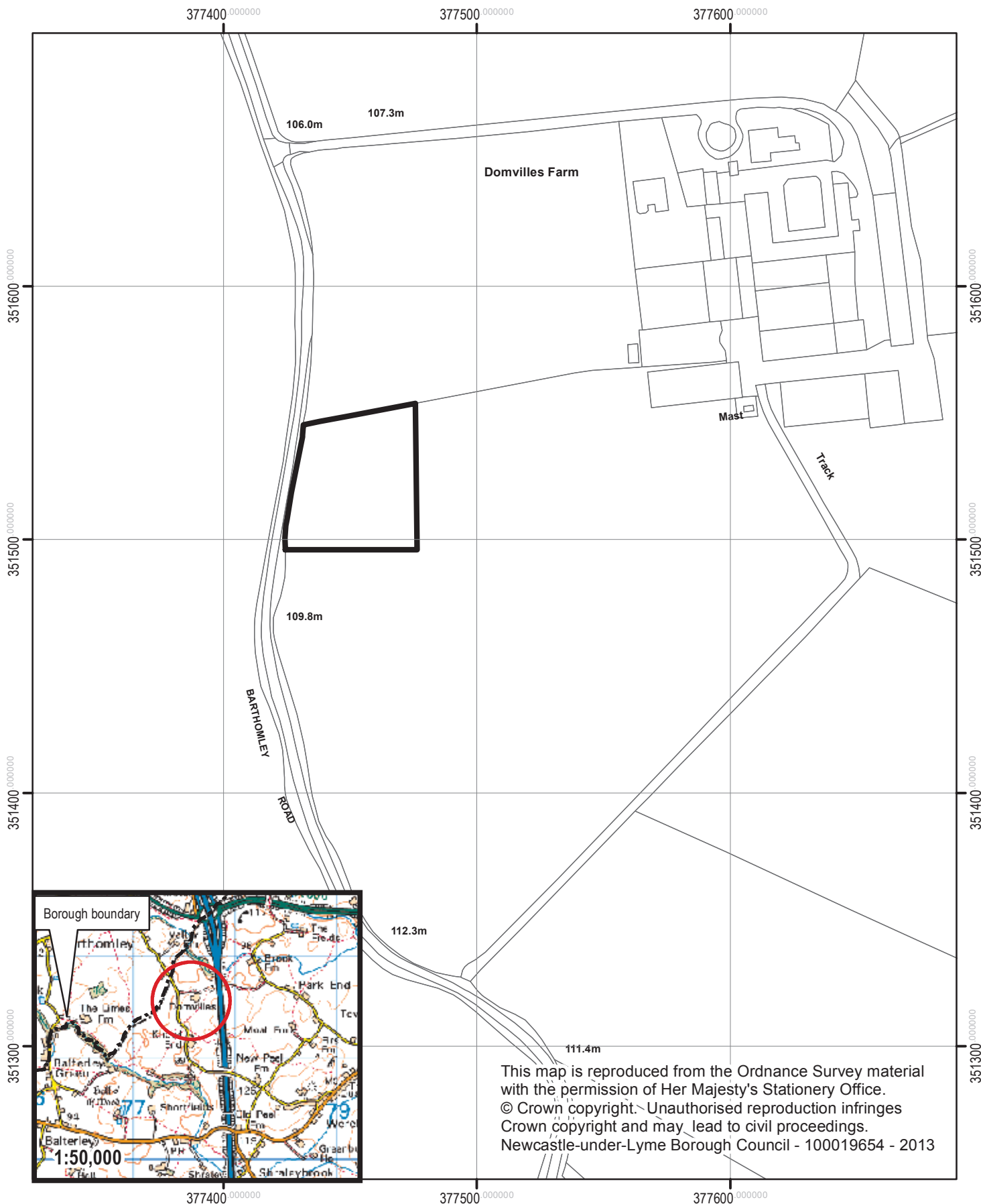
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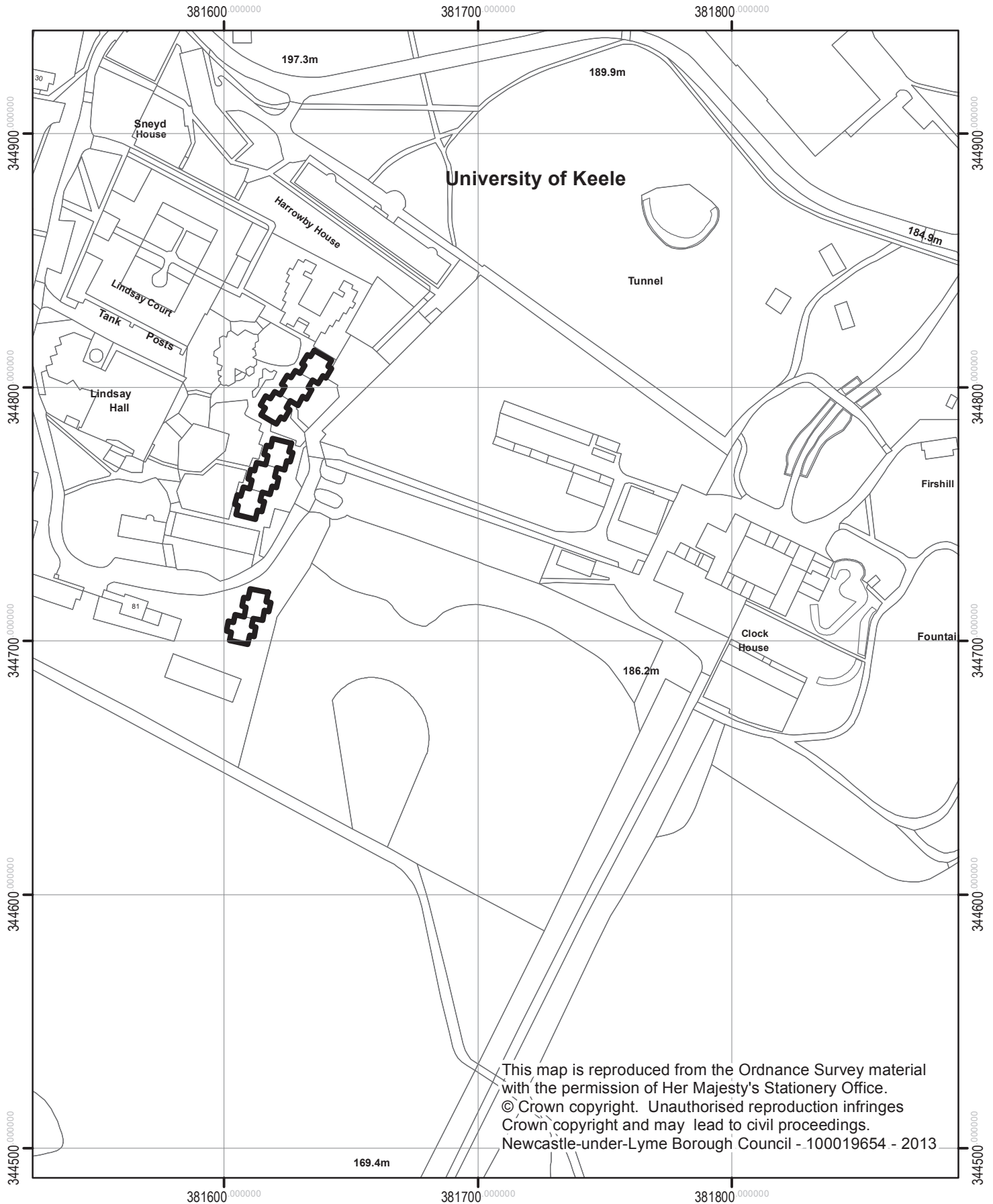


**15/00465/FUL**  
**Land west of Domvilles Farm,**  
**Barthomley Road, Audley**



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