

Public Document Pack

Date of meeting Thursday, 16th March, 2017
Time 6.30 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 - 6)
To consider the minutes of the previous meeting(s)
- 3 PREVIOUSLY CONSIDERED APPLICATIONS** (Pages 7 - 8)
To receive the decisions of applications which have been previously considered by this Working Party
- 4 NEW APPLICATIONS RECEIVED** (Pages 9 - 24)
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

Monday, 27th February, 2017
Time of Commencement: 7.00 pm

Present:-	Councillor Wenslie Naylor – in the Chair
Councillors	Miss J Cooper, Johnson and Wright
Representing Outside Bodies	Mr D Broome – Newcastle Civic Society Dr S Fisher – Watlands Park Residents Association. Dr C Wakeling – Staffordshire Historic Buildings Trust
Officers	Louise Wallace

1. DECLARATIONS OF INTEREST

Dr Wakeling declared an interest in applications from Keele University being an employee of the University.

2. MINUTES OF PREVIOUS MEETINGS

Resolved: That, subject to the following amendments, the minutes of the meeting held on 7 February, 2017 be agreed as a correct record:

Councillor Wright be added to the list of Councillors present at the meeting.
Agenda Item 4, Former Orme Centre, Orme Road - At the end of the first paragraph the words “in appearance” be added.
Agenda Item 4, Midway Car Park, Newcastle – in line 4 the word “(yellow)” to be added after the word proposed.
Agenda Item Item 4, Kidsgrove Scout Association – the final sentence to read “The bars are a very unfortunate addition necessitated by the increase in security for the site”.

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:-

Unit 2, The Barracks, Barracks Road 16/01045/LBC

The Working Party were supportive of the proposal, but in the light of insufficient detail in the application drawings, wished to see a condition requiring details of the works to be submitted to and approved in writing by the Local Planning Authority. The Working Party wished it to be known that they would not necessarily object to the use of double or secondary glazing provided it was sensitively undertaken.

Conservation Advisory Working Party - 27/02/17

The Barracks, Barracks Road, , Newcastle 17/00101/LBC

The Working Party expressed concern that in the absence of details as to when the metal windows had been installed, the proposal might involve the loss of historic fabric.

19 High Street, Newcastle (York Place 17/00022/ADV

The Working Party had no objections.

Lennard-Jones Building, Keele University 17/00091/FUL

The Working Party expressed concern about the lack of detail in the submission that would have enabled them to consider and comment upon the impact of the development on the setting of the Listed Chapel. If such details became available they would wish to reconsider this proposal at their next meeting.

Yates Wine Lodge, Ironmarket, Newcastle 17/00093/COU and 17/00117/LBC

The Working Party with respect to the LBC application for the signage had no objections. With respect to the change of use the Working Party noting that the features were of a temporary nature (being removed at the end of each day) had no objections.

McDonalds, 82-86 High Street, Newcastle 17/00051/FUL and 17/00052/ADV

The Working Party had no objections.

Hey House, Manor Road, Baldwins Gate 17/00070/FUL and 17/00071/LBC

The Working Party considered that the proposal to block up a doorway on the front elevation would be difficult to successfully achieve, because of the problem of sourcing matching brickwork in this case, and they were also concerned that the proposal to put in a glazed roof to the single storey element at the rear might have an adverse impact on the character and appearance of the listed building and that consideration should be given to increased windows as an alternative.

21 Ironmarket, Newcastle (former Ironmarket PH), 17/00110/ADV

The Working Party expressed concern about the proposal to place a high level fascia sign on this building in view of its impact on the character and appearance of the Conservation Area. Similar concerns were expressed about the canopy signage and the proposal to include two illuminated posters at street level. Concern was also expressed about the amount of spot lighting proposed. If any signs were to be fixed that should not be to the masonry.

5. CONSERVATION AND HERITAGE FUND

Two applications for financial assistance were reported to the Group.

All Saints Church Madeley (16/17003/HBG)

Resolved: That the Planning Committee be advised that the Working Party recommend that the application be approved.

Station House, Baldwins Gate (16/17004/HBG)

Resolved: That the Planning Committee be advised that the Working Party recommend that the application be approved.

6. **PROPOSED ARTICLE 4 DIRECTION FOR STUBBS WALK CONSERVATION AREA**

Resolved: That the Planning Committee be advised that the Working Party recommend that the Council make an Article 4 Direction for the Stubbs Walk Conservation Area as set out in the report.

7. **START TIME OF THE MEETINGS OF THE WORKING PARTY**

Resolved: That the meetings of the Working Party commence at 6.30pm for the remainder of this municipal year, as from Thursday 16th March (the date of the next meeting of the Working Party).

8. **URGENT BUSINESS**

There was no Urgent Business.

COUNCILLOR WENSLIE NAYLON
Chair

Meeting concluded at 8.35 pm

This page is intentionally left blank

**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.

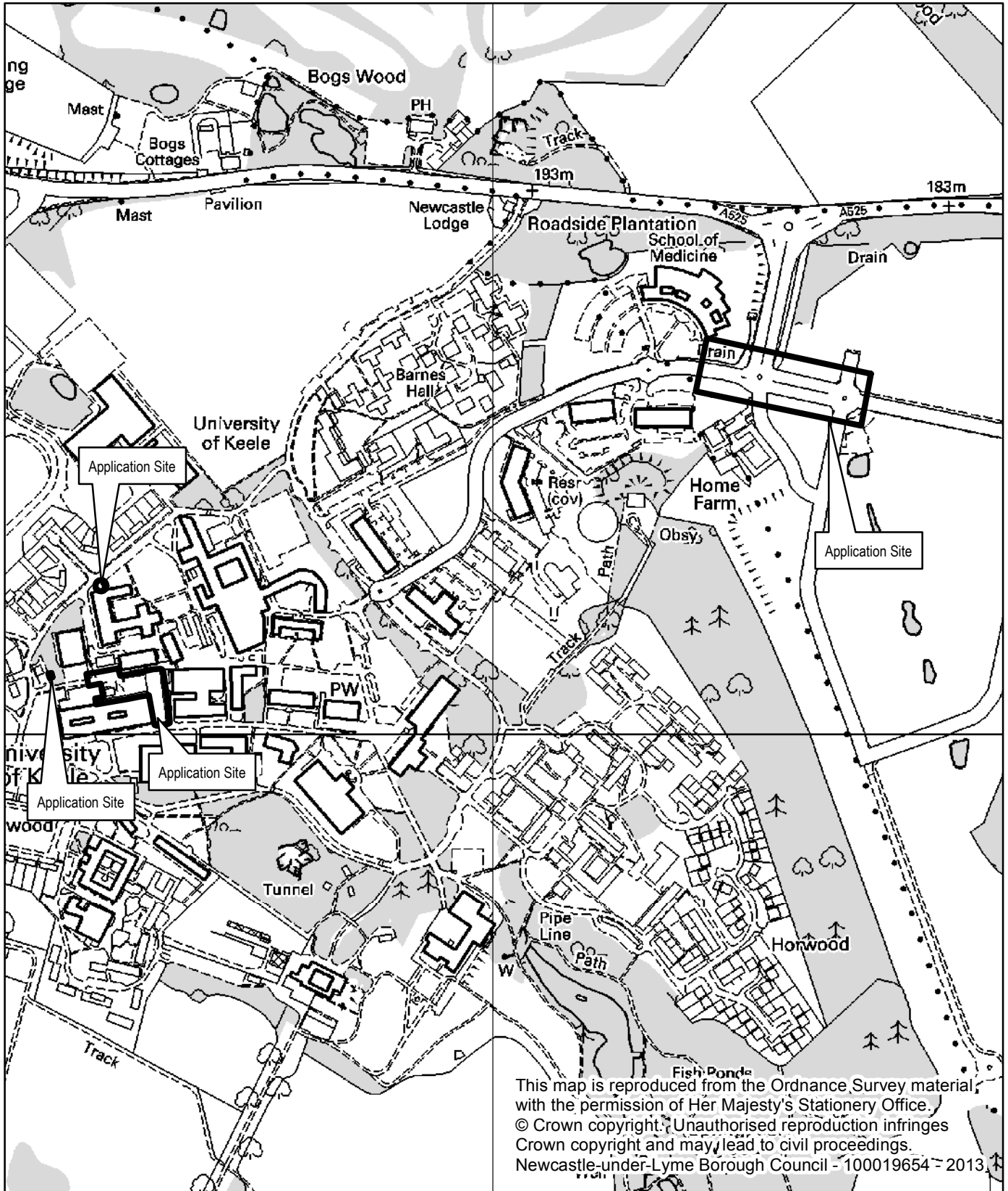
Reference	Location and Applicant	Development	Working Party Comments	Planning Decision
16/01076/ADV	Yates Wine Lodge	Illuminated fascia sign and projecting signs	New fascia sign and rear sign are unacceptable. The letters should be retained within the fascia sign on front and are too obtrusive on rear. They are too big and are harmful. Signs to be fixed into mortar joints. Hanging and menu signs ok.	Permitted by delegated powers on 17th February 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01076/ADV

This page is intentionally left blank

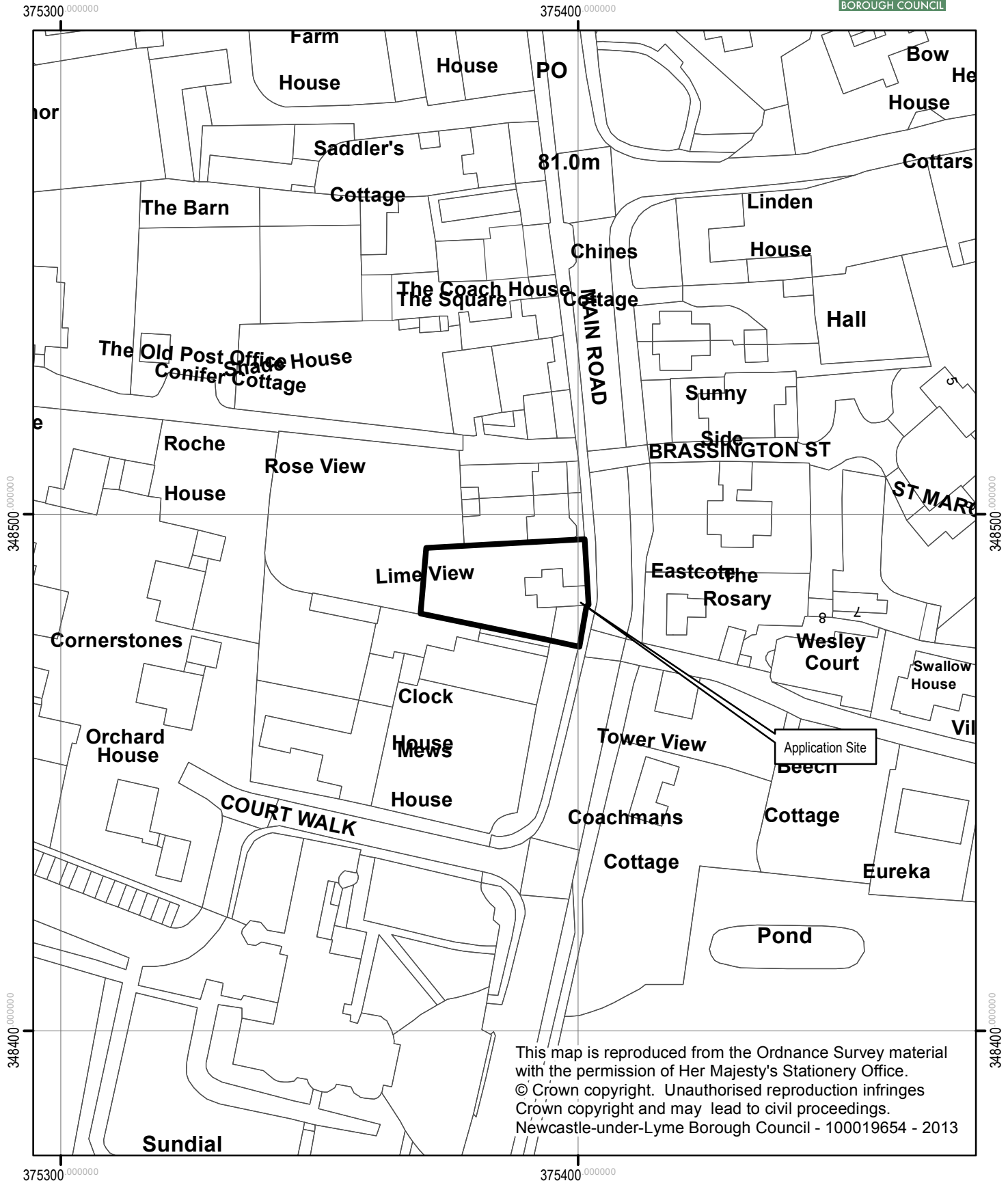
CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Link
17/00091/FUL	Leonard-Jones Building, Keele University	Erection of a new central science Lab Building for flexible arty facility for Faculty of National Sciences	May affect the setting of a Grade II Listed Building and setting of Keele Historic Park and Garden.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00091/FUL
17/00087/LBC	Lime View, Main Road, Betley Mrs N Kerr	Rear garden room, rear canopy/Victorian veranda, patio and erection of pizza oven.	Within Betley Conservation Area and Grade II Listed Building.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00087/LBC
17/00164/FUL	Old Brown Jug, Bridge Street, Newcastle	Installation of external fire escape with security gate at top of staircase.	Within Newcastle Town centre Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00164/FUL
16/01020/FUL	44 Mount Pleasant, Newcastle Mr S Bhattacharjee	Conservatory to rear of garage, tiled canopy to front of garage and canopies to rear of dwelling and side of garage.	Adjacent to the northern boundary of Stubbs Walk Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01020/FUL
17/00161/ADV	95-97 High Street, Newcastle Amber Taverns	Erection of replacement illuminated and non-illuminated signs to exterior of building.	Within Newcastle Centre Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00161/ADV
17/00174/FUL	Former Savoy Cinema, Newcastle Modultec International Ltd	Demolition of former Savoy and erection of 13 storey student accommodation building.	Within Town Centre Conservation Area and may affect setting of a number of Listed Buildings	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00174/FUL

17/00195/TDET	Land off Westbury Road, Clayton	Proposed upgrade to existing EE mobile communications base station.	Within Clayton Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00195/TDET
---------------	------------------------------------	---------------------------------------------------------------------------	--------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

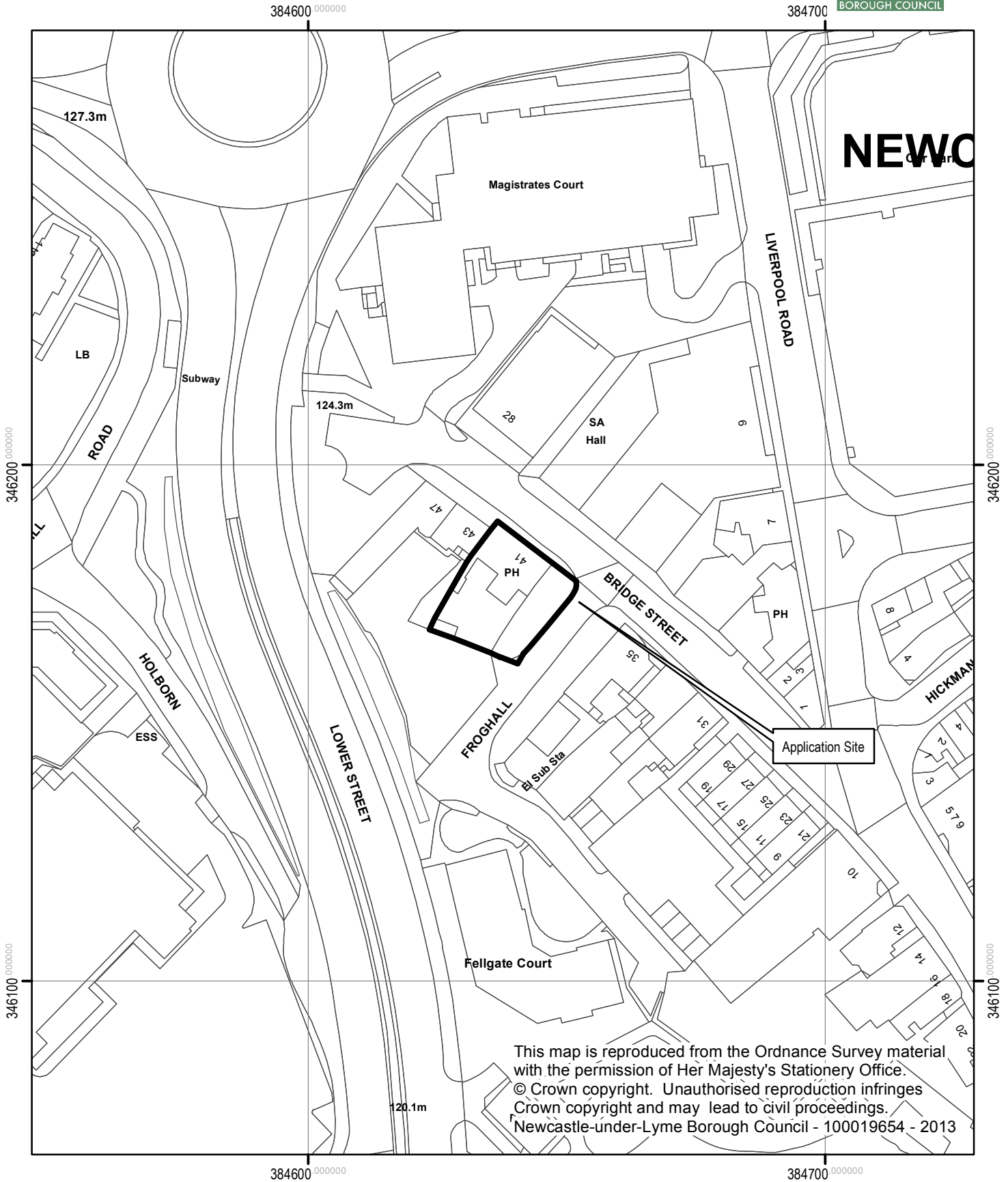


This page is intentionally left blank



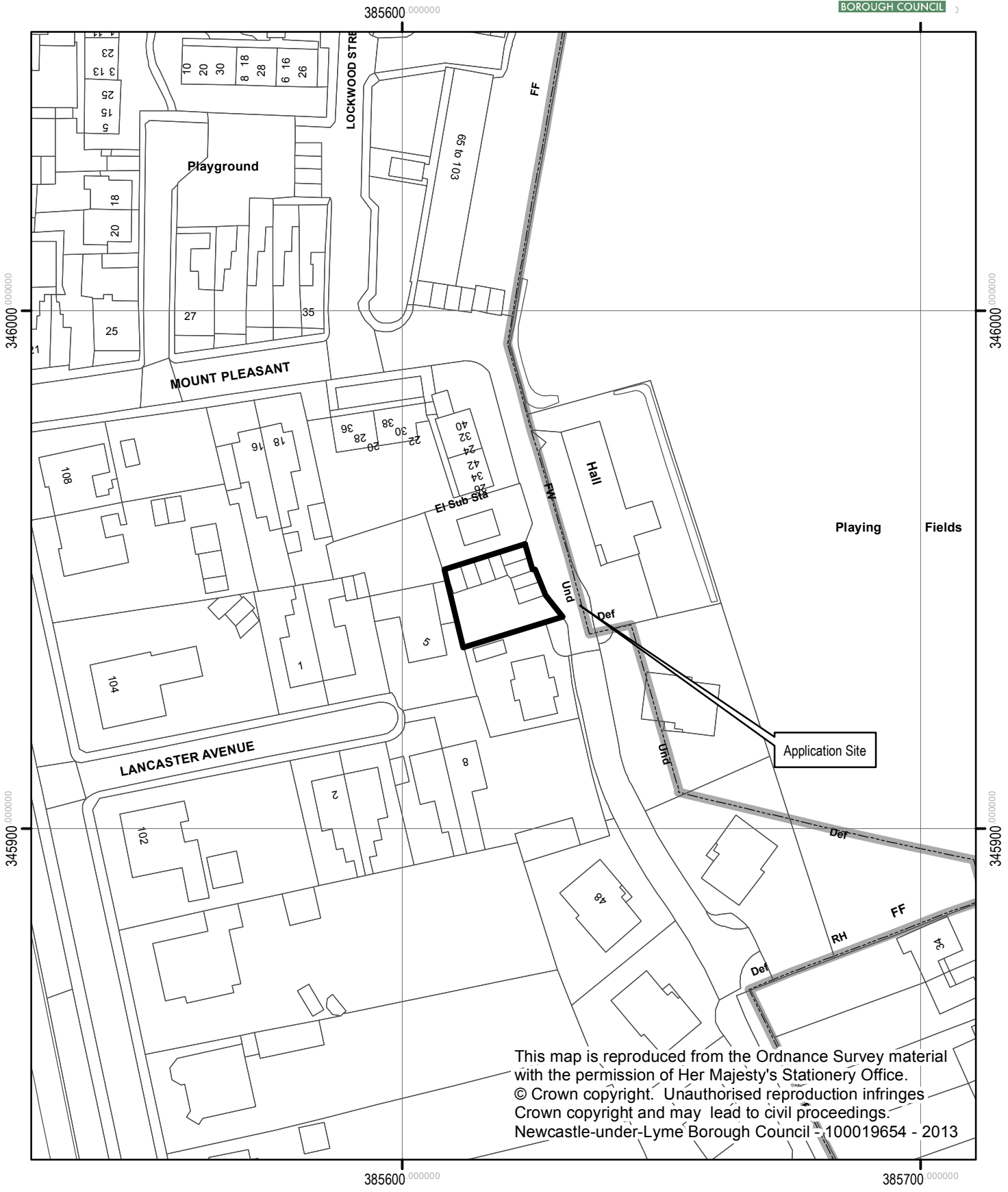
This map is reproduced from the Ordnance Survey material with the permission of Her Majesty's Stationery Office.
 © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to civil proceedings.
 Newcastle-under-Lyme Borough Council - 100019654 - 2013

This page is intentionally left blank



This map is reproduced from the Ordnance Survey material with the permission of Her Majesty's Stationery Office.
© Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to civil proceedings.
Newcastle-under-Lyme Borough Council - 100019654 - 2013

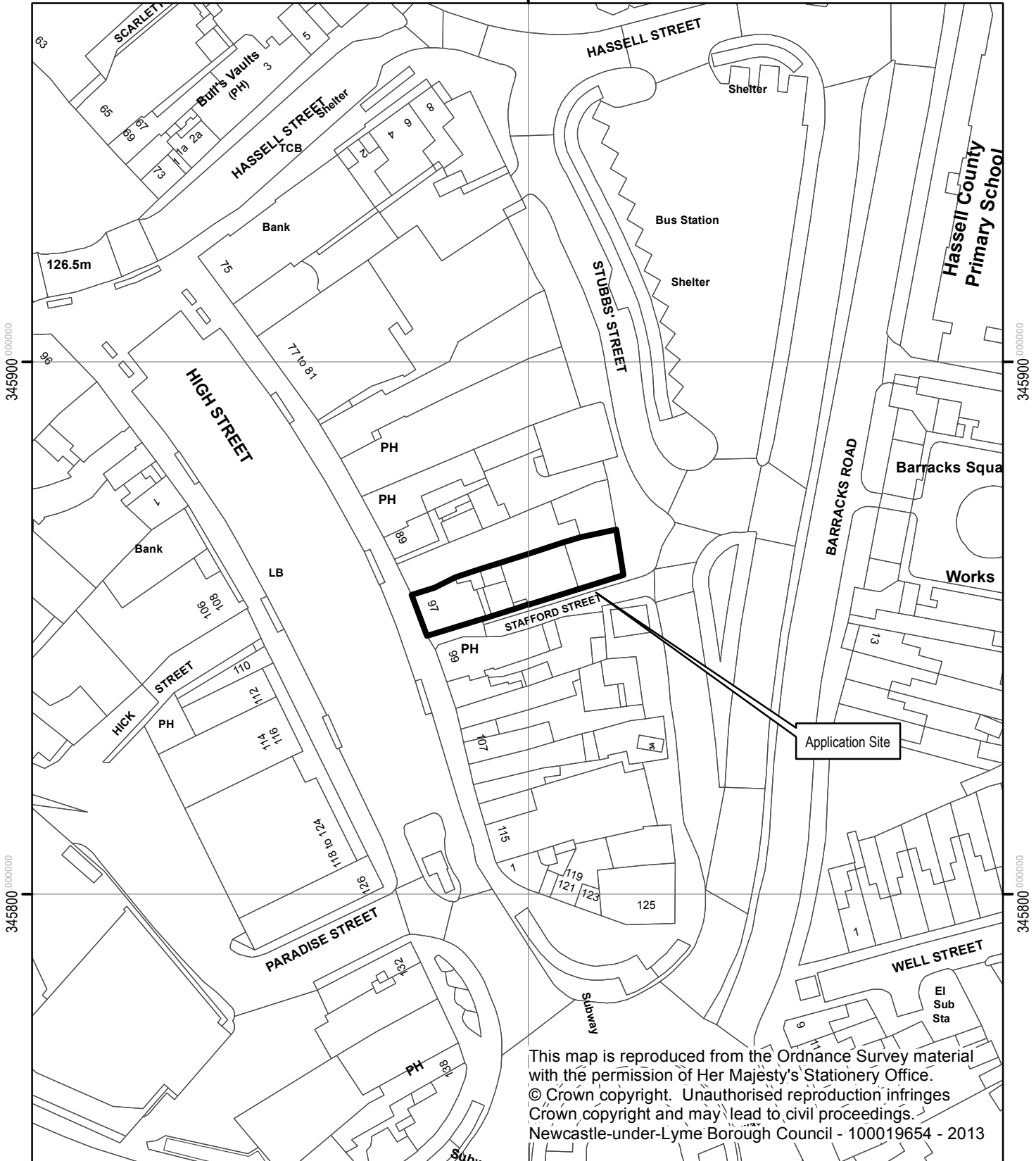
This page is intentionally left blank



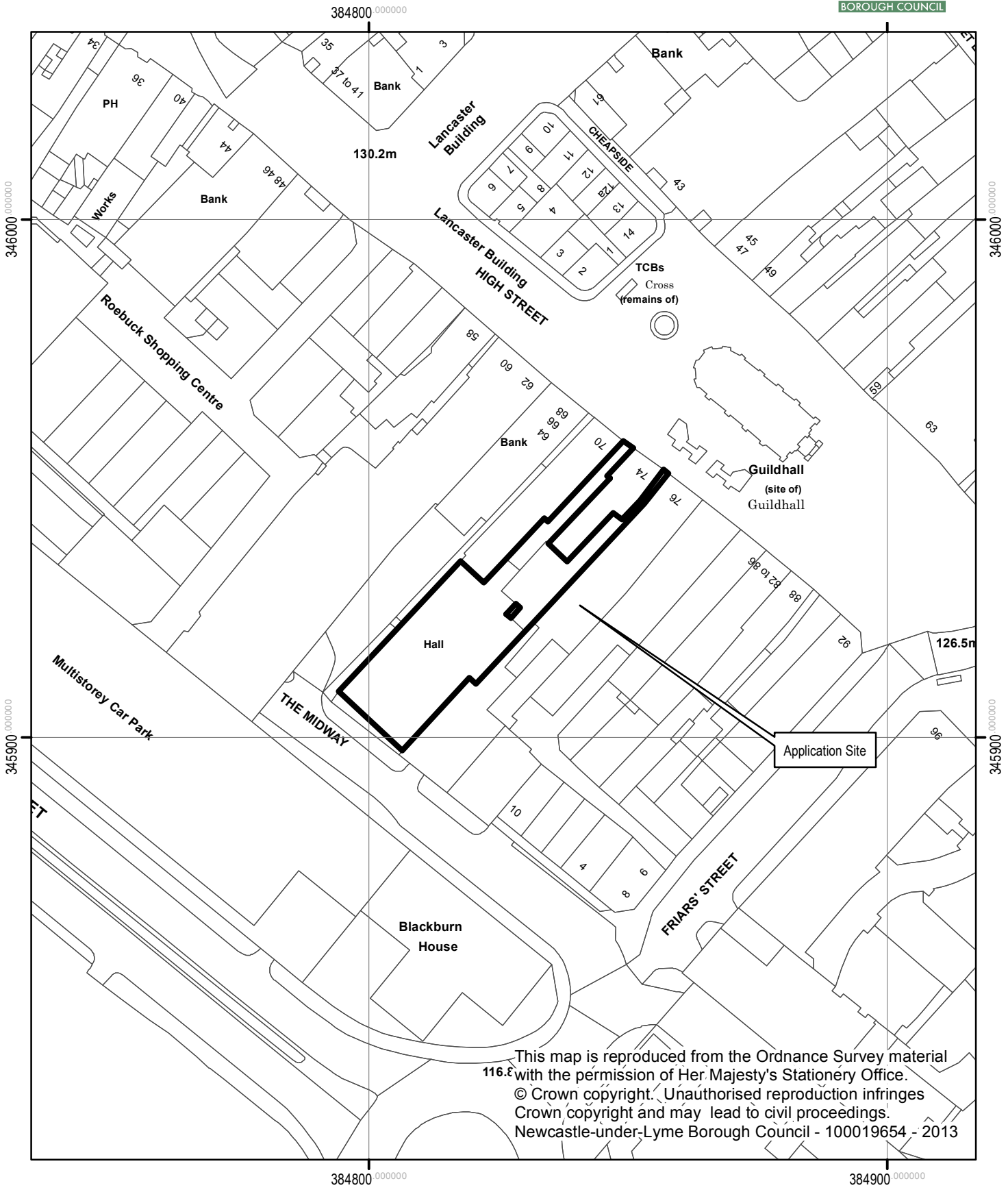
This map is reproduced from the Ordnance Survey material with the permission of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to civil proceedings. Newcastle-under-Lyme Borough Council - 100019654 - 2013

This page is intentionally left blank

385000 000000

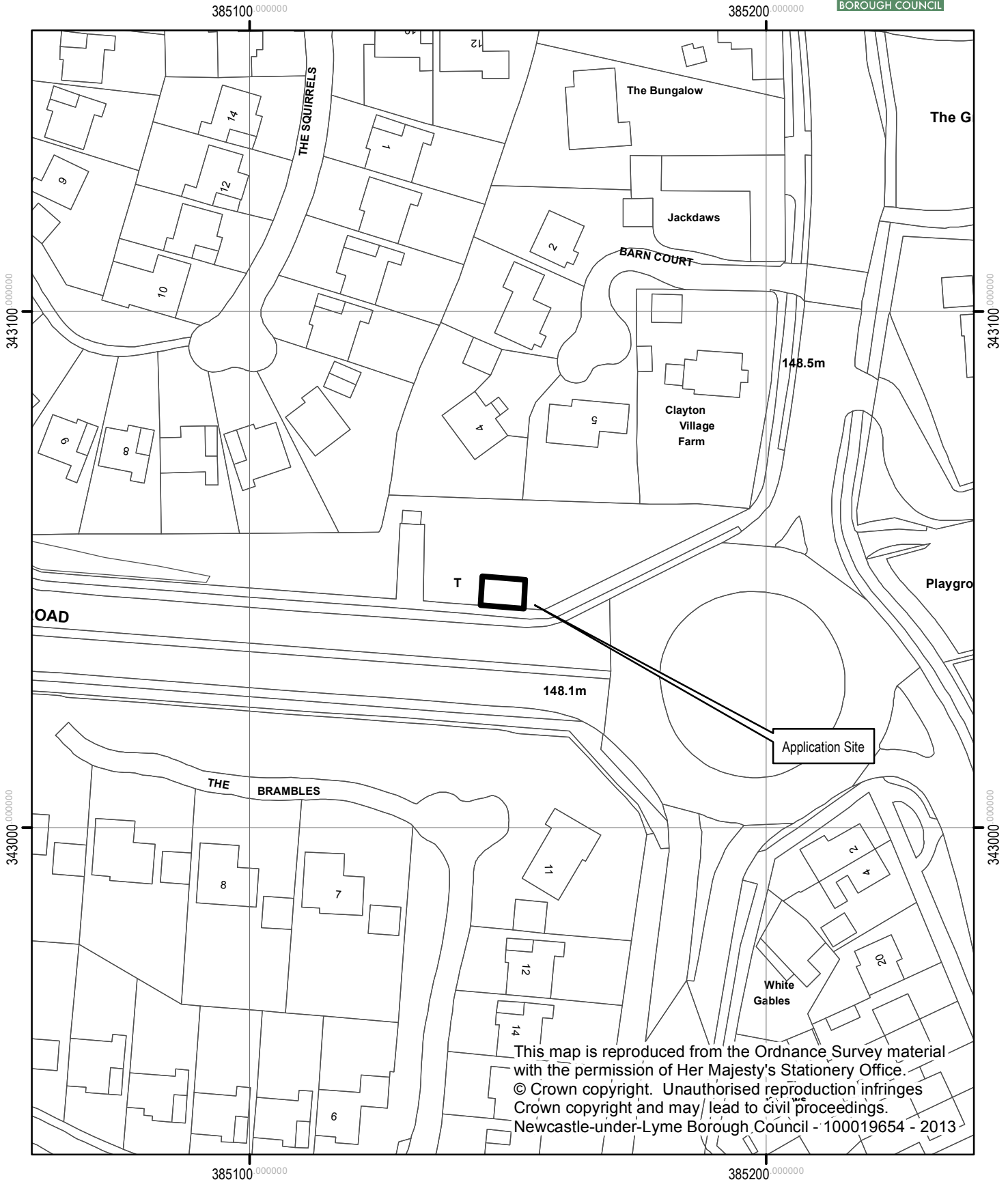


This page is intentionally left blank



This map is reproduced from the Ordnance Survey material with the permission of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to civil proceedings. Newcastle-under-Lyme Borough Council - 100019654 - 2013

This page is intentionally left blank



This page is intentionally left blank