

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.

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 1st December, 2015

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

Apologies were received from Mr C Wakeling – Staffordshire Historic Buildings Trust

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 12 November, 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>
15/01001/FUL	Bowling green, Kinsey Street, Silverdale	No objections to the proposal. The Working Party approves of the efforts made to reflect the historic street pattern and brick detailing on the existing terraces.
15/01009/FUL	The Hawthorns and Keele Campus, Keele University	The Working Party has no objections to the proposed demolition and partial demolition of the buildings within the Conservation Area. It is however concerned about the possibility of the demolition leaving an untidy and derelict site

over a long period of time and would like this application to be linked to 15/01004/FUL and time limited via a condition.

15/01004/FUL	The Hawthorns and Keele campus, Keele University	The Working Party approves of the attempts which have been made to improve the setting of Hawthorn House and to improve permeability across the site. It also recognises the attempt to reflect the "character" of houses within the existing village but some members see the proposal as a missed opportunity for more innovative design with a `greener` focus. The Working Party has concerns over the scheme and resulting increase in traffic within the village and sees the amount of houses as overdevelopment. The Working Party objects to the visual impact that plots 77 & 78 will have at the front of the site on the setting of Hawthorn House.
15/00973/LBC & 15/00972/FUL	181 Holloway Lane, Aston	The Working Party has no objections to the scheme and supports the proposal to sensitively restore the barn.
15/00998/LBC	Harecastle Tunnel, North Portal, Trent and Mersey Canal	No objections.

5. **CONSERVATION AND HERITAGE FUND**

No.1 The Old Vicarage, Congleton Road, Mow Cop (£751)

Resolved: That the Planning Committee be advised that the Working Party recommends that this grant be offered to the applicant.

6. **URGENT BUSINESS**

7. **10 SIDMOUTH AVENUE, NEWCASTLE**

Application no. 15/00724/FUL The Birches, 10 Sidmouth Avenue, Newcastle

The Working Party considered the partial demolition element of the application only with the benefit of the Design and Access statement and full photographic details which were not available previously when they considered the application.

Resolved: That, having had sight of the relevant information, The Working Party does not object to removal of the side extension of The Birches, and believes that it may enhance the overall appearance of the main building. It wants to ensure that the reinstatement of the former residence on the gable end is made good and well executed with a good brick match and no evidence of the former extension should be visible.

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
15/00724/FUL	10 Sidmouth Avenue, Newcastle	Proposed 4 dwellings, change of use of existing house to single dwelling, demolition of part of former children’s home.	<p>The WP recommends an independent historic assessment of side extension to be demolished as not enough information. They also object to the orientation of the proposed garage. The dormer window is also inappropriate. The WP supports the house design of the new houses fronting Gower Street as the right approach creating interesting active frontage which will enhance the quality of the street. Support removal of the fence and erection of railings and hedge.</p> <p>The WP further considered the demolition of the side extension and does not object to its removal and believes that it may enhance the overall appearance of the</p>	<p>Approved by Planning Committee on 8 December 2015</p> <p>www.newcastle-staffs.gov.uk/planning/1500724FUL</p>

			main building. It wants to ensure that the reinstatement of the former residence of the gable end is made good and well executed with a good brick match and no evidence of the former extension should be visible.	
15/00920/LBC	Hullockspool Farmhouse, Cross Lane, Audley	Alteration improvements and repairs to farmhouse	No objections and WP commended the applicant for their efforts and welcomes the detailed approach to the application and the proposed return to the original character of the property. Windows to match existing material.	Approved by delegated powers on 10 December 2015 www.newcastle-staffs.gov.uk/planning/1500920LBC
15/00919/FUL	Chapel Barn, Shraleay Brook Road, Halmerend	Conversion of house to form 2 dwellings and alteration to access and parking area.	No objections but would like to see the existing door retained and the extension of the driveway should be in matching materials, and the low front boundary wall should match existing.	Approved by Planning Committee on 8 th December 2015 www.newcastle-staffs.gov.uk/planning/1500919LFUL
15/00843/OUT	Land off York Street, Newcastle	Residential Development	No objections in principle, but would like to comment when further details are submitted. WP supports the layout and the pack of pavement arrangement for the dwellings, replicating the layout of buildings in the adj Conservation Area.	Approved by delegated powers on 9 December 2015 www.newcastle-staffs.gov.uk/planning/1500843OUT

CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Link
15/01033/FUL	Land to Rear of Grindley Cottage, Church Lane, Betley Mr & Mrs Cox	Proposed split level dwelling	Within Betley Conservation Area and adjacent to Grade I Listed church	www.newcastle-staffs.gov.uk/planning/1501033FUL
15/01059/ADV & 15/01060/LBC	Halifax, 13 Ironmarket, Newcastle	Illuminate arched acrylic with internal LED's - keyline lighting	Within Newcastle Town Centre Conservation Area	www.newcastle-staffs.gov.uk/planning/1501059ADV
15/00810/ADV	Bonmarche, 18 Roebuck Centre, High St, Newcastle Bonmarche	Two internally illuminated signs	Within Newcastle Town Centre Conservation Area.	www.newcastle-staffs.gov.uk/planning/1500810ADV
15/01077/FUL	Former St Giles and St Georges Primary School, Barracks Road, Newcastle Staffs County Council	Demolition of former school to facilitate the redevelopment of the site through the Newcastle Civic Hub	Within Newcastle Town Centre Conservation Area and adjacent to Grade II Listed Building	www.newcastle-staffs.gov.uk/planning/1501077FUL

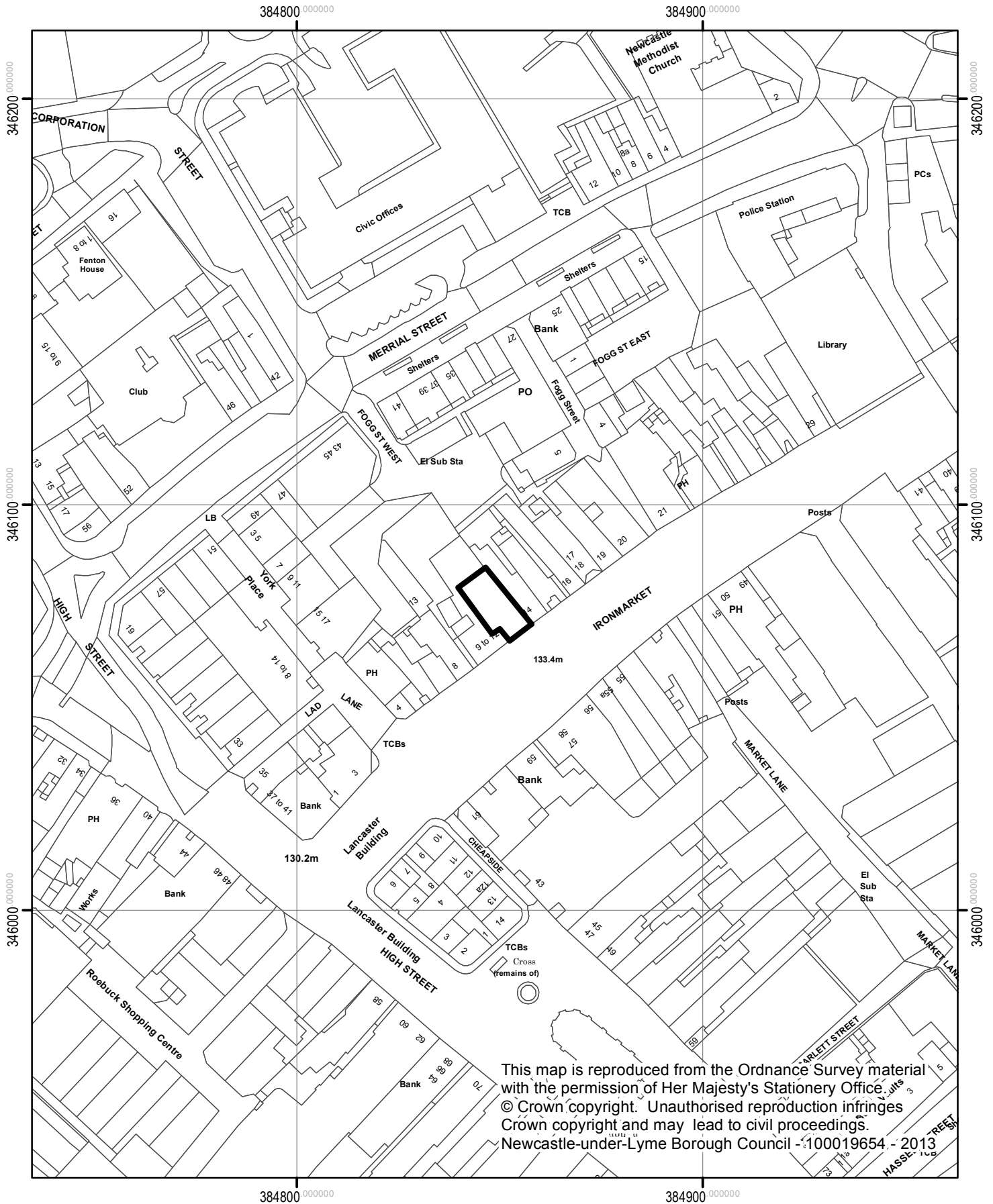
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15/01033/FUL
Land To Rear Of Grindley Cottage,
Church Lane, Betley.



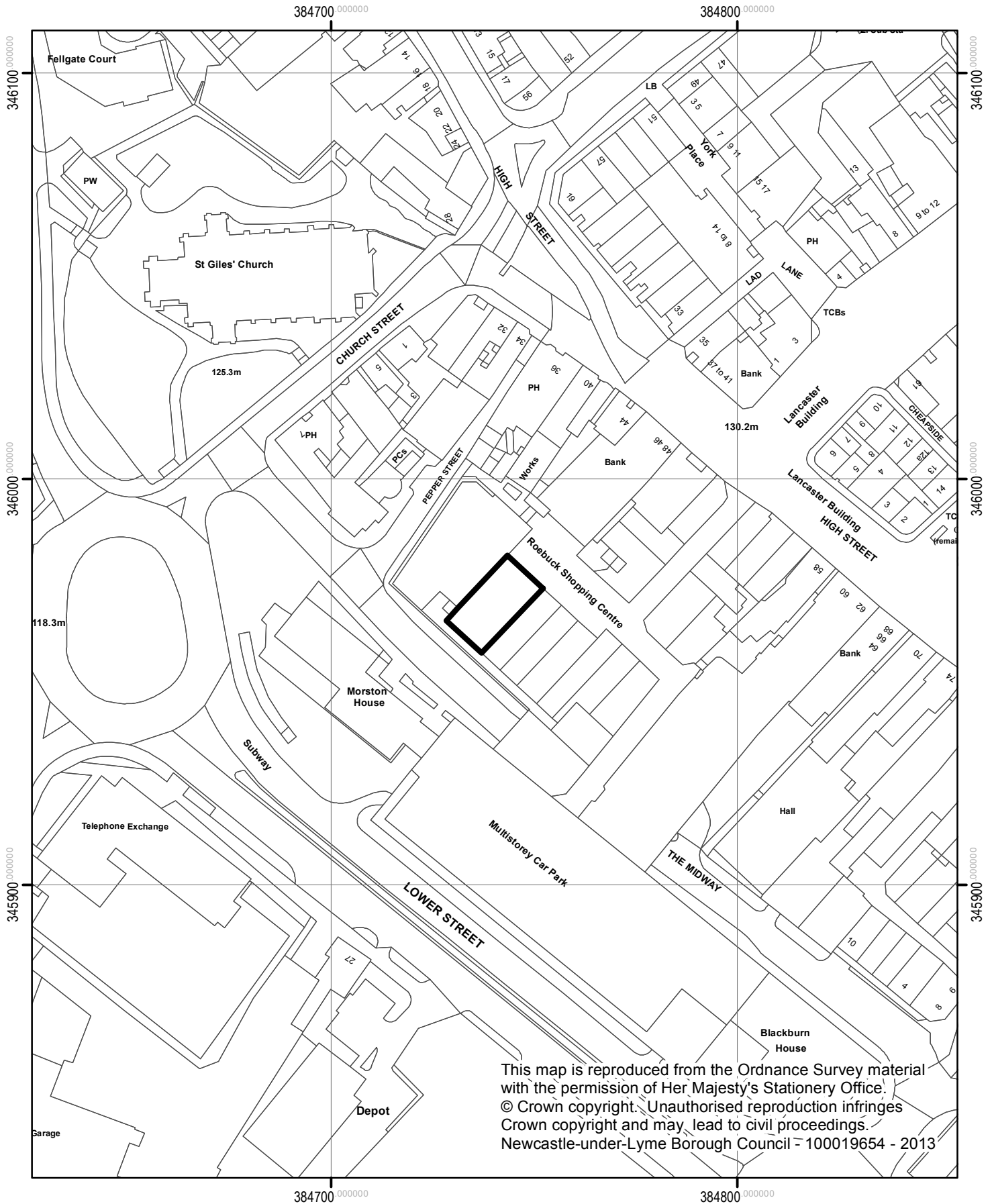
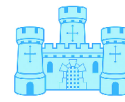
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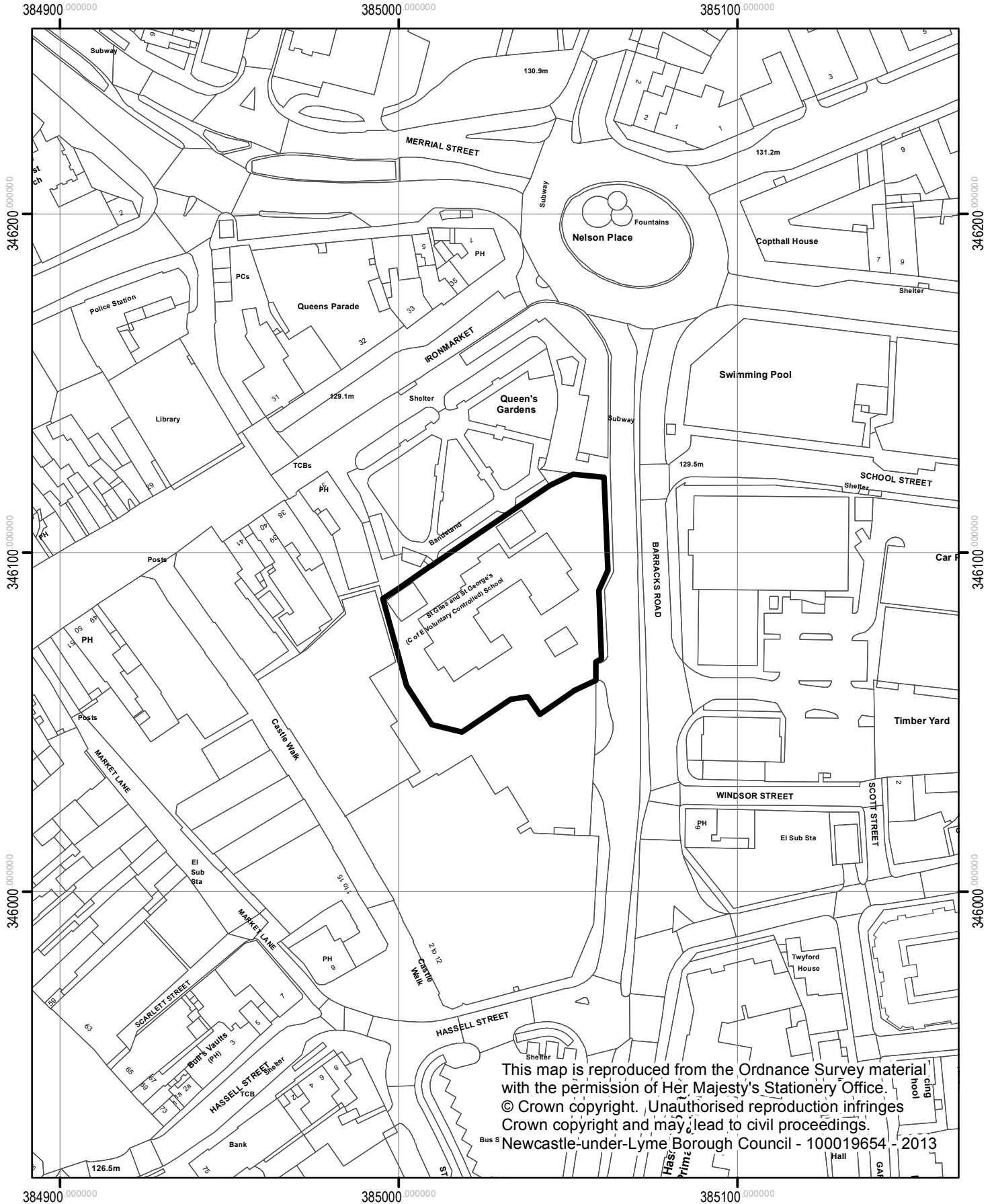


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