

Public Document Pack

Date of meeting Tuesday, 26th September, 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 - 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 - 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 Miss J Cooper, Gardner (Vice-Chair), Johnson, Naylor (Chair)



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Contacting the Council:

Switchboard 01782 717717 . Fax 01782 711032
Email webmaster@newcastle-staffs.gov.uk.

Text 07800 140048
www.newcastle-staffs.gov.uk

and Turner

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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.

NOTE: THERE ARE NO FIRE DRILLS PLANNED FOR THIS EVENING SO IF THE FIRE ALARM DOES SOUND, PLEASE LEAVE THE BUILDING IMMEDIATELY FOLLOWING THE FIRE EXIT SIGNS. PLEASE **DO NOT** USE THE LIFTS.

COUNCIL CHAMBER: FIRE EXITS ARE AT THE REAR OF THE CHAMBER AT BOTH SIDES AND THIS IS THE SAME FOR OCCUPANTS OF THE PUBLIC GALLERY.

COMMITTEE ROOMS: EXIT VIA THE WAY YOU ARRIVED AT THE MEETING OR AT THE FAR END OF THE COUNCIL CHAMBER.

ON EXITING THE BUILDING, PLEASE ASSEMBLE AT THE REAR OF THE ASPITRE HOUSING OFFICE OPPOSITE THE CIVIC OFFICES. DO NOT REENTER THE BUILDING UNTIL ADVISED TO DO SO.

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 5th September, 2017

Present:- Councillor Wenslie Naylor – in the Chair
Councillors Miss Cooper, Johnson and Turner
Representing Mr D Broome , Newcastle Civic Society
Outside Bodies Dr C Walkeling, Staffs Historic Buildings trust
Dr S Fisher, Victorian Society

Officers Louise Wallace

Apologies Councillor Gardner

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 14 August, 2017 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:-

The Croft, Main Road, Betley 17/00629/FUL

The Working Party had no objections to the proposal.

Station House, Newcastle Road, Baldwins Gate 17/00662/LBC

The Working Party had concerns over the design of the fanlight given the simplicity of the building itself. Options were suggested for a simpler design or indeed plain glass. There were no objections over the internal changes other than an observation about moving the master bedroom door into the corridor.

Corner Cottage, 37 Eccleshall Road, Mucklestone 17/00681/FUL

The Working Party had concerns over the extension overwhelming the scale of the original property which was a modest vernacular cottage. They felt that the current clear hierarchy of the existing extensions were challenged by this new proposal to the detriment of the Conservation Area as it changed the nature of the character of the building. The Working

Party disliked the introduction of the balcony and Juliet balcony. The increase in the height of the roof should introduce a step down to stay in context with the existing building.

51 Ironmarket, Newcastle 17/00687/FUL

The Working Party objects to the shutters as having an unacceptable visual appearance and is contrary to Policy and shop front guidance. They suggest that a bespoke designed gate across the door recess would be a better approach.

Thomson, Castle Walk, Newcastle 17/00695/FUL

The Working Party had no objections

The Square and Village Cinemas, Newcastle 17/007/3/ADV

The Working Party had no objections in principle to the improvements but had concerns over the quality and durability of the vinyl panels given they will degrade and fade over time. They suggest a time limited consent or temporary permission.

Station House, Baldwins Gate 17/00671/LBC

The Working Party had no objections to the proposal.

5. ANY OTHER BUSINESS

The Working Party welcomed the removal of the sign at Brooklyns (Former Ironmarket pub) which they strongly objected to and wished to thank officers for their involvement.

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
17/00547/FUL	6 Marsh Avenue, Newcastle	Single storey rear extension	The Working Party has no objections to the principle of the development but suggests that the design of the roof is rather grand for the style of the house and should be simplified by removing the elaborate coping stones which will also be more economical. The detail to the new window is welcomed.	Approved by delegated powers on 21 August 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00547/FUL
17/00565/FUL	White Cottage, Main Road, Betley	Replace existing garage with an oak frame pitched roof garage.	The WP has no objections.	Approved by delegated powers on 7 th September 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00565/FUL
17/00585/FUL	32 The Village, Keele	Demolition of outbuilding forming garage and store and erection of replacement outbuilding, store and carport.	The two roof elements have differing pitches which seems discordant. The WP recommends these match the lower ridge giving more harmonious effect in the CA. Painted brickwork would make	Approved by delegated powers on 7 th September 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00585/FUL

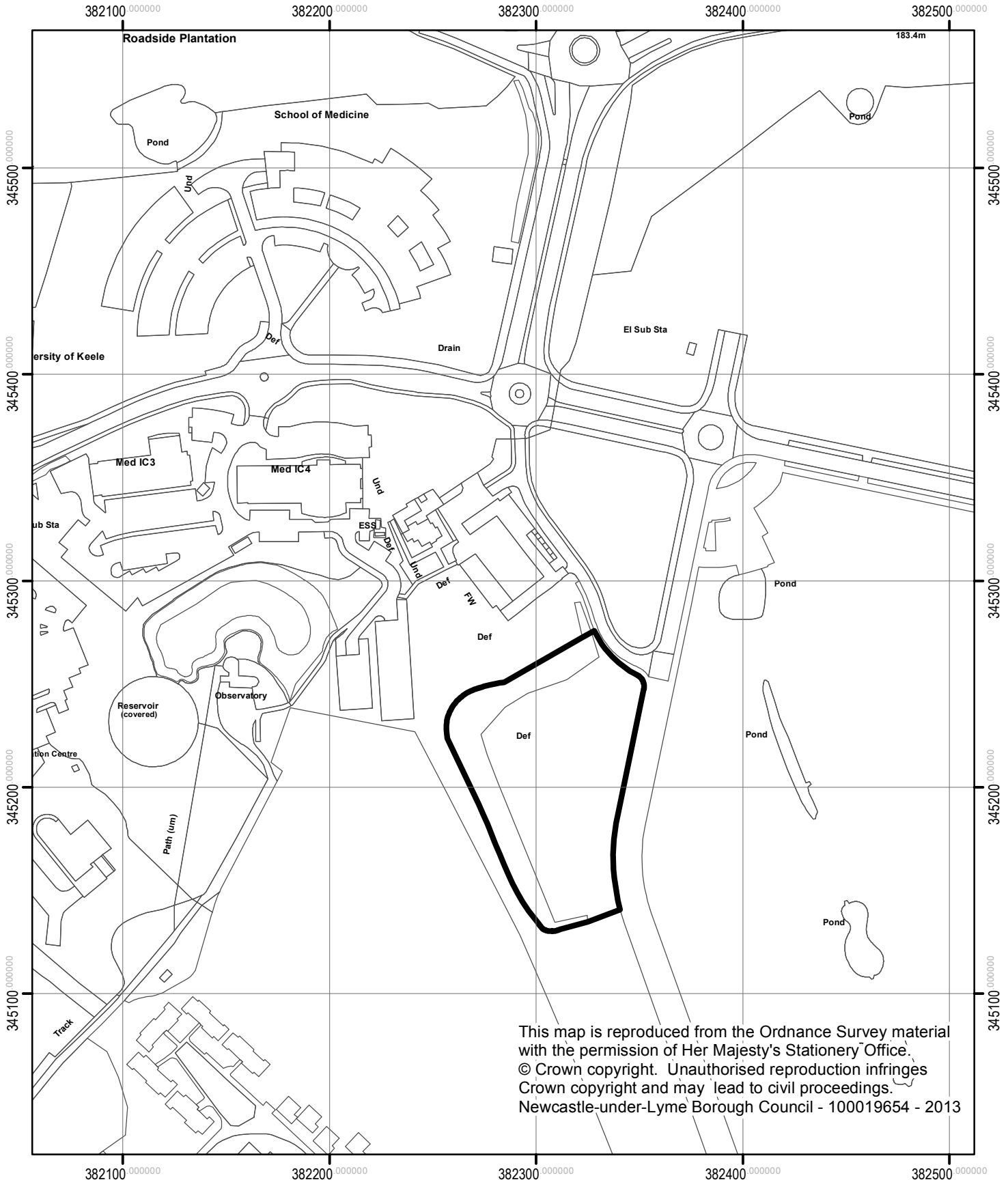
			the development too bright in the context of CA and proximity to a listed cottage and maintenance of painted brick will be a future problem in the view of the WP.	
17/00575/ADV	York Place shopping mall, Newcastle	Proposed change of signage to entrances on Merrial St and Ironmarket.	The WP were supportive of proposals to remove existing adverts but felt that there was a lack of clarity to the design and that it was overfussy, and recommended a simpler palette of colours.	Approved by delegated powers on 13th September 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00575/ADV

CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Link
17/00755/FUL	IC5 Innovation Way, Keele Cobra Biologics	External plant compound to the rear of IC5	Adjacent to the boundary of the Historic Park and Garden, not within it.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00755/FUL
17/00698/FUL	Horwood Energy Centre, Keele University Keele University Estates	Single storey extension to Horwood Energy Centre	Within Keele Historic Park and Garden and near access road to Keele Hall	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00698/FUL
17/00734/ADV	Castle House, Barracks Road, Newcastle Staffordshire County Council	Signage on NW elevation, family first signage on NE elevation.	Within Newcastle Town Centre Conservation Area and adjacent to Grade II listed statue.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00734/ADV
17/00761/ADV	27 High Street, Newcastle	Internally illuminated fascia sign to replace existing.	Within Newcastle Town Centre Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00761/ADV
17/00747/FUL	Rostherne, Common Lane, Betley	Two storey extension to enlarge kitchen and form first floor sitting room and ground floor side extension to form a shower room	Within Betley Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00747/FUL

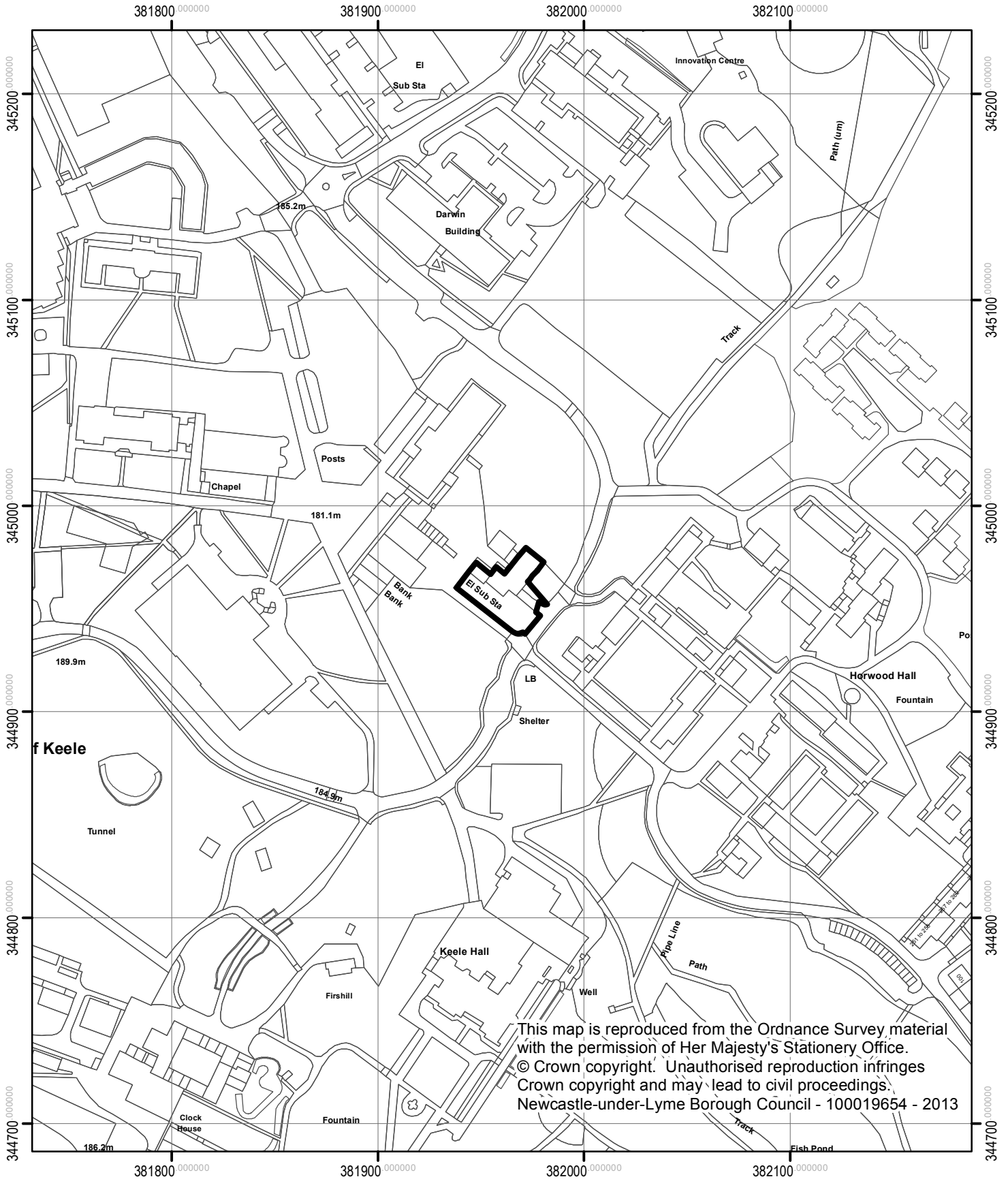
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17/00755/FUL
IC5 Innovation Way, Keele



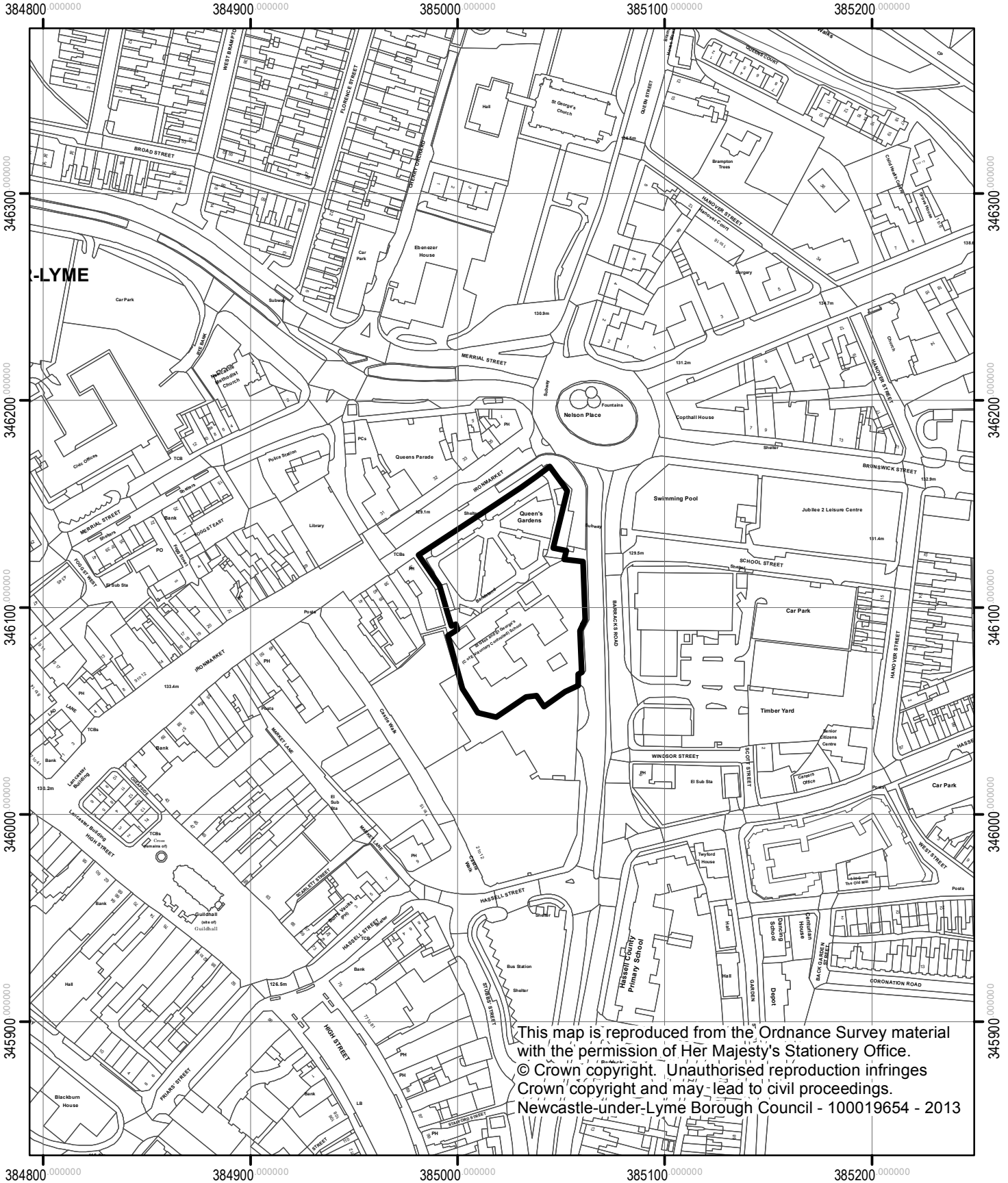
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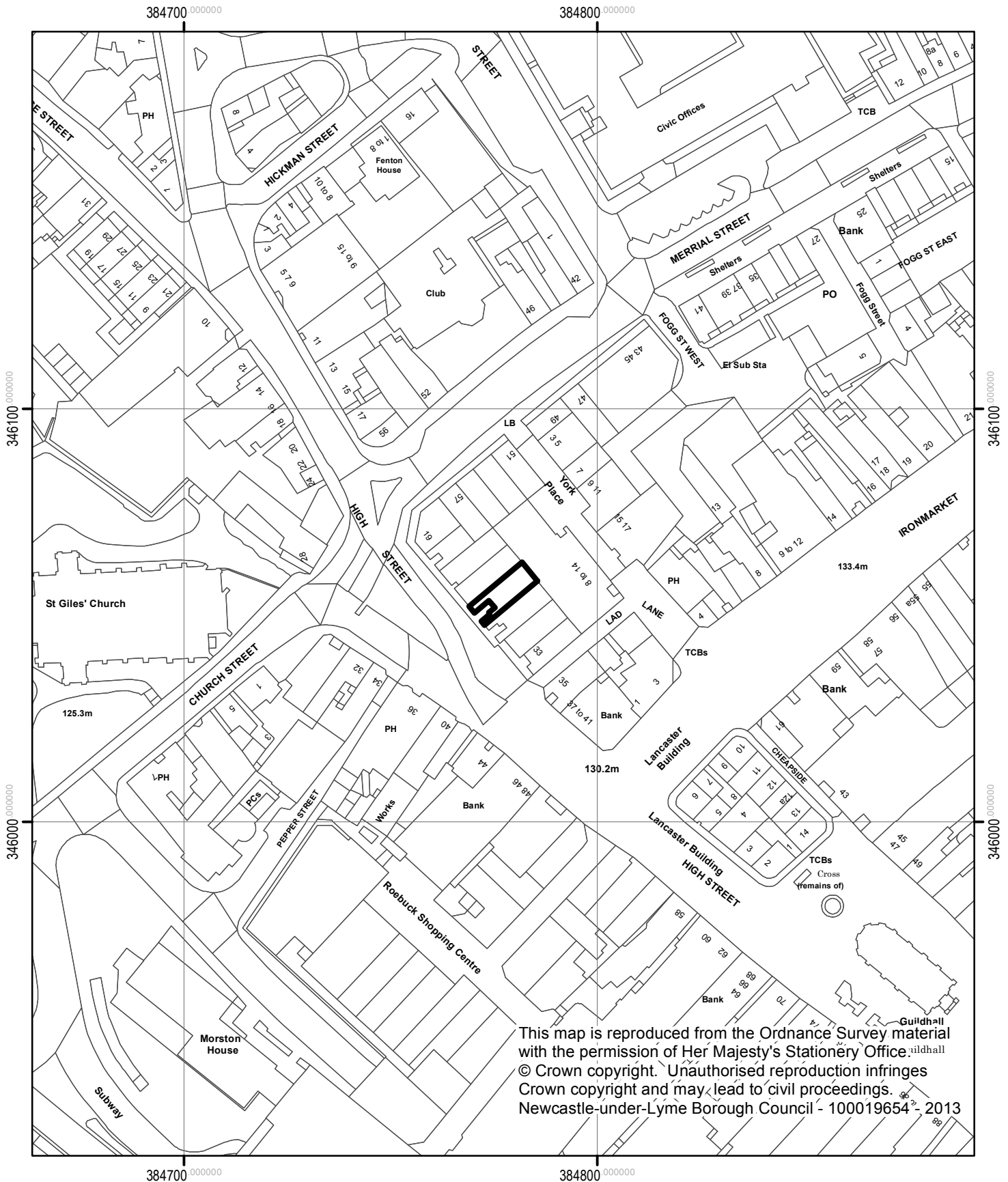
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17/00734/ADV
Castle House, Barracks Road, Newcastle

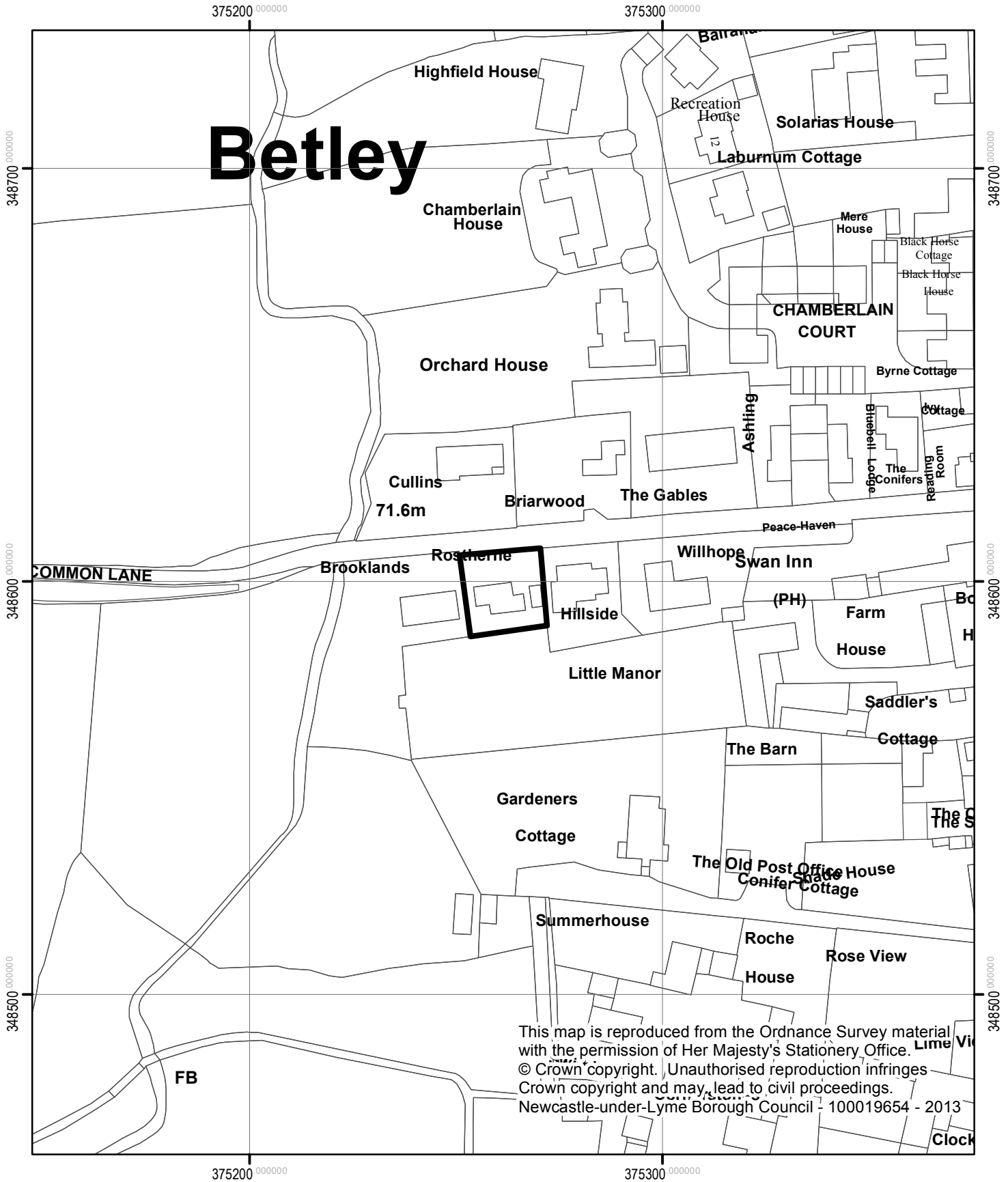


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