

Public Document Pack

Date of meeting Thursday, 12th November, 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 - 10)

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

4 NEW APPLICATIONS RECEIVED (Pages 11 - 18)

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.

FIELD_TITLE

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

Agenda Item 2

Conservation Advisory Working Party - 29/09/15

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 29th September, 2015

Present:- Councillor Wenslie Naylor – in the Chair
Councillors Allport, Cooper, Eastwood and Johnson
Representing Mr J Whieldon, Newcastle Civic Society
Outside Bodies

Apologies were received from Councillor White and Mr Wakeling

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 8 September 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>
15/00713/FUL	Yew Tree House, Maer	No objections.
15/00764/LBC	Old Hall, Poolside, Madeley	The Working Party feels that the overall significance of the building will not be harmed by the proposal and it supports the full use of the building. The original historic fabric should not be altered and concern was raised over the cutting and bracing of the Victorian beam to ensure the building remains safe and structurally sound. Prior to the work being undertaken an archaeological recording exercise

Conservation Advisory Working Party - 29/09/15

		should be completed and the staircase details submitted as a condition of any permission.
15/00816/FUL	11 Castle Walk, Newcastle	No objections but the Working Party would like to be consulted on advert application for illuminated signs.
15/00795/FUL	108a High Street, Newcastle	The Working Party welcomes the proposal to improve the shop front on these vacant premises but has concerns over the fundamental style of the shopfront. It feels that the elements of the proposal are at odds with the rest of building and streetscene which is modern and unfussy. They are reluctant also to quash creative ideas and high quality changes and think that there might be an alternative design (and colour – suggesting black and gold?) that would fit the style of the building better. They welcome the symmetrical approach. There was some debate over the side elevation and concern was raised that the elaborate design would just stop at the corner.

5. URGENT BUSINESS

1. Councillor Naylor requested that the Working Party were provided with up to date maps of all of the Conservation Areas.
2. Concern was again raised over the lack of street name plates within the town centre and Councillor Naylor requested that the Civic Society begin a project to identify where there were no street name signs and where these are inappropriate and that this was presented to the Town Centre Partnership to take up.

Conservation Advisory Working Party - 29/09/15

3. Councillor Naylor highlighted that Keele Parish Council were currently preparing a case to request that Historic England consider Hawthorn House for the Statutory List.

Resolved: That the information be received and the comments noted.

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
15/00498/FUL 15/00499/LBC	Former Maxims, Stanier Street, Newcastle.	Erection of care village and conversion of existing building.	The Working Party welcomes the restoration of this building; it considers that the scheme looks to be of high quality and intense use of the site; is inclined to accept the demolition; welcomes the feature of the bay window and is happy with general massing of the new building. It has concern over the space between existing and new building which may be crowded. Conditions should be required for details of new openings and floor changes and new fixings to LB including pipes, air conditioning and an archaeological watching brief secured. There needs to be a high quality palette of materials and concern was raised over the maintenance	Approved by Planning Committee on 15 September 2015 www.newcastle-staffs.gov.uk/planning/1400498FUL

			issues of some of the design feature.	
15/00520/FUL	2-10 Hassell Street, Newcastle, Hind Property	Alteration to external appearance of the building for change of use to residential.	The WP has concerns over the Hassell Street elevation proposed fenestration and introduction of timber. Simpler palette of materials preferred. Blocked in windows to be done via recessed brickwork rather than render.	Approved by delegated powers on 23 rd September 2015 www.newcastle-staffs.gov.uk/planning/1400520FUL
15/00571/FUL	46 Mount Pleasant, Newcastle	Proposed detached dwelling	No objections	Approved by delegated powers on 9 th September 2015 www.newcastle-staffs.gov.uk/planning/1400571FUL
15/00569/FUL	Former Post Office Exchange, Wilbrahams Walk, Audley	Change of use to dwelling	The WP felt that there would be a visual impact on the CA but that it would not be harmful. It requested that the plaque be retained and erected on the refurbished building.	Approved by delegated powers on 23 rd September 2015 www.newcastle-staffs.gov.uk/planning/1400569FUL
15/00662/FUL	Beehive Cottage, Back Lane, Betley	Retention of ancillary residential annex	No objections	Approved by delegated powers on 14 th October 2015 www.newcastle-staffs.gov.uk/planning/1400662FUL

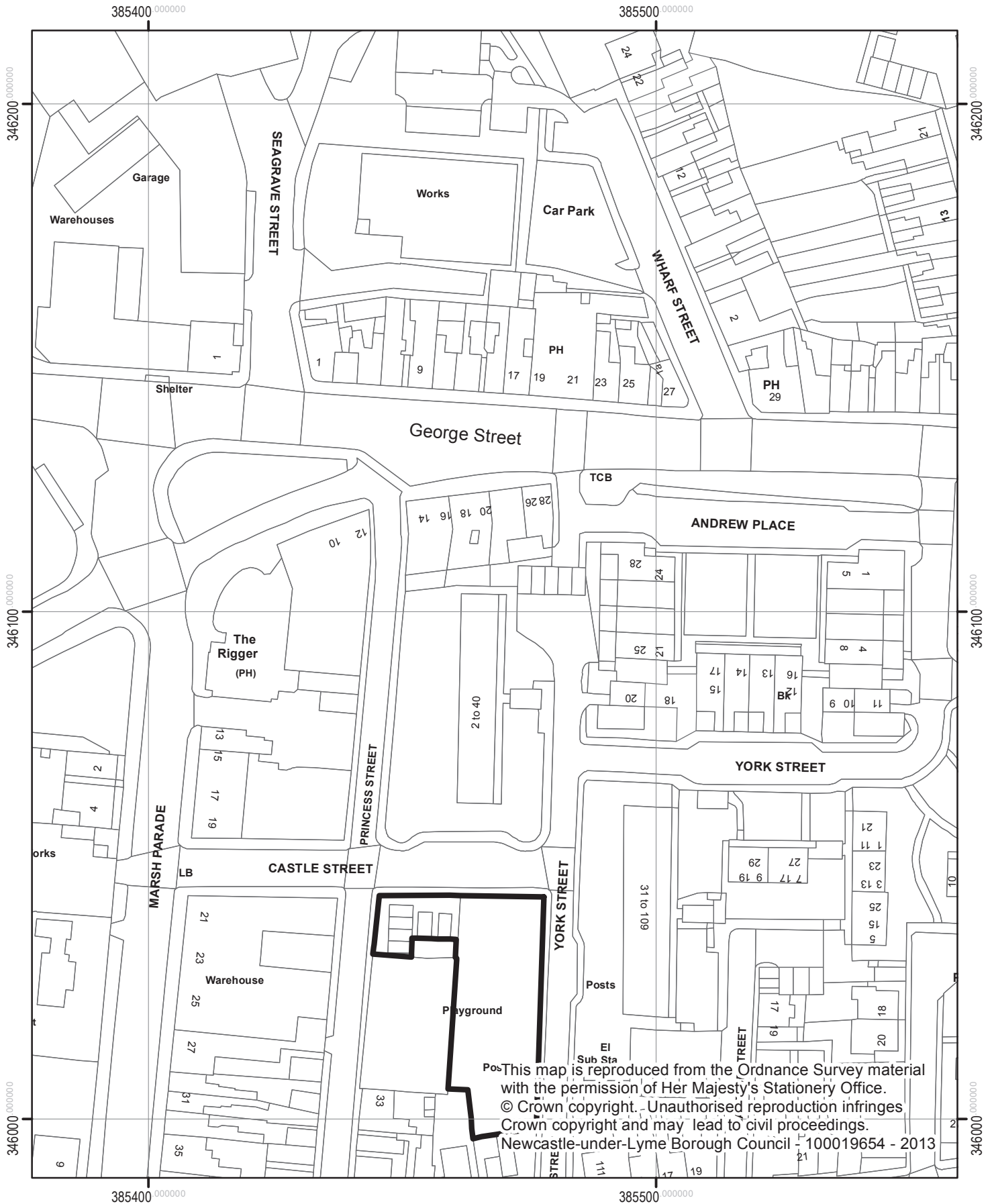
15/00687/ADV	Union Square, Keele University	Various signs	The WP is concerned about number of signs around the campus and that they are retrospective. Strongly objects to pole mounted sign and sign of the bus shelter and they add to signage clutter around the campus. Strongly objects to signs on parking bays as harmful to setting of listed chapel.	Split decision, part approved part refused by delegated powers on 24 th September 2015 www.newcastle-staffs.gov.uk/planning/1400687ADV
15/00647/FUL	46a Merrial Street, Newcastle	Change of use of former stable block into meeting space with residential accommodation and replacement of gate to front of yard.	The WP thinks gates should be timber or better design. No objections to change of use.	Approved by delegated powers on 9th October 2015 www.newcastle-staffs.gov.uk/planning/1400647FUL
15/00703/ADV	Betley Court Farm, Main Road, Betley	Retention of advert signs	No objections for temporary signs if removed after events but objects to any permanent structures remaining in situ against this significant wall in between events.	Split decision, part approved part refusal by delegated powers on 12th October 2015 www.newcastle-staffs.gov.uk/planning/1400703/ADV
15/00711/FUL	St Giles churchyard, Newcastle	Removal of spoil mound and trees, new parking areas	The WP raised issues over human remains and requirements for correct procedures. They had query of the hatched grass area and welcomed the separation of the parking area from other landscape features.	Split decision, part approved part refusal by delegated powers on 15th October 2015 www.newcastle-staffs.gov.uk/planning/1400711/FUL

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CONSERVATION ADVISORY WORKING PARTY

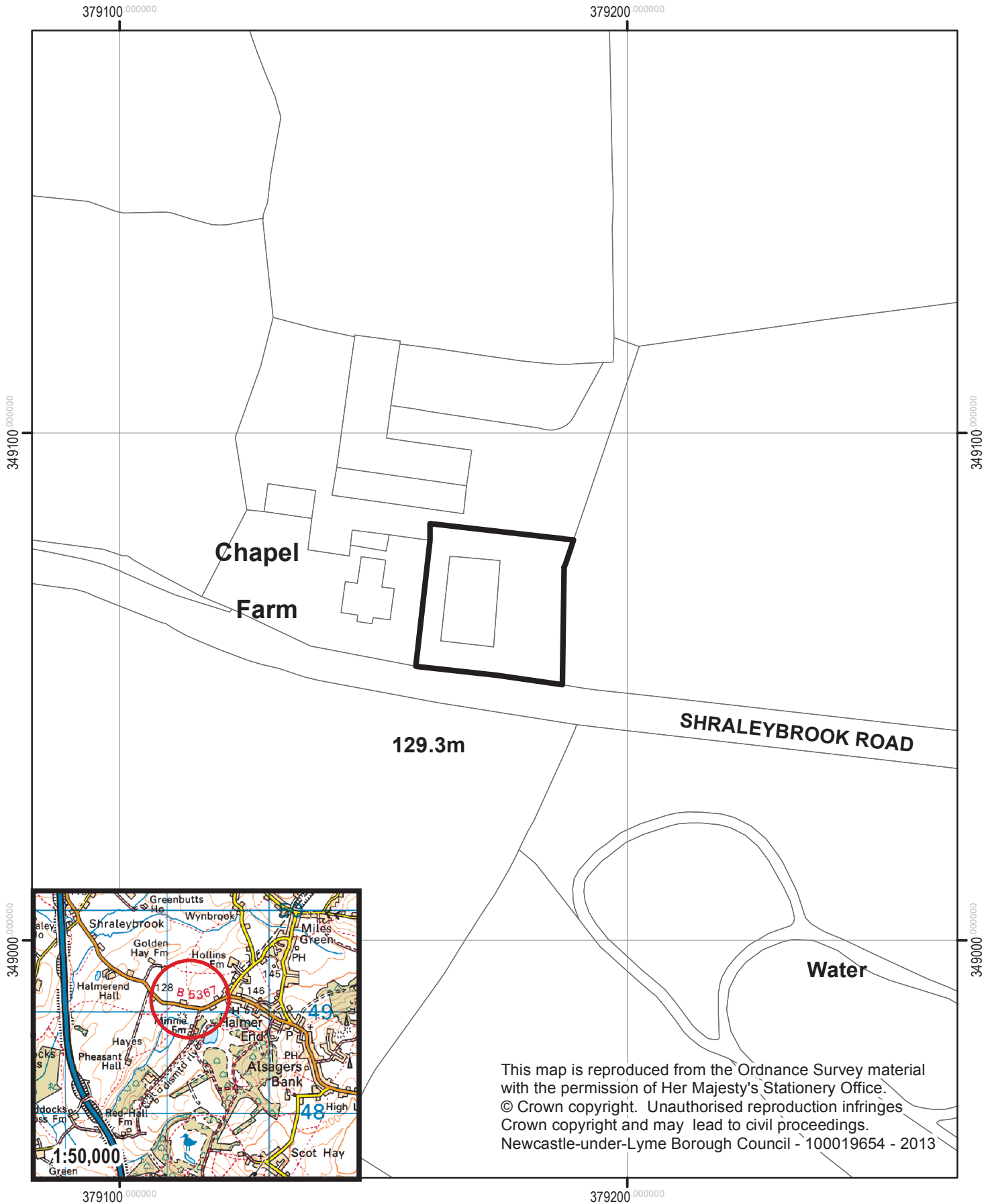
Reference	Location and Applicant	Development	Remarks	Link
15/00843/OUT	Land off York Street, Newcastle Aspire Housing	Residential development	Lies adjacent to Stubbs Walk Conservation Area boundary	www.newcastle-staffs.gov.uk/planning/1500843OUT
15/00919/FUL	Chapel Barn, Shraleay Brook Road, Halmerend Mr and Mrs Frankish	Conversion house to form 2 dwellings including closing of existing access, creation of new access and parking area.	Affecting a building on the Councils Register of locally important buildings.	www.newcastle-staffs.gov.uk/planning/1500919FUL
15/00920/LBC	Hullockspool Farmhouse, Cross Lane, Audley Mr R Martin	Alteration improvements and repairs to farmhouse	Affecting Grade II Listed Building	www.newcastle-staffs.gov.uk/planning/1500920LBC

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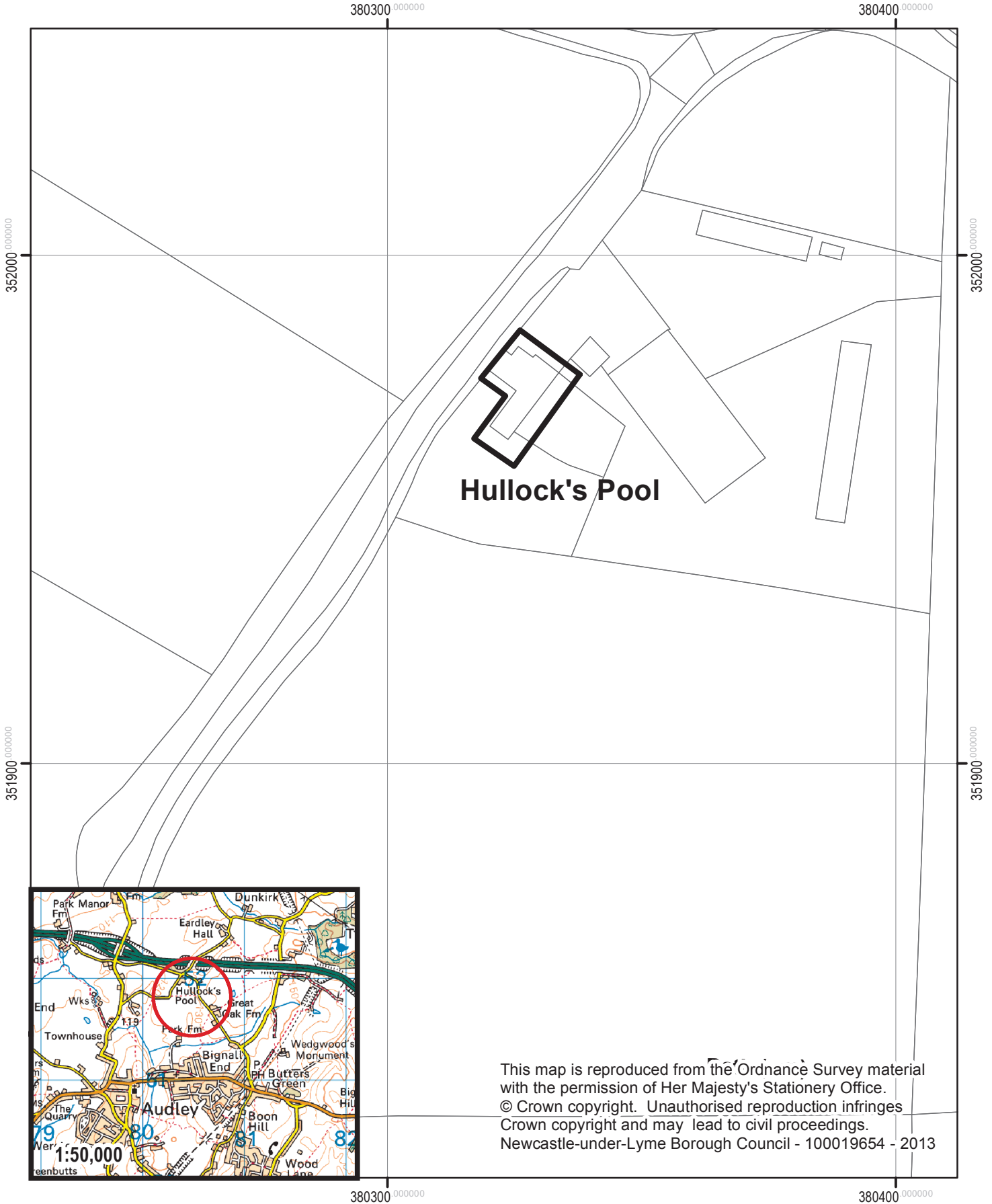


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