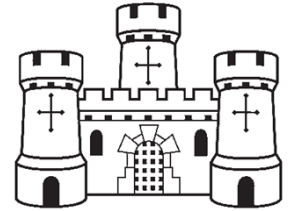


Public Document Pack

Date of meeting Tuesday, 17th January, 2017
Time 7.00 pm
Venue Committee Room 1. Civic Offices, Merrial Street, Newcastle-under-Lyme, Staffs ST5 2AG
Contact Geoff Durham



**NEWCASTLE
UNDER LYME**
BOROUGH COUNCIL

Civic Offices
Merrial Street
Newcastle-under-Lyme
Staffordshire
ST5 2AG

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 - 8)
To receive the decisions of applications which have been previously considered by this Working Party
- 4 NEW APPLICATIONS RECEIVED** (Pages 9 - 22)
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 Miss J Cooper, Gardner, Johnson, Naylor (Chair) and Wright



Working to be a co-operative council

(Vice-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

Tuesday, 20th December, 2016
Time of Commencement: 7.00 pm

| | |
|--------------------------------|--|
| Present:- | Councillor Wenslie Naylor – in the Chair |
| Councillors | Miss J Cooper, Gardner, Johnson and Wright |
| Representing Outside Bodies | Mr D Broome, Newcastle under Lyme Civic Society Dr S Fisher, The Victorian Society Dr C Wakeling, Staffordshire Historic Buildings Trust |
| Officers | Ms L Wallace |
| Apologies | Mr J Whieldon |

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 29 November, 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 application listed below:-

31 Nantwich Road, Audley 16/00774/FUL

The Working Party thinks the details suggest that not enough care and attention has been given to the existing house. The entrance is a peculiar design and the size and shape of the windows are out of character with the existing buildings.

Hillcrest, The Holborn, Madeley 16/01022/FUL

The Working Party stand by their comments to the earlier scheme (16/00707/FUL) with regard to particular character of these burgage plots. The scheme has made improvements to the size and style of the properties which are more acceptable but the Working Party still objects due to the fact that the number of properties is still too high and the proposal creates a density which is harmful to the character of the Conservation Area. They are concerned about the arbitrary plot which is left landlocked to the rear of the site.

Barnes Hall, Lindsay Hall and Horwood Hall, Keele University 16/01014/FUL, 16/01015/FUL & 16/01016/FUL

The Working Party has considered the information for the applications and generally welcomes the quality of the submission and the fact that the envelope of the halls are staying the same, not encroaching onto new green spaces and the respect has been given to trees and the special landscape character. The architects have created interesting spaces and landscapes and the crisp quality buildings are commended. There are no objections to Barnes and the creation of a new sense of place will be an asset to this Hall. Some members are disappointed at the loss of some of the earlier buildings on the campus especially at Horwood. Earlier University buildings have evolved to create a sense of character, an approach which reinforces the existing qualities of the park and gardens at Keele, being relatively small scale and in recognisable materials.

They Working Party strongly objects however to the limb at Lindsay (L1) which they feel is designed at the expense of the sense of place. They feel this large 7 storey building will be harmful to the vistas from the motorway and is therefore unsympathetic and harmful to the character of the historic park and garden in this location. They refer to Pevsner who says a "sense of living in landscape should always be present". Pevsner also states that from the motorway, Lindsay is "like a grown hill-town far away from England". This will be lost with the obtrusive L1 building. The other proposed buildings are well orientated at Lindsay and follow the contours.

They are very concerned about the loss of car parking from Horwood and the general impact that this will have on the village given the increase in room numbers.

5. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR WENSLIE NAYLON
Chair

Meeting concluded at 8.00 pm

**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 |
|--------------|---------------------------|---|--|---|
| 16/00630/FUL | 2 Marsh Parade, Newcastle | Proposed demolition of existing buildings and erection of 4 storey apartment block with parking and public amenity space. | The Working Party thinks that the general massing and proportions of the proposal are acceptable. However the details and quality of the development are. Concerns are raised over the appearance of the undercroft opening and its asymmetry and the WP suggests that the opening is widened to match the width of ground floor windows. The proposed wall may help mitigate some of concerns about the ground floor but more details are required. The material shown on the ground floor openings is assumed might be timber which in this context is not considered appropriate. The Working Party also considers that the window divisions at all levels should be symmetrical. | Decision deferred by Planning Committee on 4 th January 2017 to allow more time to address the reasons for refusal. http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00630/FUL |

| | | | | |
|-----------------------------|---|---|--|--|
| 16/00494/REM | Land off York Street, Newcastle. | Proposed 6 dwellings – details of appearance scale and landscaping. | There are no details on materials and plans are unclear. These details need to be provided before the WP can make useful and relevant comments and request that this is provided for its next meeting. | Permitted by delegated powers on 16 th December 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00494/REM |
| 16/00812/LBC | Sir John Offley Almshouses, Station Road, Madeley | Installation of secondary double glazing | No objections | Permitted by delegated powers on 14 th December 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00812/LBC |
| 16/00905/FUL | The Ironmarket, Ironmarket, Newcastle | Bifold doors to frontage | The WP objects strongly to alteration of shop front. It destroys the character and introduces a harmful design | Permitted by delegated powers on 21 st December 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00905/FUL |
| 16/00919/FUL & 16/00920/LBC | Gate Lodge, Brampton Road, Newcastle | Retention of single storey garage with green roof. | The WP does not object to the proposal but has concerns over the dampness of structure. It recommends that a slight pitch might be practical and drainage details should be submitted. | Permitted by delegated powers on 21 st December 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00919/FUL |
| 16/00791/FUL | The Old Wood, Betley Hall Gardens, Betley | Garage loft conversion with dormer | No objections to use of loft space but not appropriate to use render on dormers. Alteration to rear not well considered and doors and Juliet balcony should be | Permitted by delegated powers on 22 nd December 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00791/FUL |

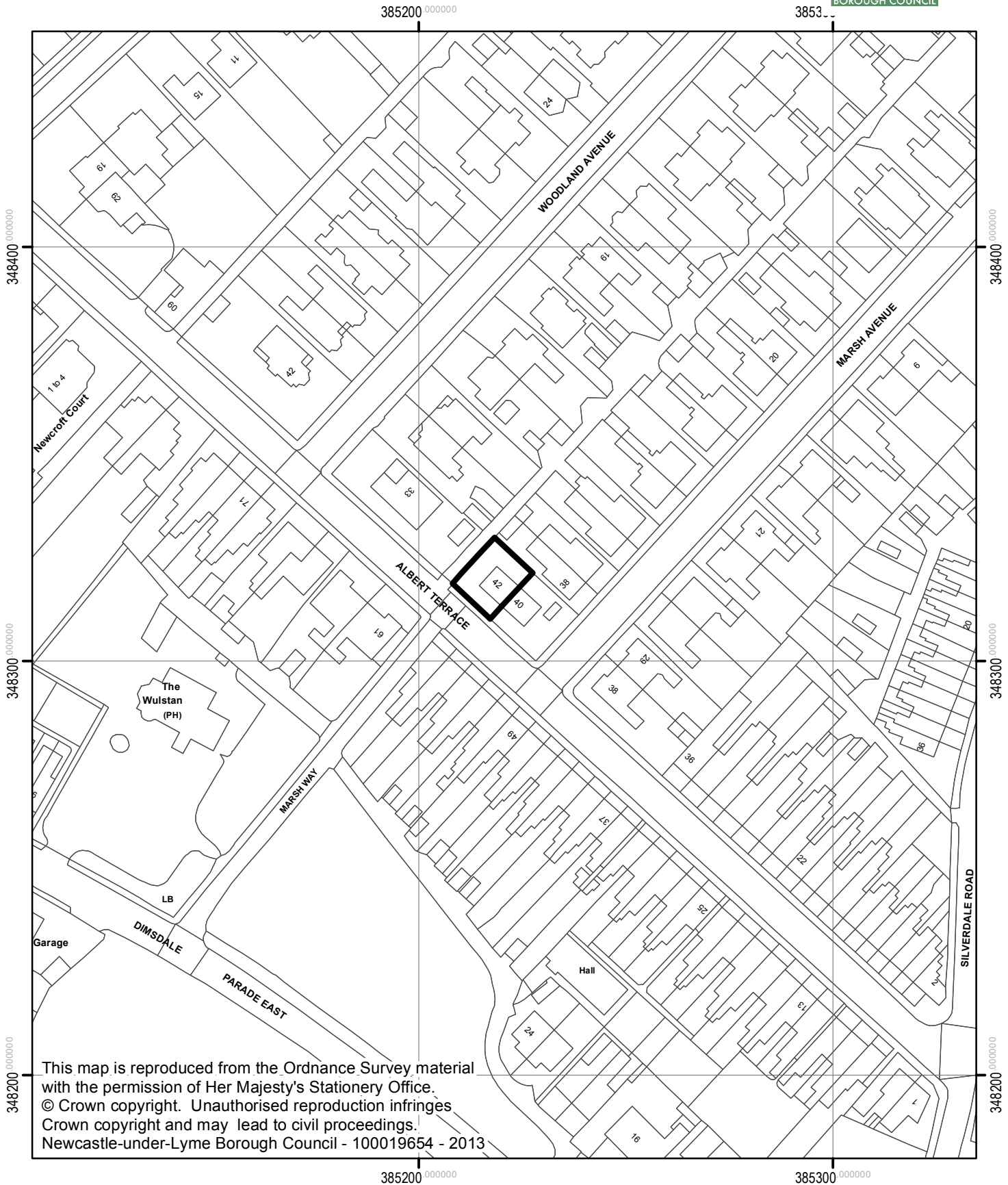
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|--------------|---|-------------------------------------|---|--|
| | | | designed. | |
| 16/00939/FUL | Lake View, 21 Betley Hall Gardens, Betley | Rear conservatory with atrium roof. | The WP has no objections to proposal but suggests that the windows match the house. There are no rainwater details. | Permitted by delegated powers on 22 nd December 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00939/FUL |

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CONSERVATION ADVISORY WORKING PARTY

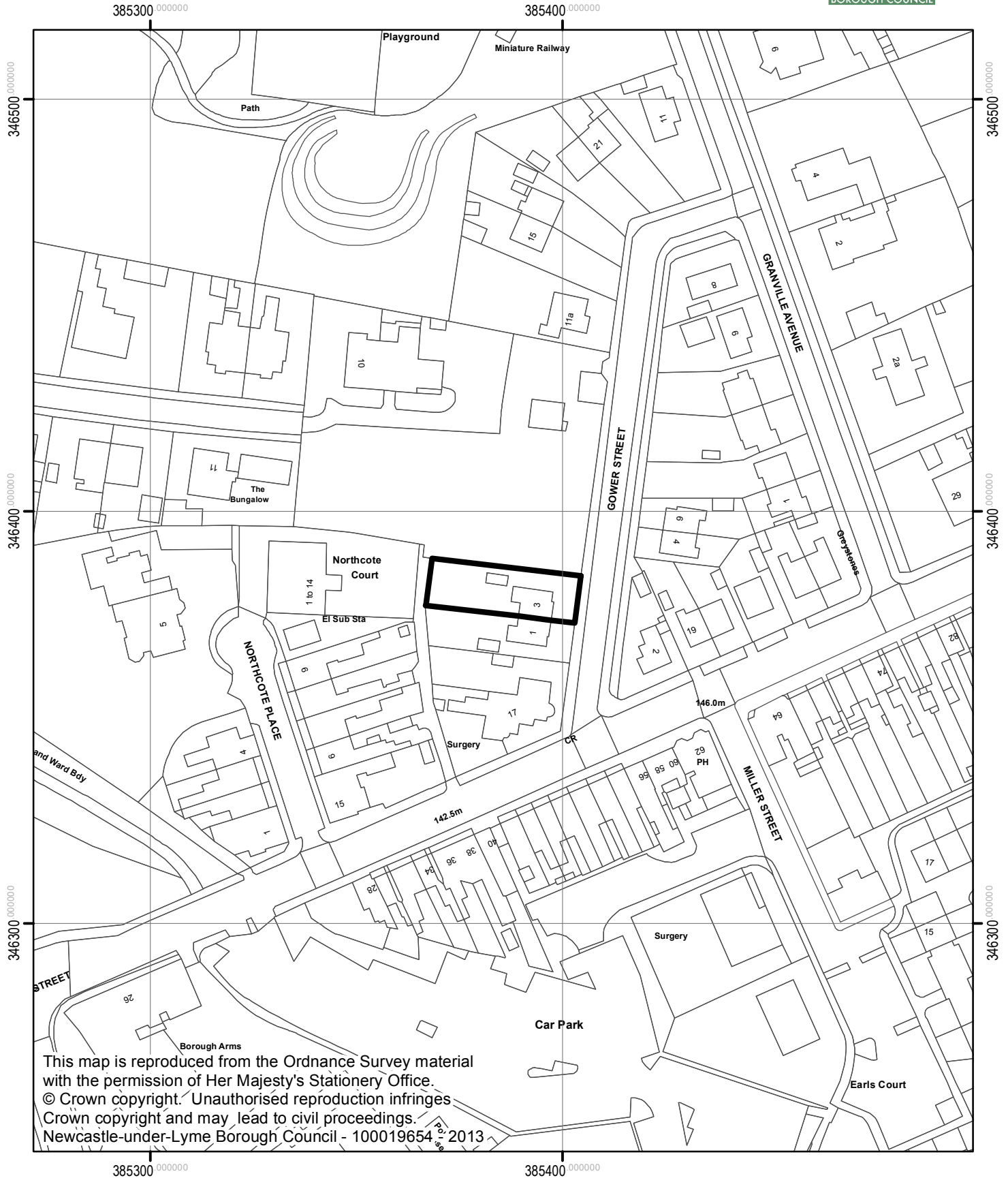
| Reference | Location and Applicant | Development | Remarks | Link |
|--------------|--|---|---|---|
| 16/00996/FUL | 42 Albert Terrace, Wolstanton Mr J McDonald | Front extension to existing garage, new bay window, porch and canopy. | Within Watlands Park Conservation Area. | http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00996/FUL |
| 16/01049/FUL | 3 Gower Street, Newcastle. Mrs E Gillow | Proposed two storey side extension and single storey rear extension. | Within The Brampton Conservation Area | http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01049/FUL |
| 16/01076/ADV | Yates Wine Lodge, Ironmarket, Newcastle Stonegate Pubs | Internally illuminated fascia text and illuminated projecting signs | Within Newcastle Town Centre Conservation and affecting a Grade II Listed Building. | http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01076/ADV |
| 16/01052/FUL | 4 Barn Court, Clayton Mrs Shepherd | Single storey side and rear extension. | Within Clayton Conservation Area. | http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01052/FUL |
| 16/01054/FUL | 12 Station Road, Madeley Mr R Ball | Proposed demolition of existing side extension and new single storey side extension. | Within Madeley Conservation Area. | http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01054/FUL |
| 16/01104/FUL | Jubilee Cottage, 5 Maer Village, Maer | Demolish rear extension with replacement single storey rear extension and garage/store and dropped kerb access | Within Maer Village Conservation Area | http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01104/FUL |

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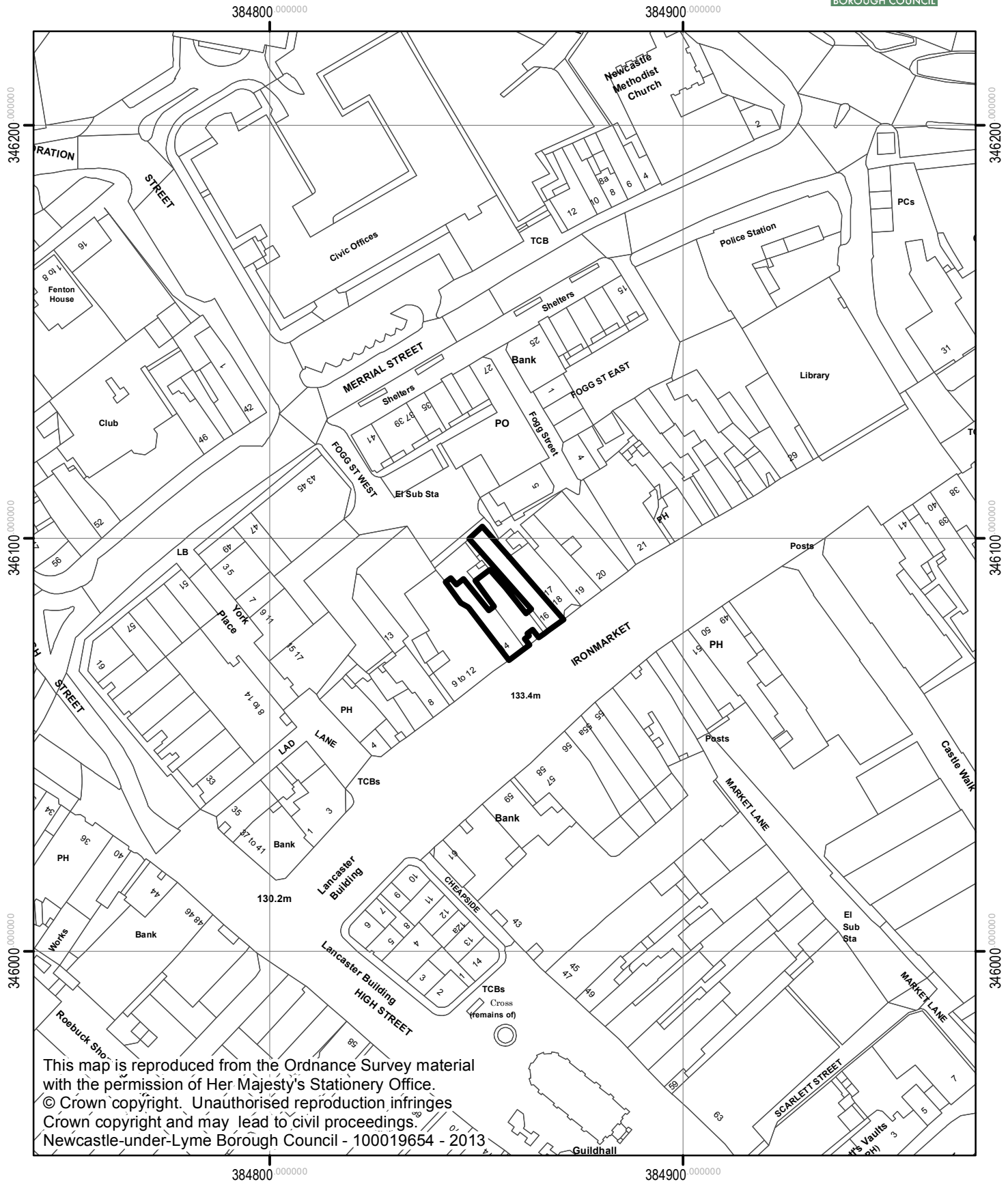
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 3 Gower Street, Newcastle.

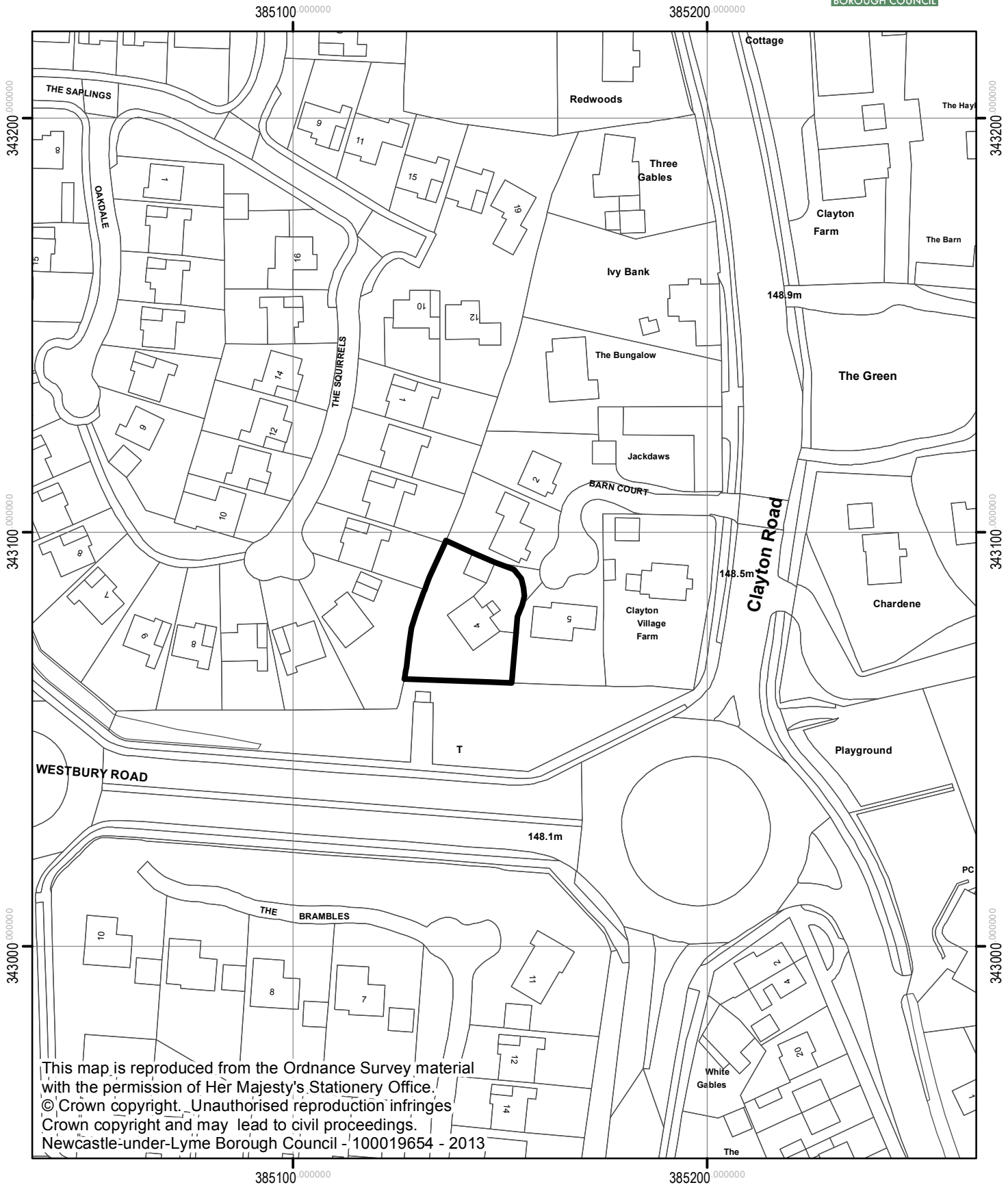


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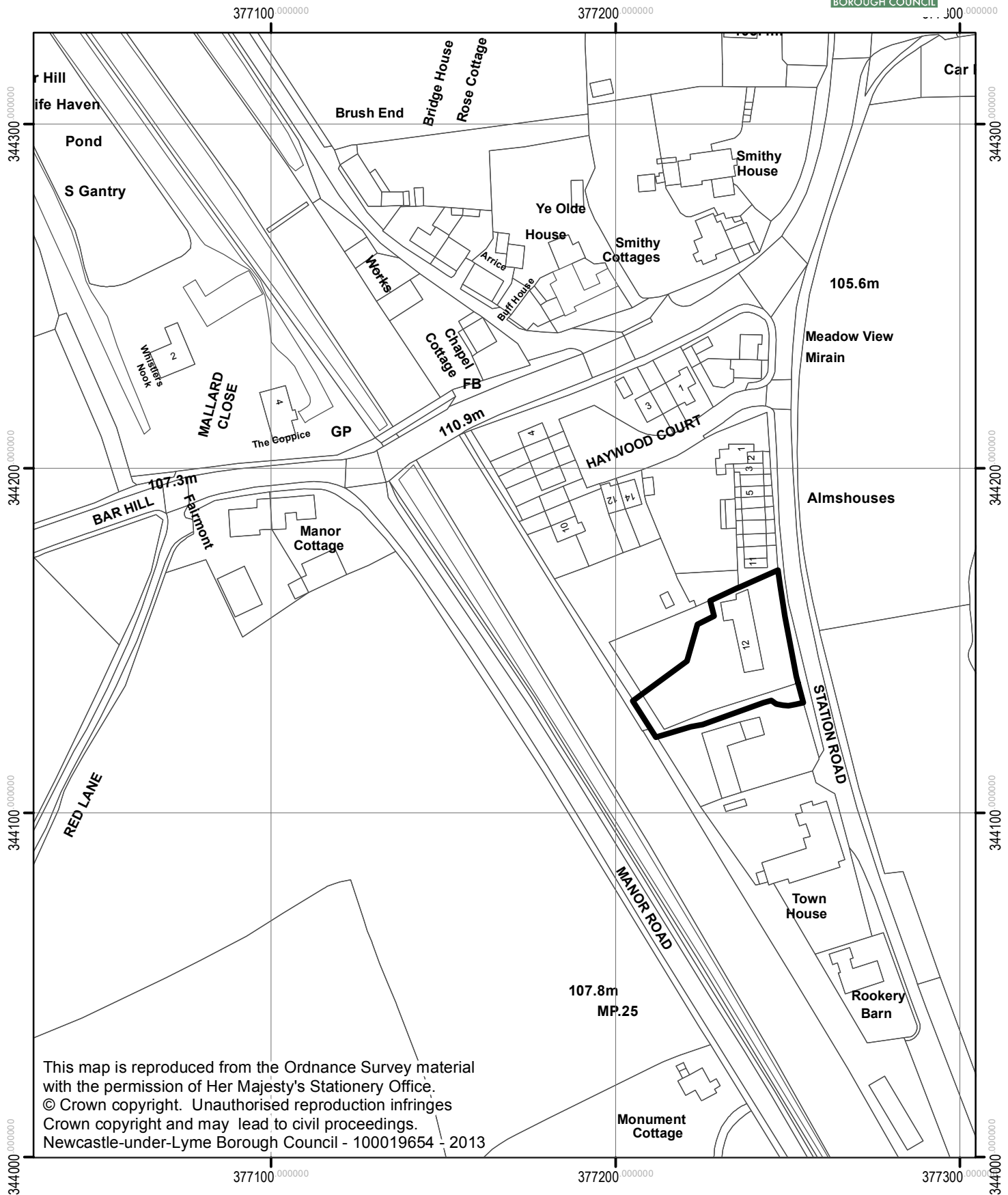
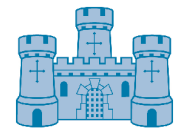
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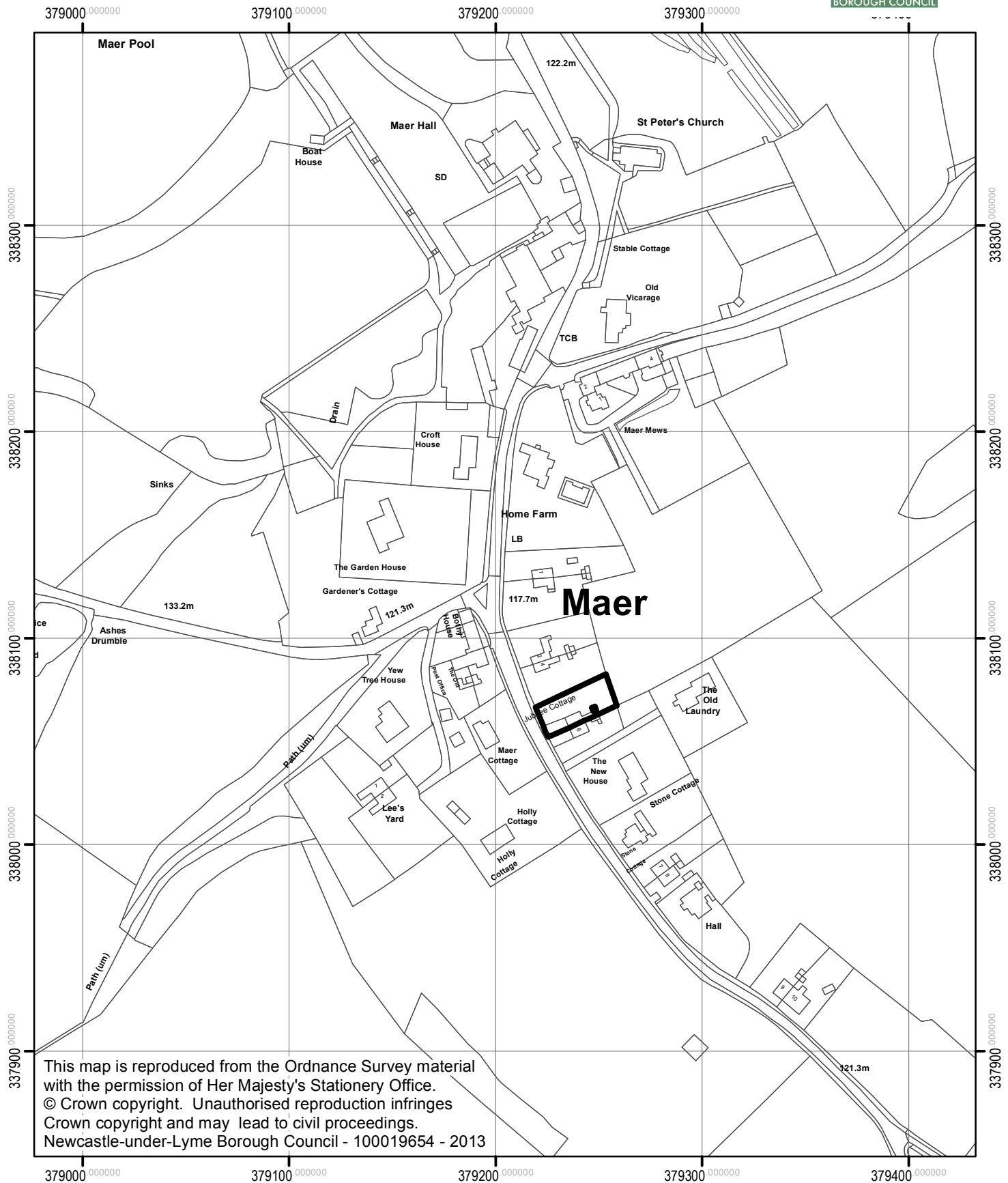


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