

Public Document Pack

Date of meeting Tuesday, 22nd March, 2016
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 - 4)
To consider the minutes of the previous meeting(s)
- 3 PREVIOUSLY CONSIDERED APPLICATIONS** (Pages 5 - 6)
To receive the decisions of applications which have been previously considered by this Working Party
- 4 NEW APPLICATIONS RECEIVED** (Pages 7 - 30)
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.

CONSERVATION ADVISORY WORKING PARTY

Monday, 29th February, 2016

Present:- Councillor Wenslie Naylor – in the Chair

Councillors Cooper and Johnson

Representing Outside Bodies Mr David Broome, Newcastle Civic Society
Mr C Wakeling, Staffordshire Historic Buildings Trust
Mr J Whieldon, Newcastle Civic Society

Apologies were received from Councillor Eastwood

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 9 February, 2016 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:-

15/00700/OUT & 15/01078/LBC Former Orme Centre

The Working Party strongly objects to these applications due to the lack of information and attention to detail, particularly in respect of room divisions and treatment of windows, plumbing and vehicular access. There appears to be no justification for the demolition of the existing building which contains some interesting early twentieth century features. The new build element is not innovative and is of poor quality design. It is recommended that a much more detailed submission is produced otherwise the applications should be refused.

15/01145/FUL Land opposite 6, Church Bank, Keele

The Working Party objects to the proposal on the grounds that it is overdevelopment of the site that would harm the character and appearance of the Conservation Area.

16/00147/LBC Lloyd Farmhouse, Pinfold Lane, Hales

The Working Party has no objections.

16/00124/FUL & 16/00125/ADV Pasta de Piazza, 125, High Street, Newcastle

The Working Party queries whether the pavement area for the siting of the street furniture will be delineated in any way and has concerns regarding the lack of detail of the awnings and the signage which makes it very difficult to judge how the proposals relates to the shape of the building.

5. STUBBS WALK CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

The Working Party thanked the officer for a detailed and very good report.

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

6. CONSERVATION AND HERITAGE FUND

There were no applications

7. URGENT BUSINESS

There was no Urgent Business.

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.

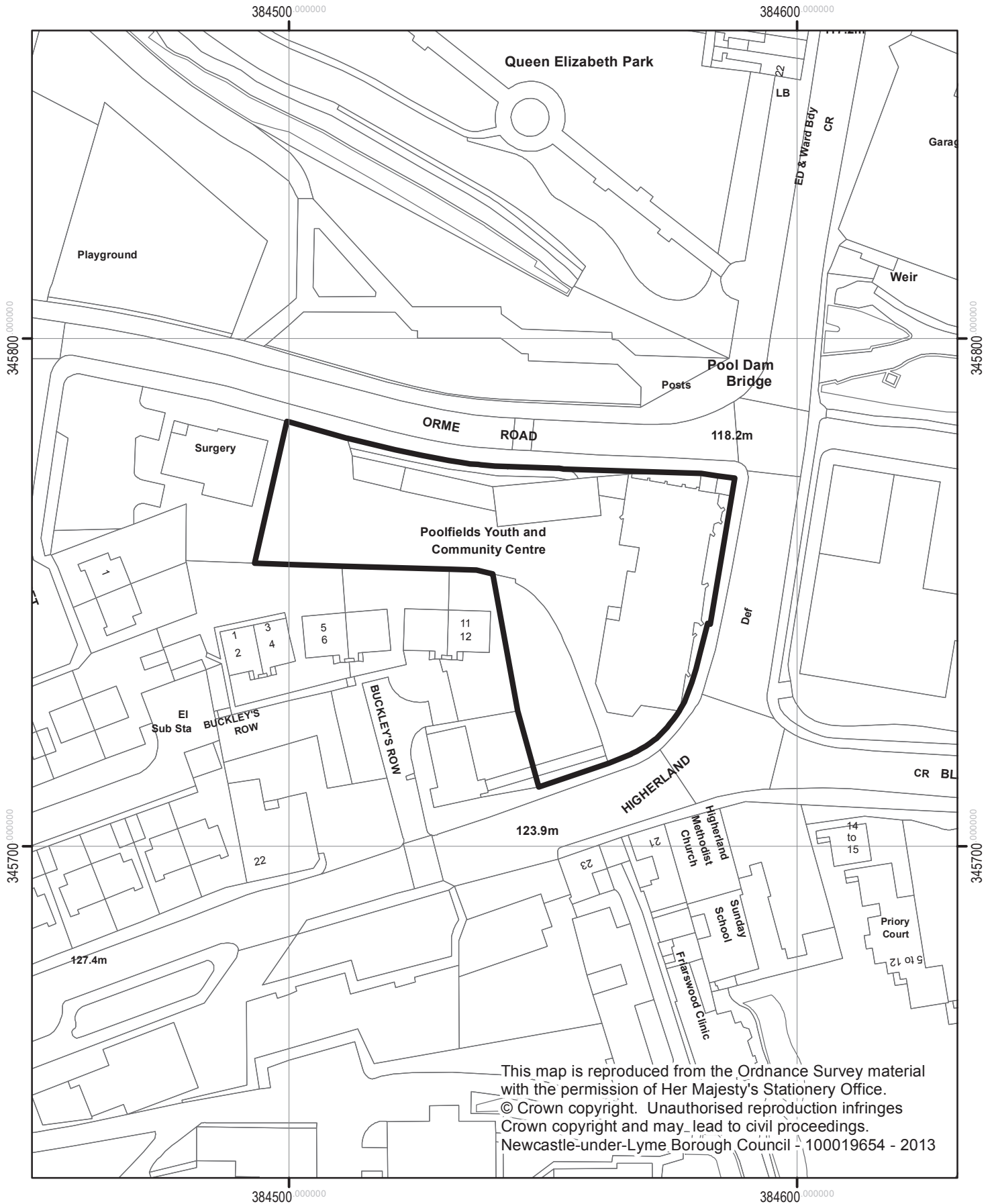
Reference	Location and Applicant	Development	Working Party Comments	Planning Decision
15/01144/FUL	13A King Street, Newcastle	Change of use from office to HMO accommodation	The WP thinks that the return to a domestic use for this building needs to be reflected in the design of the revised doors and windows. They should be redesigned to leave a greater distance between them and in a more appropriate material.	Approved by Planning Committee on 8 January 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/15/01144/FUL
15/01152/COU	10 The Midway, Newcastle	Change of use of second floor to residential.	The Working Party has no objections in principle to the reuse of the second floor in this building but feels that the new and existing windows should be of a high quality to ensure that this part o the town is improved and not allowed to deteriorate further.	Approved by delegated powers on 16 February 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/15/01152/COU

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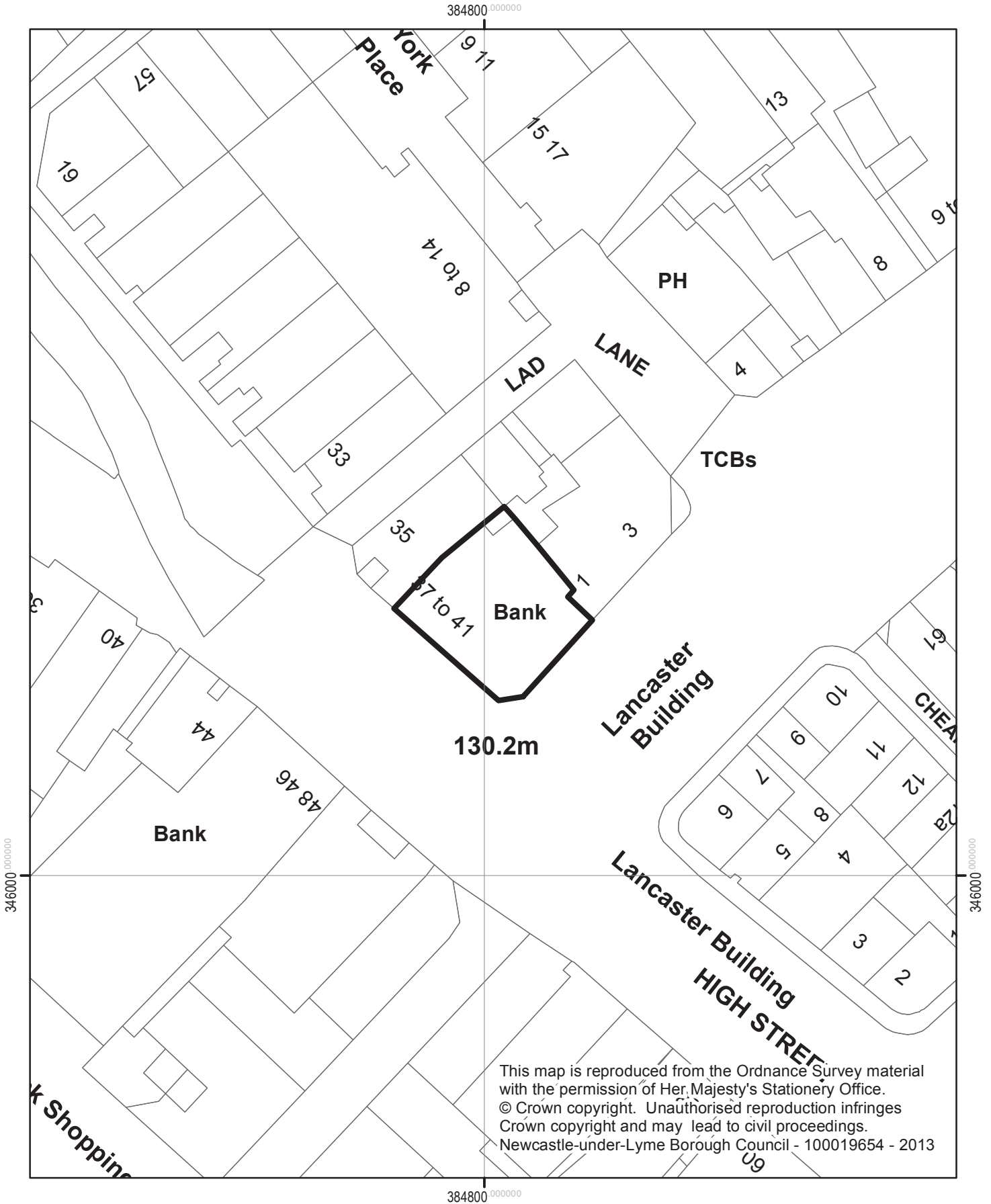
CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Link
15/00700/OUT & 15/01078/LBC	Former Orme Centre, Orme Road, Newcastle	Full planning permission and Listed Building Consent for conversion of Orme Centre into student accommodation, demolition of single storey toilet block and curtilage listed teaching building and outline planning permission for new student accommodation (94 rooms)	Affecting a Grade II former school and curtilage listed building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/15/00700/OUT
16/00136/ADV	37-41 High Street Newcastle Williams and Glyn	Replacement signage to existing Royal Bank of Scotland	Within Newcastle Town Centre Conservation Area and on Register of Locally Important Buildings.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00136/ADV
15/00870/FUL	St Thomas Church, The Avenue, Kidsgrove	Replacement of existing ramped access	Within Hardingswood Conservation Area (Trent and Mersey) and affecting Grade II Listed church.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/15/00870/FUL
16/00157/LBC	Keele Hall, Keele University	Refurbishment of cast iron hoppers, replacement of cast iron rainwater pipes, replacement of 6 no. steel casement window frames, fitting of slip resistant walkway panels to main roof valley	Affecting Grade II* Listed Building	http://publicaccess.newce-staffs.gov.uk/online-applications/PLAN/16/00157/LBC
16/00207/LBC	Keele Hall, Keele University	Modifications to balustrade in the great hall	Affecting Grade II* Listed Building	http://publicaccess.newce-staffs.gov.uk/online-applications/PLAN/16/00207/LBC

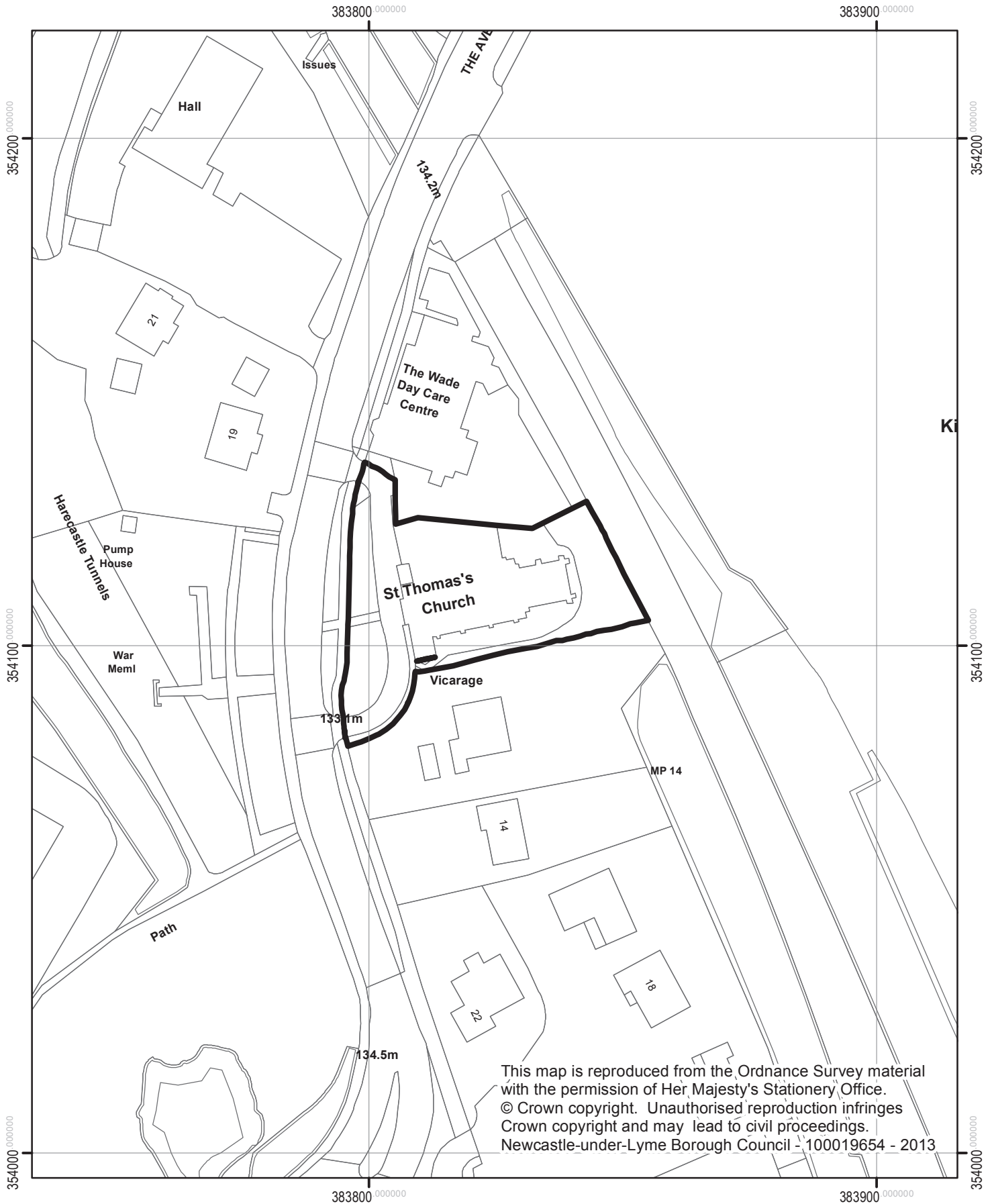
16/00199/FUL	Mirain, Station Road, Madeley Mr S Murphy	Proposed porch extension to front	Within Madeley Conservation Area	http://publicaccess.newce-staffs.gov.uk/online-applications/PLAN/16/00199/FUL
16/00156/LBC & 16/00155/FUL	Former medical centre, 5-9 High Street, Newcastle Cornwell's Chemist	Change of use from medical practice to office. Demolition of existing internal walls	Affecting Grade II Listed Building and within Newcastle Town Centre Conservation Area	http://publicaccess.newce-staffs.gov.uk/online-applications/PLAN/16/00156/LBC
16/00203/LBC	Black Horse Cottage, Main Road, Betley Mr A Fisher	Installation of replacement doors	Affecting Grade II listed building and within Betley Conservation Area.	http://publicaccess.newce-staffs.gov.uk/online-applications/PLAN/16/00203/LBC
16/00192/FUL	Land opposite Meynell Arms, Church Road, Ashley Mr B Vaughan	Erection of a pair of semi-detached dwellings.	Affecting the setting of a Listed Building.	http://publicaccess.newce-staffs.gov.uk/online-applications/PLAN/16/00192/FUL
16/00173/FUL	13 Barracks Road, Newcastle Mrs C Davies	Single storey rear extension.	Within Newcastle Town Centre Conservation Area.	http://publicaccess.newce-staffs.gov.uk/online-applications/PLAN/16/00173/FUL
16/00036/FUL	The Willows, 14 Chamberlain Court, Betley Mr Beeston	Single storey side/rear extension, new rear bay window and repositioning of front garden wall.	Within Betley Conservation Area.	http://publicaccess.newce-staffs.gov.uk/online-applications/PLAN/16/00036/FUL



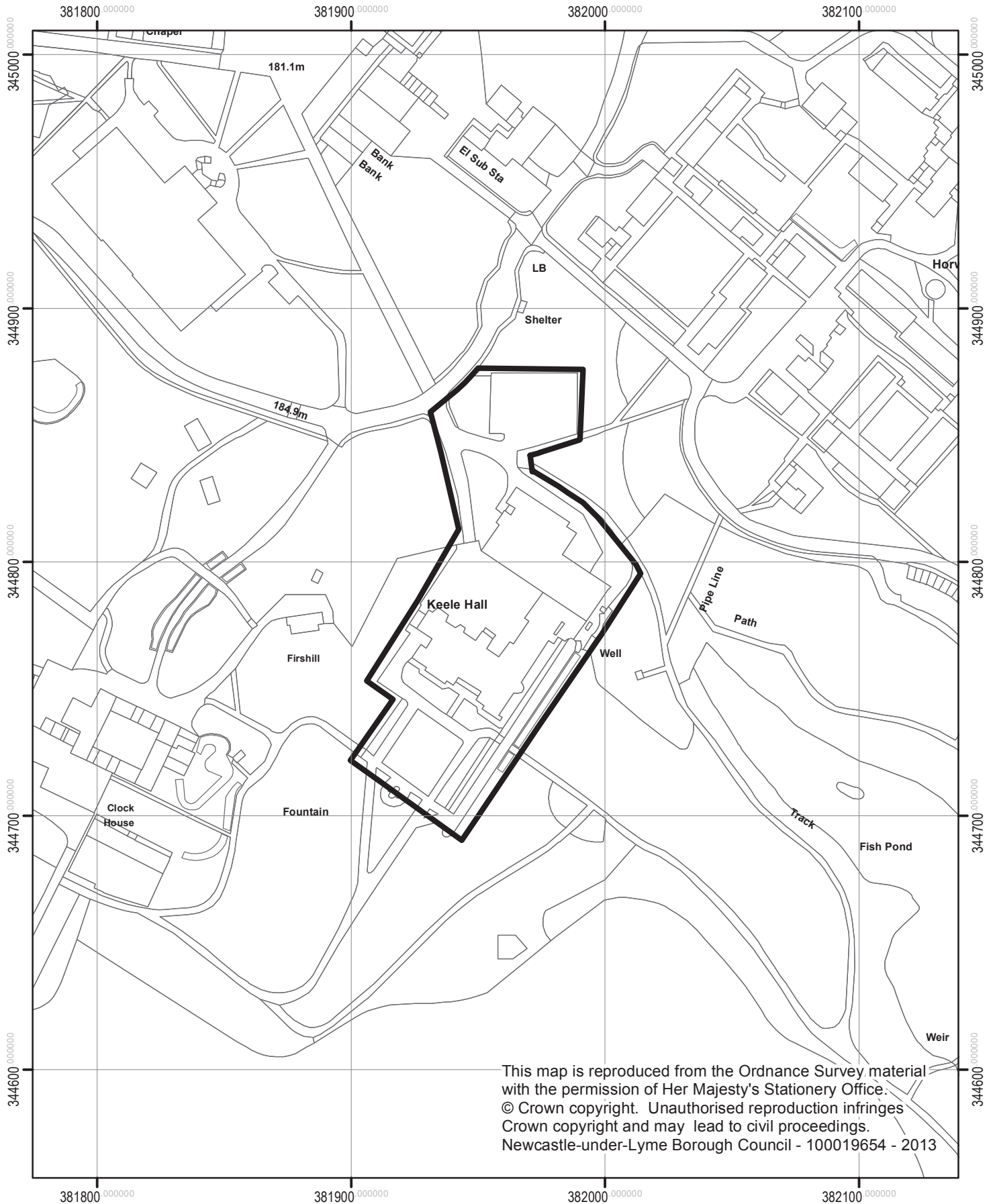
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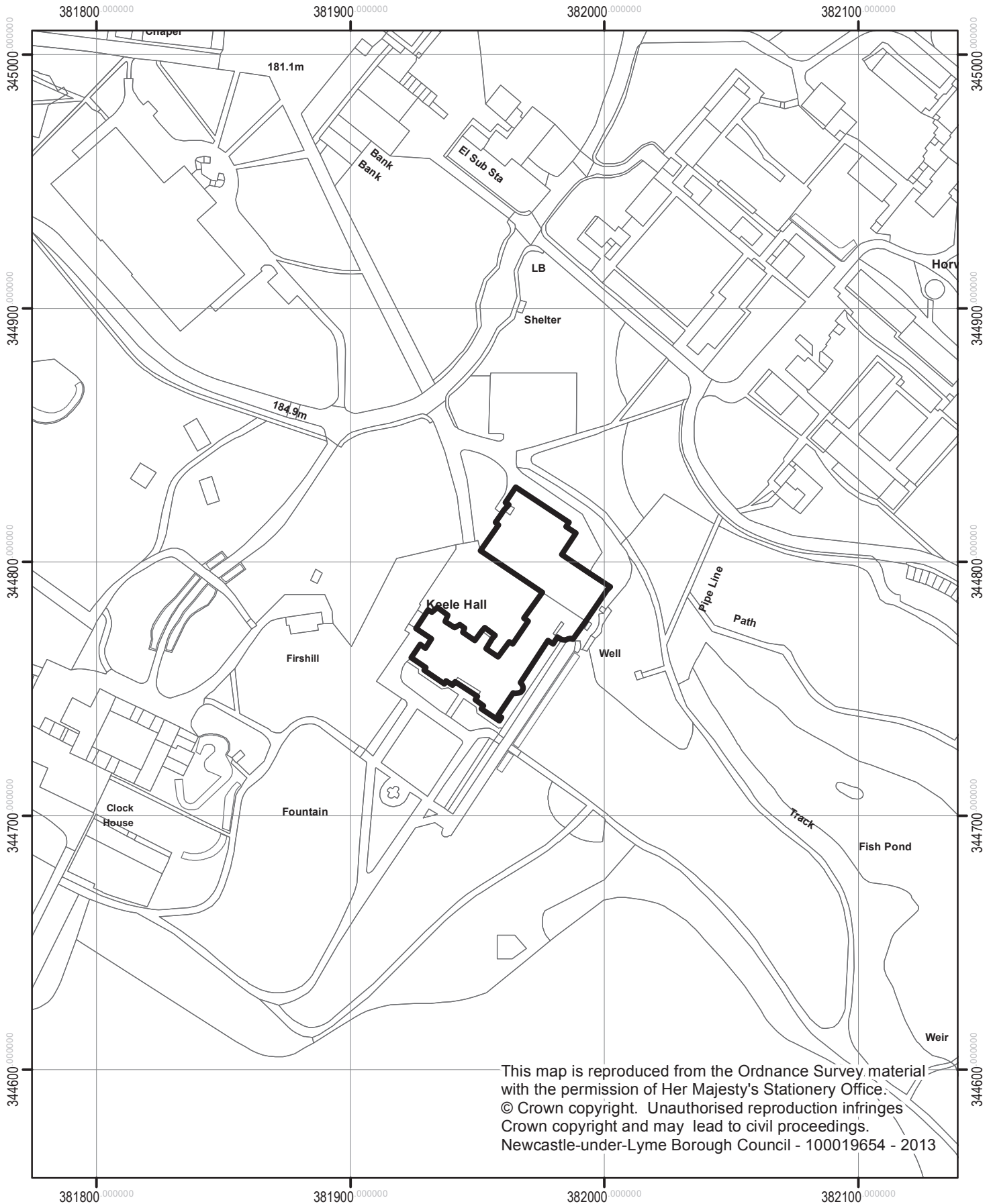
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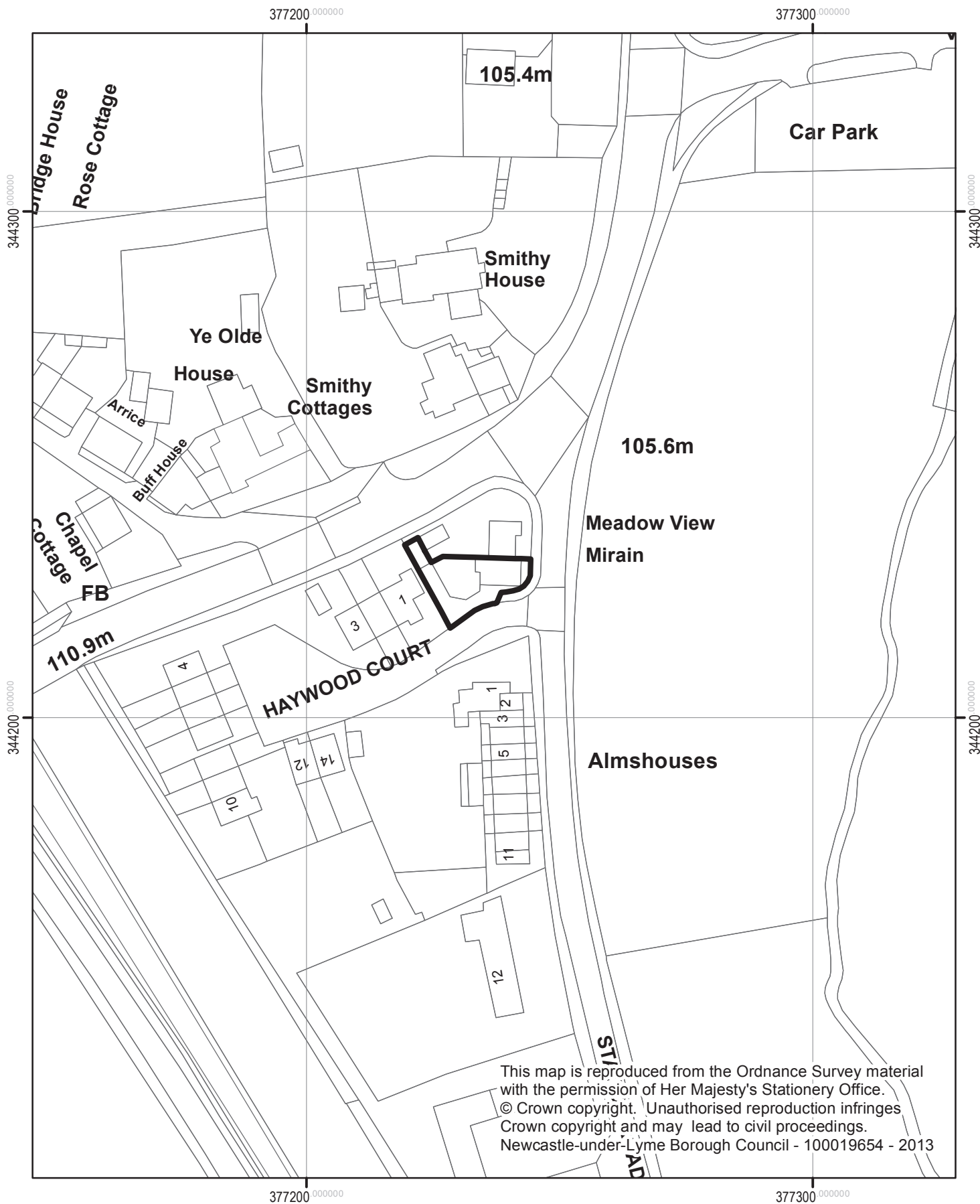
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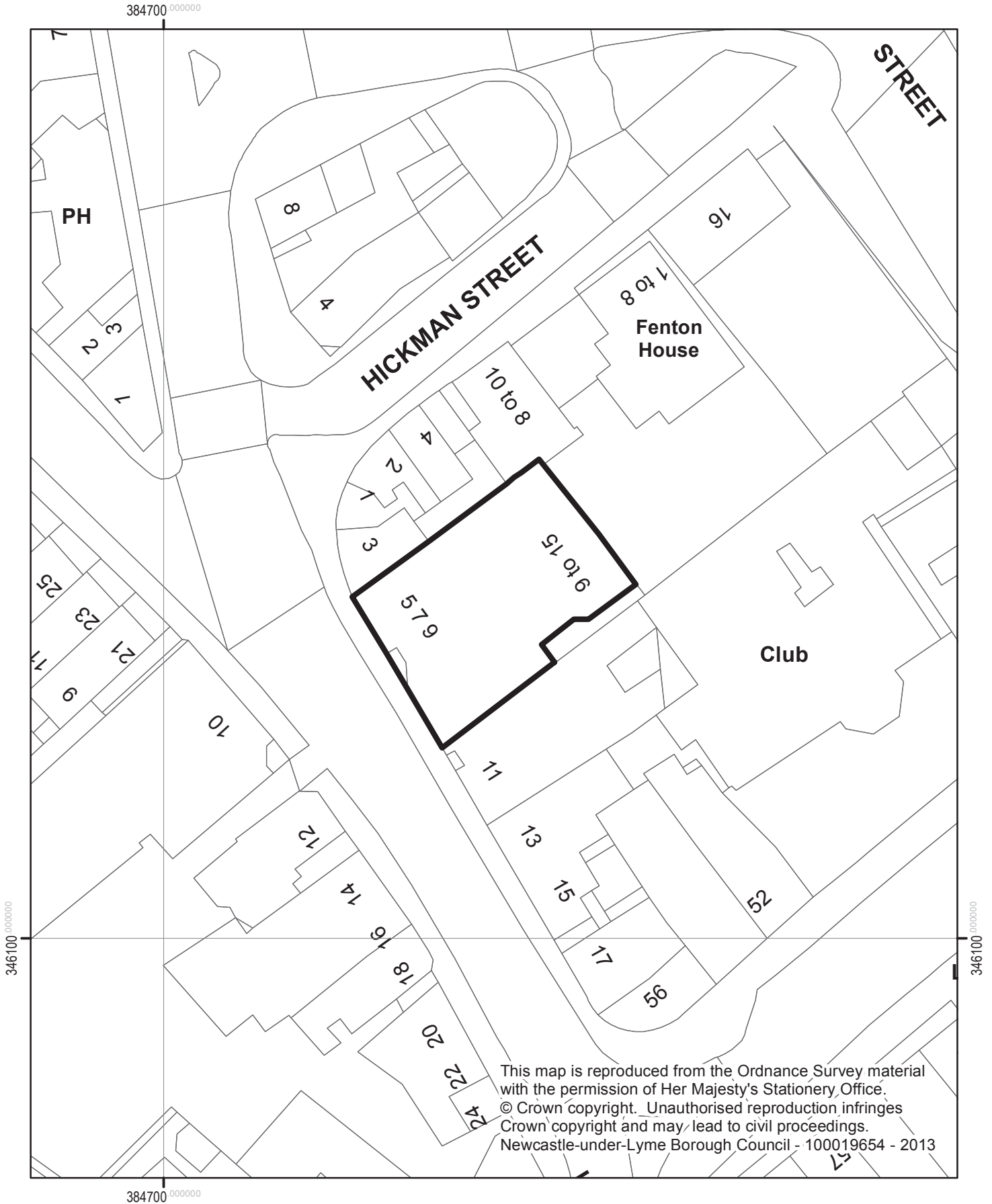
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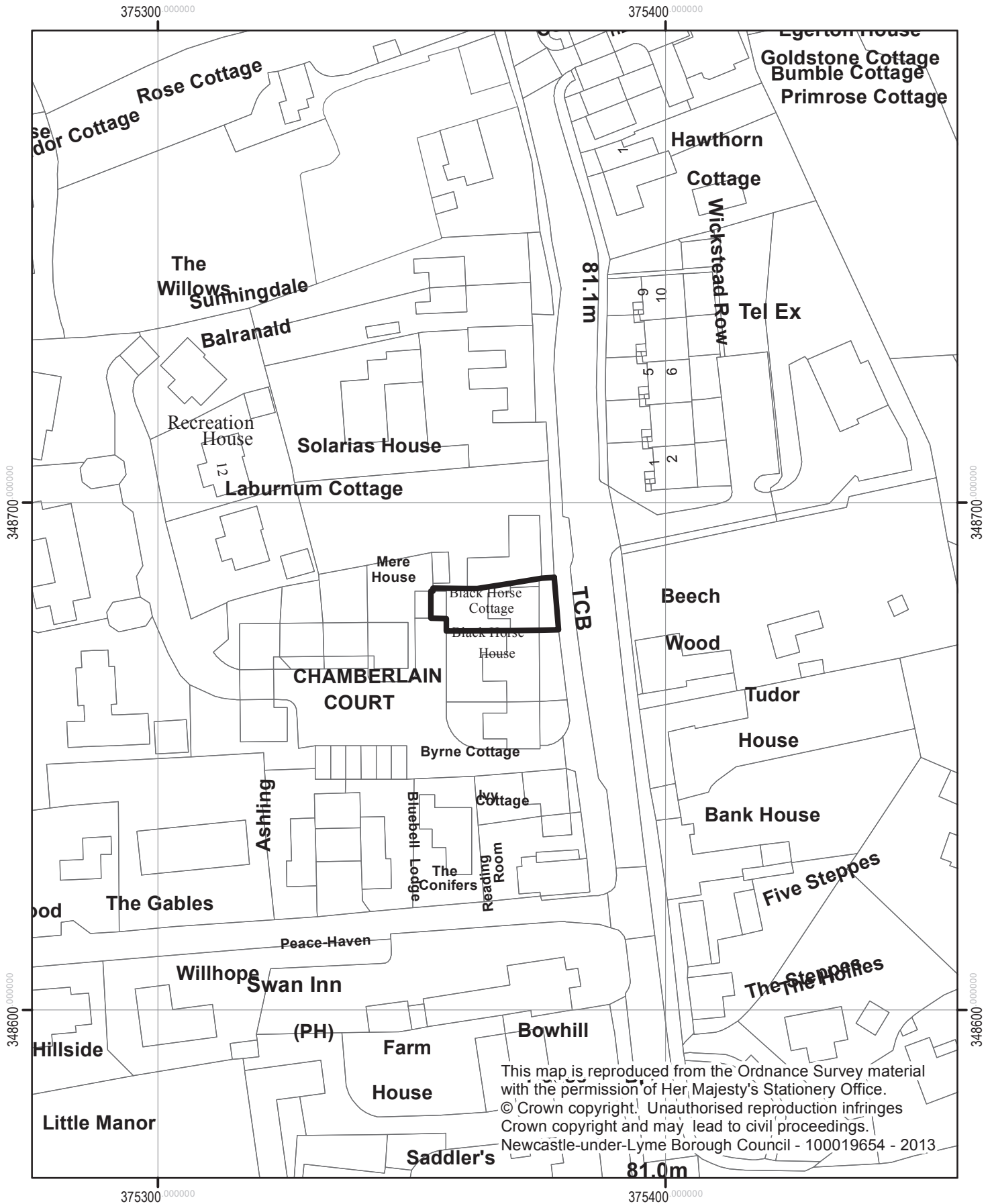
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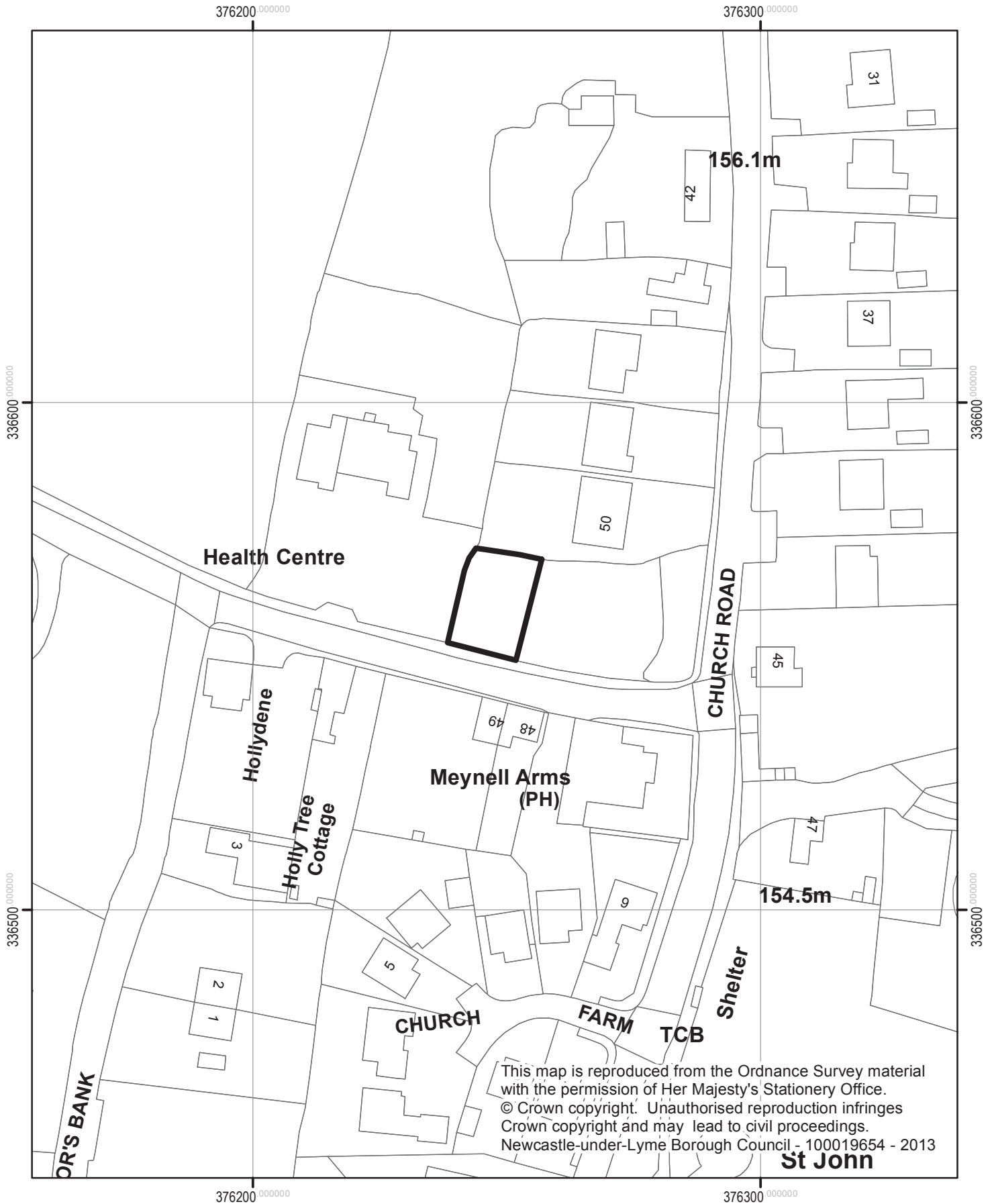


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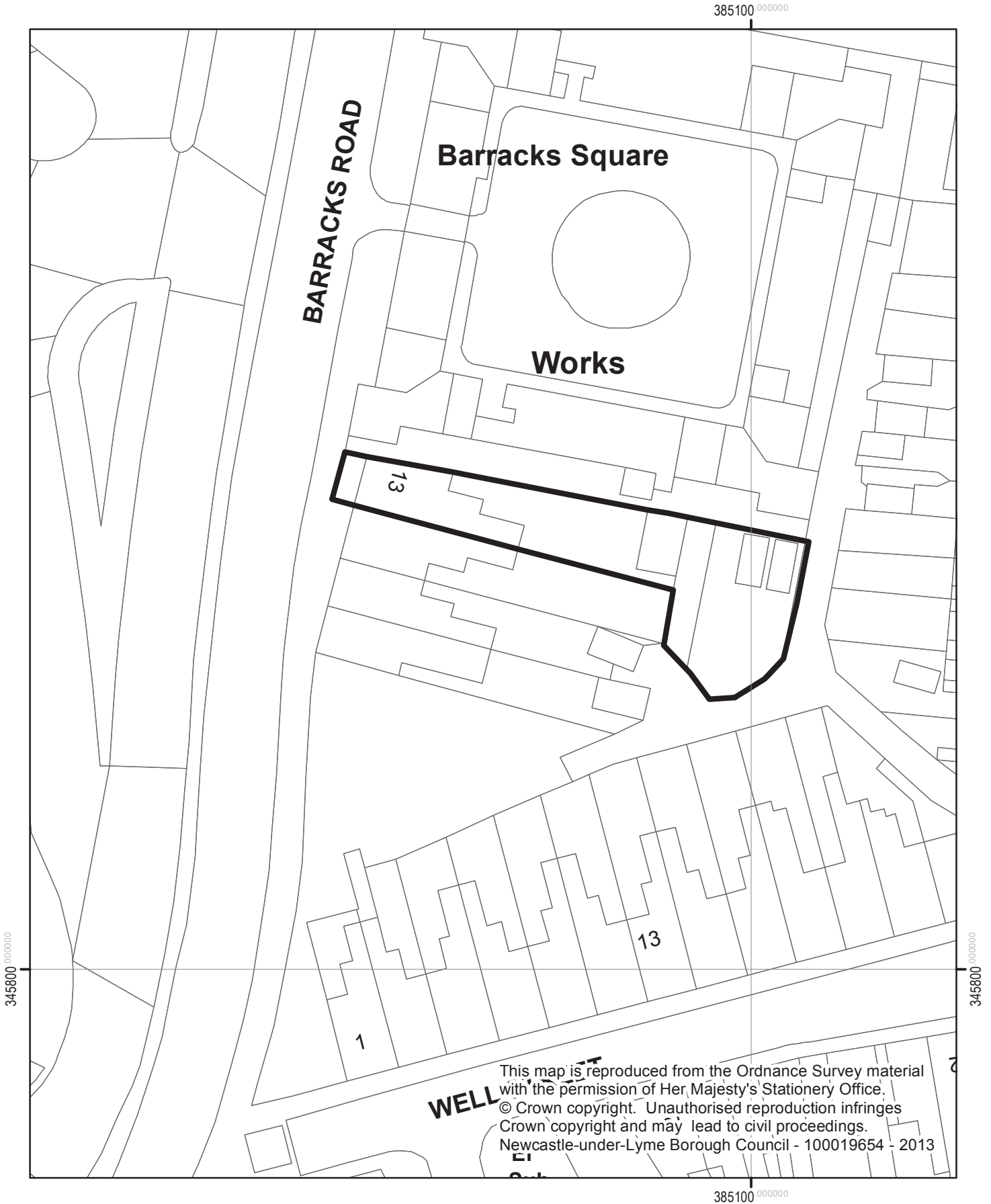


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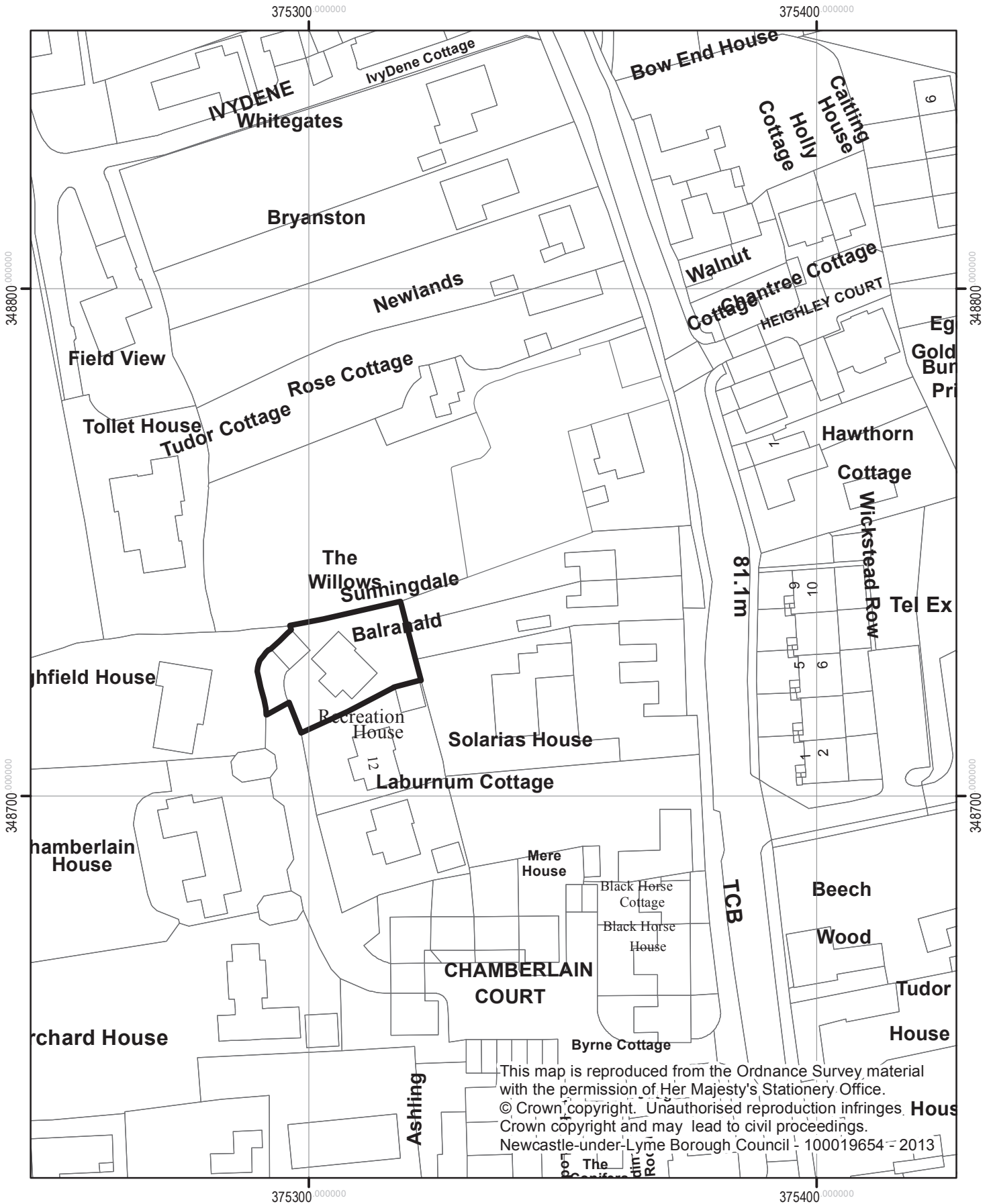
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