

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, 28th July, 2015

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

Apologies were received from Mr Broome. 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 7 July, 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>
15/00498/FUL & 15/00499/LBC	Maxims - Application for Planning Permission for the erection of a care village development (Use Class C2) for elderly people comprising a new three and four storey building with a 74 bed care home and 28 care apartments, linked to the conversion of the former Maxims nightclub building for ancillary uses (offices, tea rooms, a hair salon, community	The Working Party welcomes the restoration of this building; it considers that the scheme looks to be of high quality; it welcomes the relatively intense use of the site which reflects the historical position; is inclined to accept the demolition of the ancillary elements although it should be

heritage gallery and training space) including access, car parking, amenity areas, landscaping and associated works. LBC application is for repair, alteration and selective demolition (of rear extensions only) comprising internal and external works- (Prime (UK) Developments Ltd)

remembered that these do form part of the Listed building; welcomes the making of a feature of the bay window; and is inclined to approve of the general massing of the new building. It does have a concern that insufficient space has been allowed between the rear of Maxims and the new 3 storey development and that Maxims may appear 'crowded' as a consequence. If approval is being considered conditions should be included requiring details of any new openings to the Listed building to be approved, together with floor level changes. Conditions should also be included with respect to any new fixings within the Listed building, air conditioning piping and vents, and at a minimum a watching archaeological brief be secured. The importance of a high quality palette of material is indicated and some concern expressed that the vertically aligned brick coping feature to the new building may be prone to weather damage and that the proposed flat roof construction may similarly lead to maintenance issues

Conservation Advisory Working Party - 28/07/15

15/00520/FUL &
15/00529/COUNOT

2-10 Hassell Street,
Newcastle – Alterations
to external appearance of
building and prior
notification for change of
use to residential
(Hind Property)

With respect to
15/00520/FUL the
Working Party
expressed concerns
about the Hassell
Street elevation
treatment – the
proposed
fenestration neither
picking up the height
and rhythm of the
windows of the
adjacent Listed bank
building nor the
retained fenestration
below. Concern also
expressed about the
introduction of timber
– a simpler palette of
materials is
preferred. With
respect to the
proposals for the
eastern and
southern elevations
of the element
closest to Barracks
Road, if windows are
to be infilled that
should be achieved
by recessed
brickwork rather than
render. No
comments to make
on application
15/00529/COUNOT

15/00571/FUL

26 Mount Pleasant,
Newcastle – proposed
detached dwelling
(Mr T Gibbins)

The Working Party
had no objections to
the proposal.

5. URGENT BUSINESS

Conservation Advisory Working Party - 28/07/15

The officer drew attention to the Secretary of State's decisions issued on 20th July 2015 with respect to the appeals made against the Borough Council's decisions with respect to proposals for residential development at the Hawthorns, Keele (application 13/00424/FUL) and the associated application for conservation area consent for the demolition of certain buildings on that site (application 13/040425/CON). Both applications had come before the Working Party for comment at the time of their determination by the Council. The officer recommended that members of the Working Party should acquaint themselves with the decisions (to dismiss the appeals) and the associated Inspector's report, in the expectation that revised proposals may be submitted and come before the Working Party in due course – the Working Party agreed that this would be appropriate and officers are to provide access to the decision letter and inspectors report.

Resolved: That the information be received.

COUNCILLOR WENSLIE NAYLON
Chair

**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 www.newcastle-staffs.gov.uk/planning/1400231FUL
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 www.newcastle-staffs.gov.uk/planning/1500327FUL

			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 www.newcastle-staffs.gov.uk/planning/1500277FUL
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 www.newcastle-staffs.gov.uk/planning/1500414ADV

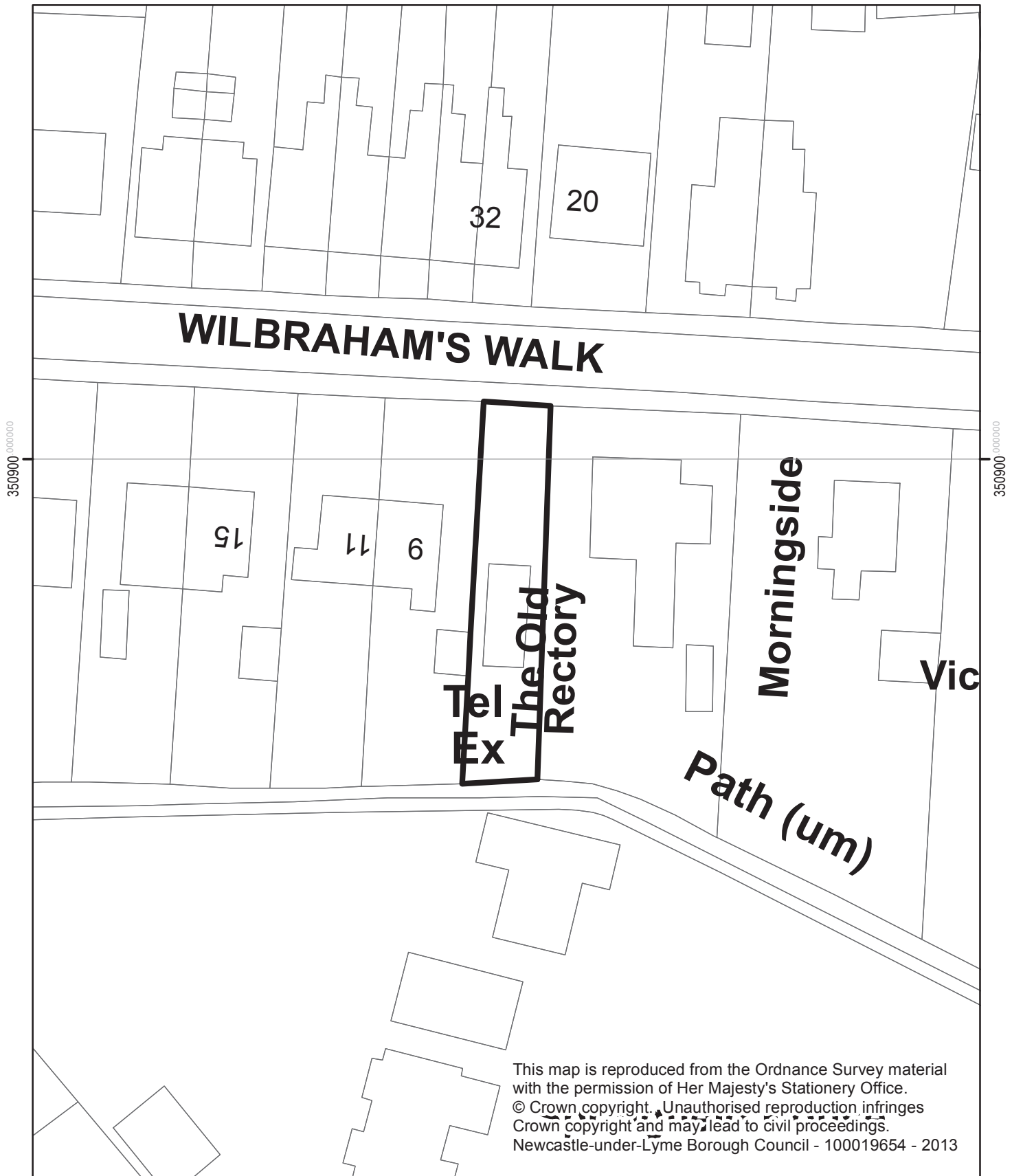
15/00423/ADV	Laura Ashley, 45-47 High Street, Newcastle	Replace of existing signage	No objections	Approved by delegated powers on 13 July 2015 www.newcastle-staffs.gov.uk/planning/1500423ADV
15/00424/LBC	Aston Cottage, 201 School Lane, Aston	Addition of internal wooden frame around the original front door	WP 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 by conditional on any permission and for Conservation Officer to monitor.	Approved by delegated powers on 22 July 2015 www.newcastle-staffs.gov.uk/planning/1500424LBC
15/00432/ADV	Audley Health Centre, Audley	1 non-illuminated and illuminated sign	No objections	Approved by delegated powers on 17 July 2015 www.newcastle-staffs.gov.uk/planning/1500432ADV
15/00479/ADV 15/00487/LBC	Nat west Bank, 75 High St, Newcastle.	Various signage and internal works to stud partition walls	No objections	Approved by delegated powers on 4 August 2015 www.newcastle-staffs.gov.uk/planning/1500479ADV

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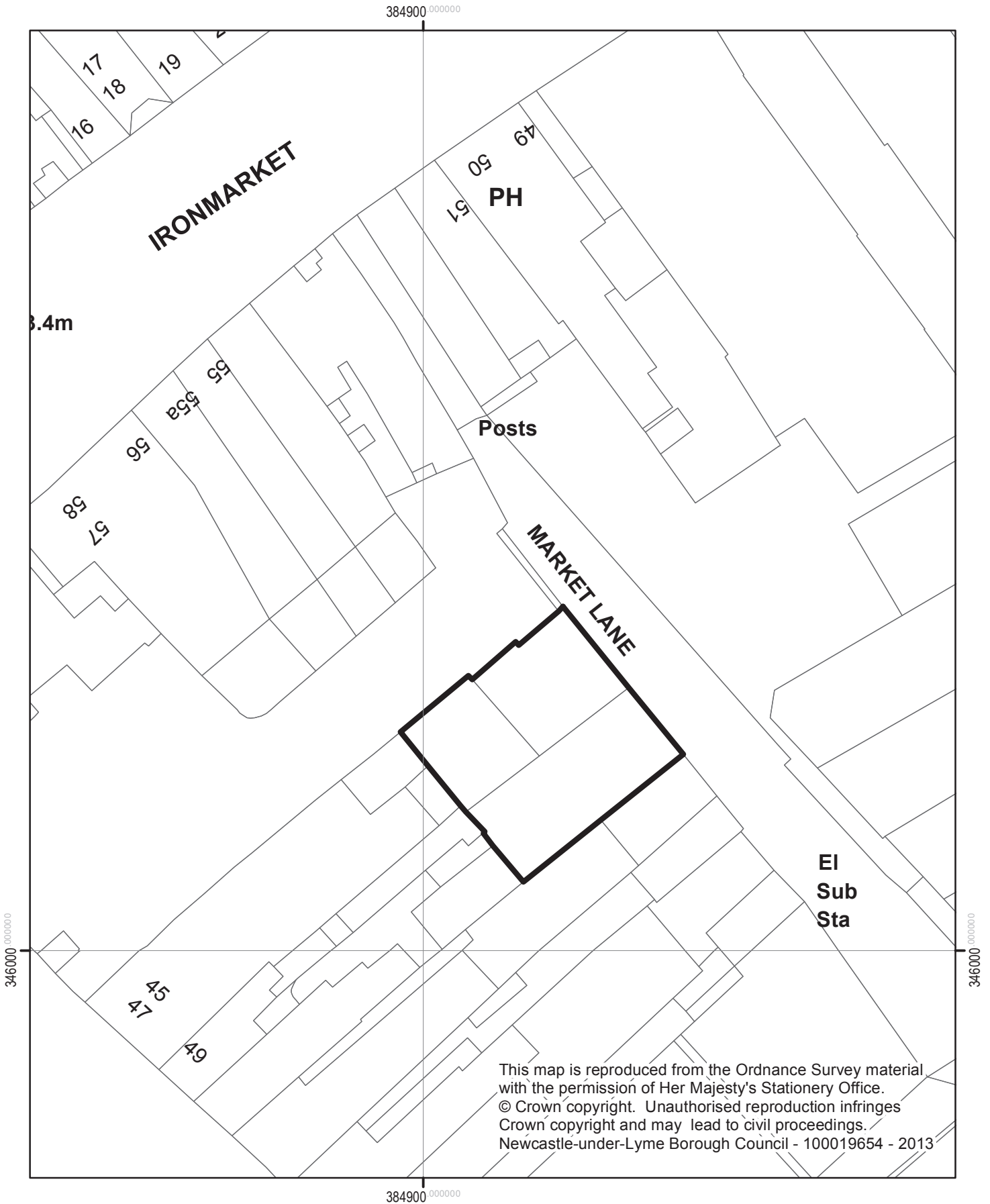
CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Link
15/00569/FUL	Former Post Office Exchange, Wilbrahams Walk, Audley Clarke & Holdway Artifacts Ltd	Change of use from business premises to dwelling	Within Audley Conservation Area	www.newcastle-staffs.gov.uk/planning/1500569FUL
15/00607/FUL	Former Mellards Warehouse, Market Lane, Newcastle Mr B Mercer	Proposed wall with railings and piers	Within Newcastle under Lyme Conservation Area	www.newcastle-staffs.gov.uk/planning/1500607FUL
15/00662/FUL	Beehive Cottage, Back Lane, Betley Mr and Mrs Walton	Retention of ancillary residential annexe	Adjacent to Grade II Listed Building	www.newcastle-staffs.gov.uk/planning/1500662/FUL
15/00687/ADV	Union Square, Keele University	Proposal for pole mounted signs, fascia signs and menu board at Union Square.	Adjacent to boundary of Conservation Area and Park and Garden	www.newcastle-staffs.gov.uk/planning/1500687ADV

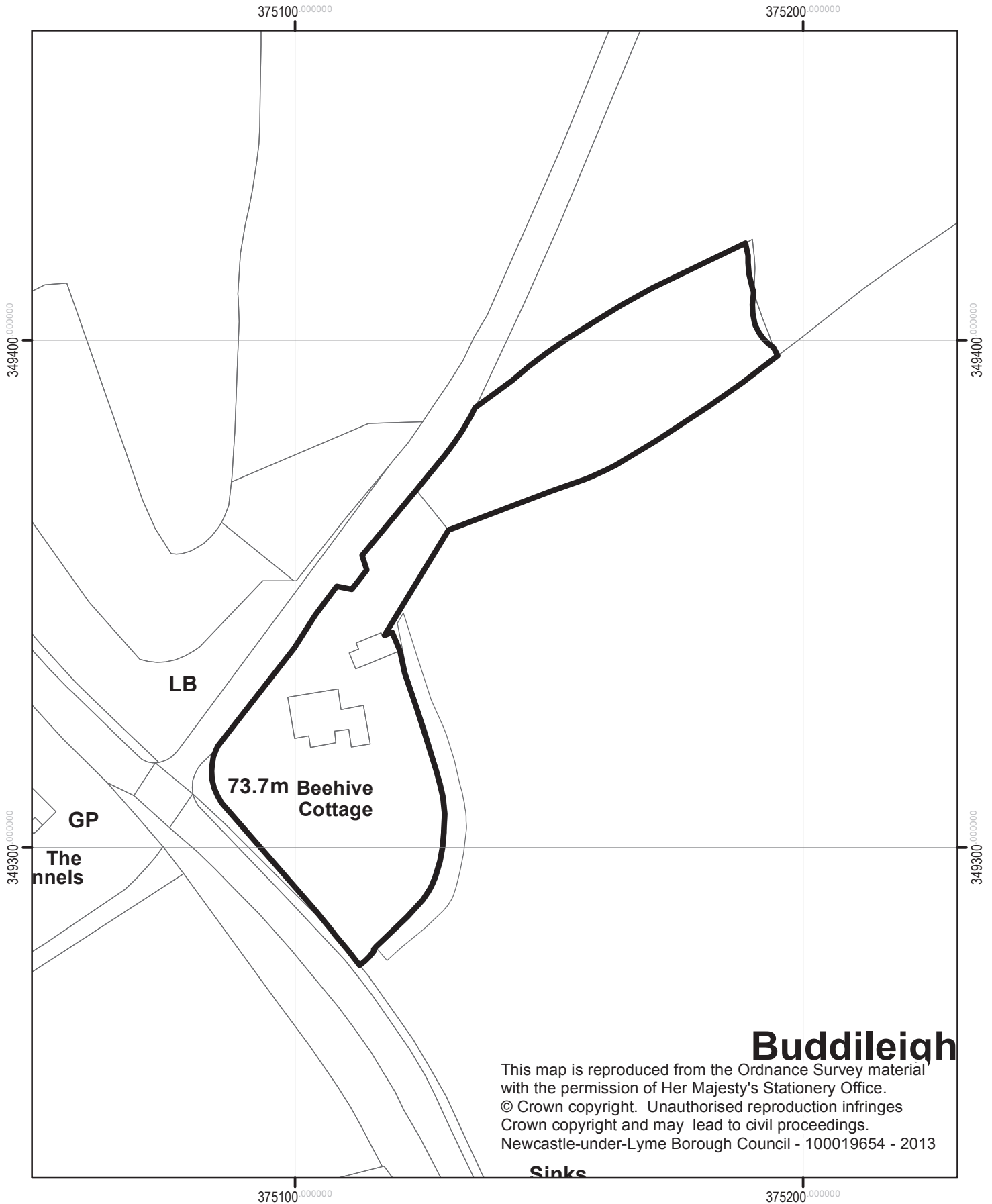
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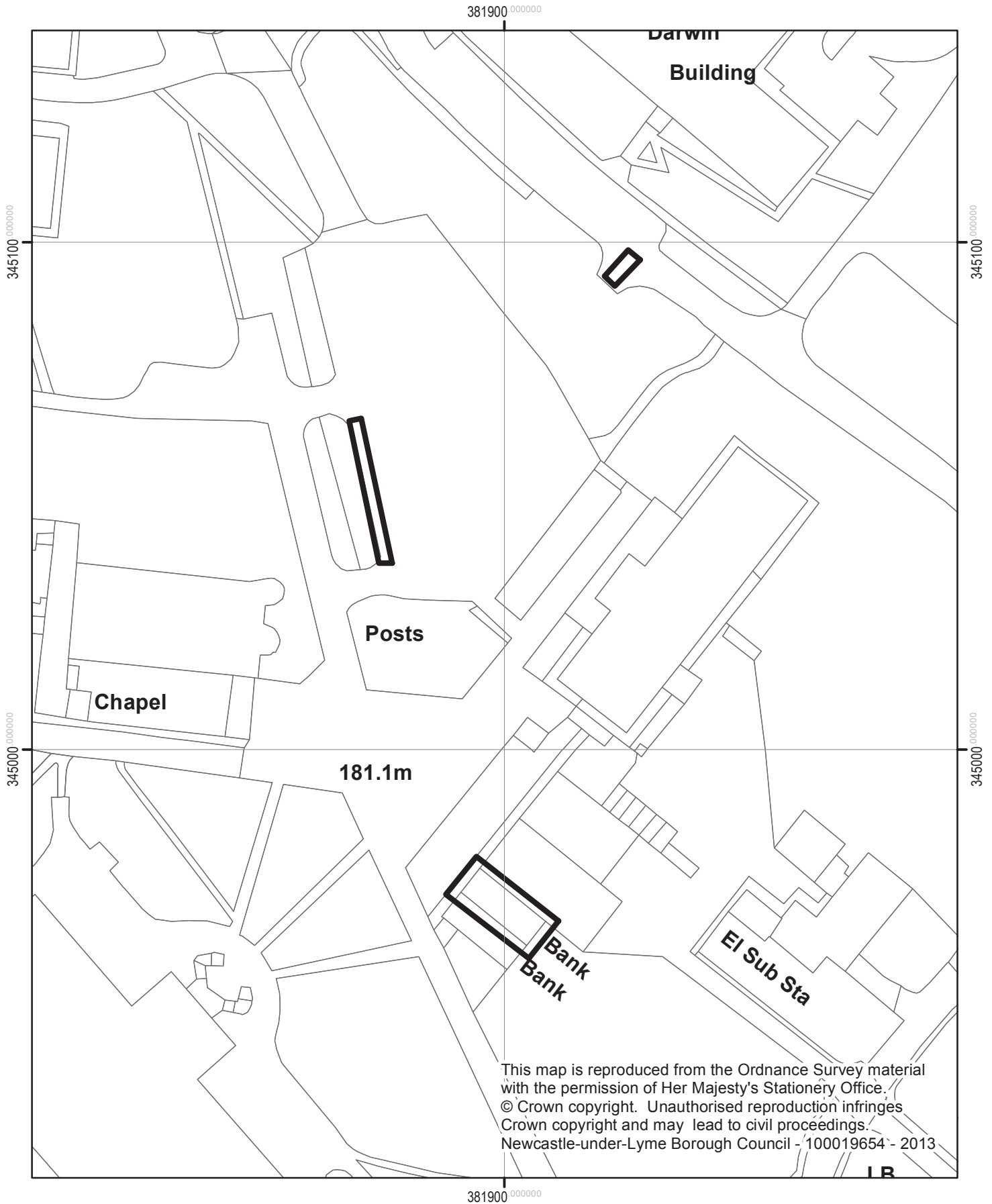
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Buddleigh

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