

# Public Document Pack

**Date of meeting**      Tuesday, 28th July, 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 consider the minutes of the previous meeting(s)

**3      PREVIOUSLY CONSIDERED APPLICATIONS**

**(Pages 7 - 8)**

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

**4      NEW APPLICATIONS RECEIVED**

**(Pages 9 - 16)**

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 (Vice-Chair), Cooper, Eastwood, Johnson and Naylor  
(Chair)

**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, 7th July, 2015

**Present:-** Councillor Wenslie Naylor – in the Chair  
Councillors Cooper and Johnson  
Representing Mr David Broome, Newcastle Civic Society  
Outside Bodies Mr C Wakeling, Staffordshire Historic Buildings Trust  
Mr J Whieldon, Newcastle Civic Society

### 1. DECLARATIONS OF INTEREST

Mr C Wakeling declared an interest as a fellow of Keele University.

### 2. MINUTES OF PREVIOUS MEETINGS

**Resolved:** That the minutes of the meeting held on 28 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

**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>
15/00392/FUL	Keele Leisure Centre, Keele University	No objections.
15/00423/ADV	Laura Ashley, 45-47 High Street, Newcastle	No objections.
15/00424/LBC	Aston Cottage, 201 School Lane, Aston.	The Working Party is happy with the general principle of the proposal but concerned about the details which are sketchy and materials which are unspecified. Request that a method statement be conditional on any

**Conservation Advisory Working Party - 07/07/15**

		permission and for Conservation Officer to monitor.
		No objections.
15/00432/ADV	1 non-illuminated fascia sign and 1 non illuminated entrance sign.	
		No objections.
15/00479/ADV 15/00480/FUL 15/00487/LBC	Nat West Bank, 75 High Street, Newcastle	
15/00519/FUL	Heron Foods Ltd, 10 Castle Walk, Newcastle	The Working Party would prefer that a more recessive colour was negotiated for the units on the rear wall or that a better design for the roof scheme was proposed which would be less intrusive.
15/00465/FUL	Land west of Domvilles Farm, Barthomley Road, Audley	The Working Party did not object to the proposed house being situated away from the main farmstead as historically this is often the case. However the proposed dwelling at its current scale was considered excessive and should be more recessive in every aspect. The quality of the architecture is not good enough and will detract from the setting of the listed farmstead and compete with it. A suggestion was given for a more modern ecological approach with a much lower roof pitch.
		No objections.
15/00369/ADV	Lindsay Hall Block, Keele university	

5. **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
15/00231/FUL	Land Adj to 44 Vale Street, Silverdale	Erection of 2 bedroom dormer bungalow	The character of the Conservation Area is terraced streets with a dense pattern and vertical emphasis on the details of the buildings. The proposal represents an abrupt change in this character and minor changes to windows and doors will help the transition in character, redesigning windows to be horizontal and porch door to open onto the street.	Approved by delegated powers on 26 June 2015 <a href="http://www.newcastle-staffs.gov.uk/planning/1400231FUL">www.newcastle-staffs.gov.uk/planning/1400231FUL</a>
15/00327/FUL	The Old Piggery, Bowhill Lane, Betley	Conversion of existing piggery buildings into 2 single storey dwellings and erection of garage block.	The WP welcomes the change of use to improve the appearance of the site. The simplicity of the building needs to be protected and the segmented arch of 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	Refused by delegated powers on 6 July 2015 <a href="http://www.newcastle-staffs.gov.uk/planning/1500327FUL">www.newcastle-staffs.gov.uk/planning/1500327FUL</a>

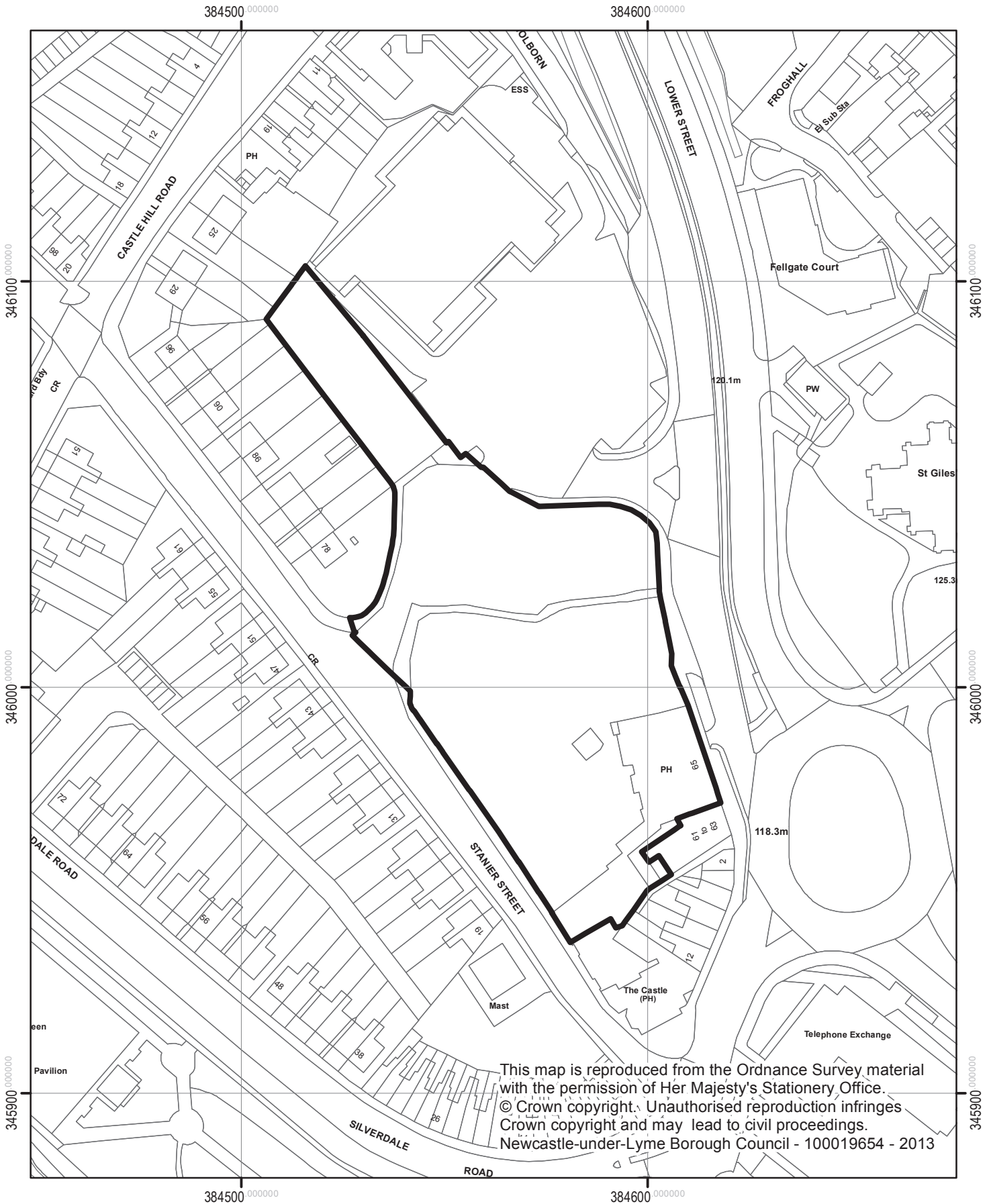
			member expressed a view that the dwellings should be a single form and not divided into two by removal of a bay of the barn. The garage roof should not be higher than the main buildings.	
15/00277/FUL	12 Station Road, Madeley	Erection of 4 houses	The WP is happy in general with the detached house and 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 rick and the number of other material elements reduced. Door materials are unclear.	Approved by delegated powers on 16 July 2015 <a href="http://www.newcastle-staffs.gov.uk/planning/1500277FUL">www.newcastle-staffs.gov.uk/planning/1500277FUL</a>
15/00414/ADV	The Butchers Arms, Church Street, Audley	Various illuminated and non-illuminated signs	The WP 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.	Refused by delegated powers on 29 June 2015 <a href="http://www.newcastle-staffs.gov.uk/planning/1500414ADV">www.newcastle-staffs.gov.uk/planning/1500414ADV</a>



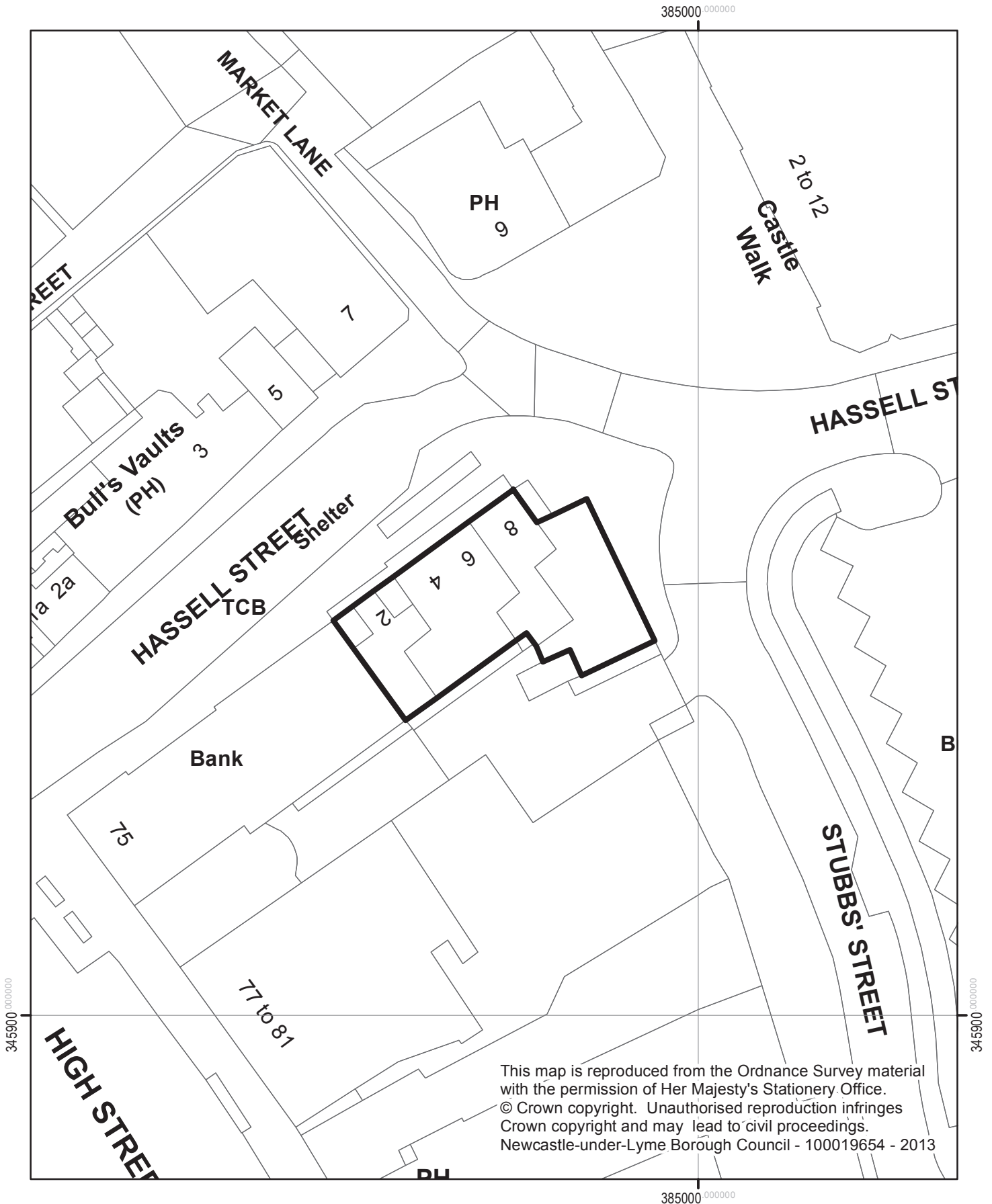
**CONSERVATION ADVISORY WORKING PARTY**

Reference	Location and Applicant	Development	Remarks	Link
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>
15/00520/FUL & 15/00529/COUN OT	2-10 Hassell Street, Newcastle Hind Property	Alterations to the external appearance of the building and prior notification for change of use to residential	Within the Newcastle Town Centre Conservation Area.	<a href="http://www.newcastle-staffs.gov.uk/planning/1500520FUL">www.newcastle-staffs.gov.uk/planning/1500520FUL</a>
15/00571/FUL	46 Mount Pleasant, Newcastle-under-Lyme Borough Council Mr T Gibbins	Proposed detached dwelling	Adjacent to the boundary of Stubbs Walk Conservation Area	<a href="http://www.newcastle-staffs.gov.uk/planning/1500571FUL">www.newcastle-staffs.gov.uk/planning/1500571FUL</a>

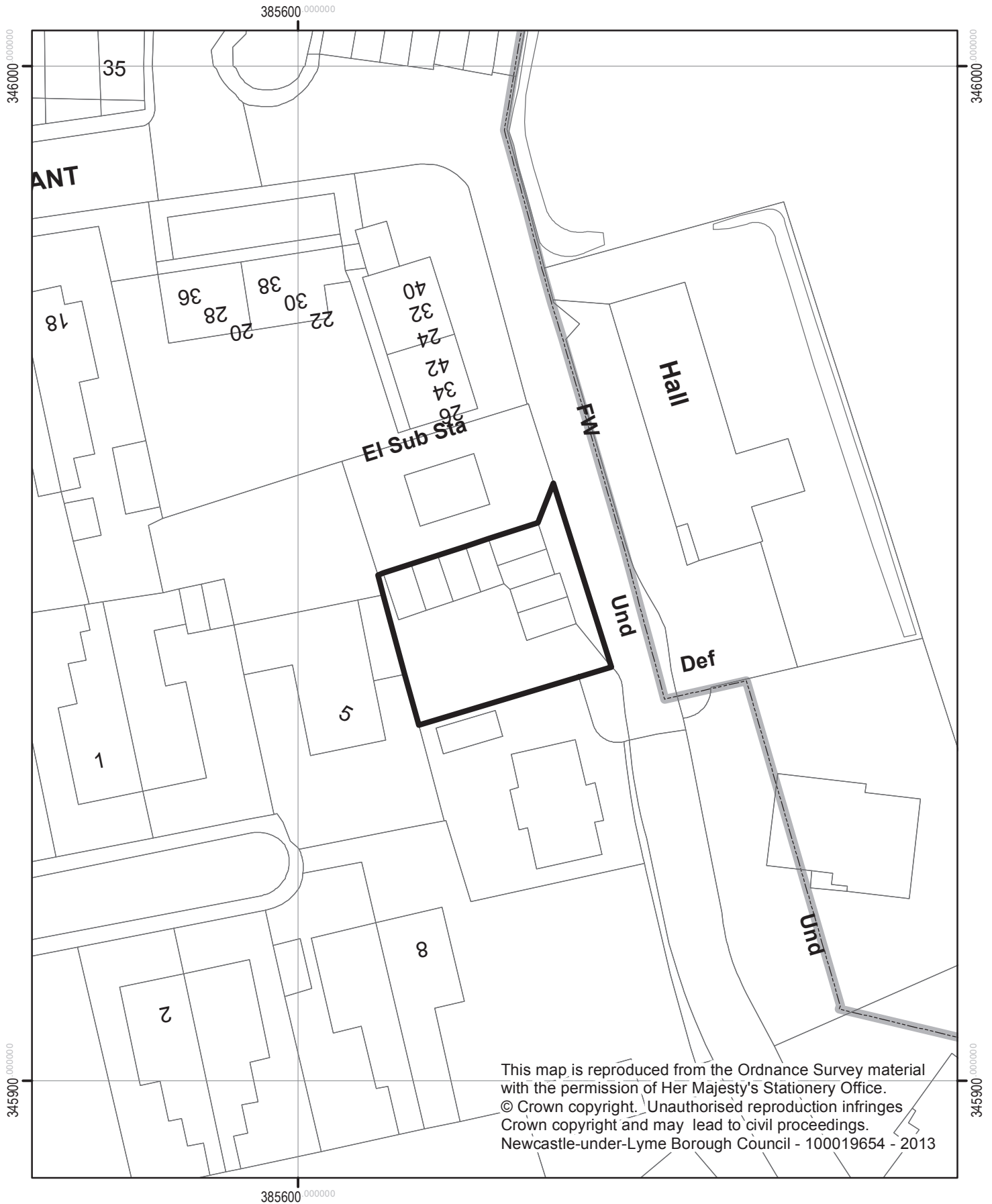
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