

Public Document Pack

Date of meeting Tuesday, 17th October, 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 - 20)
To make observations on new applications received.
- 5 CONSERVATION AND HERITAGE FUND** (Pages 21 - 22)
To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the officer

A report for Lower Stoney Low Farm will follow.
- 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) and Turner

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.

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, 26th September, 2017
Time of Commencement: 6.30 pm

Present:- Councillor Wenslie Naylor – in the Chair

Councillors Miss J Cooper, Gardner and Johnson

Representing Mr D Broome, Newcastle Civic Society
Outside Bodies Dr C Wakeling, Staffs Historic Building Trust.
Dr S. Fisher, Victorian Society

Officers Louise Wallace

Apologies Councillor(s) Turner

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 5 September, 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:-

IC5 Innovation Way, Keele 17/00755/FUL

The Working Party had no objections to the proposal.

Horwood Energy Centre, Keele University 17/00698/FUL

The Working Party considers that this extension is located on a prominent part of the building close to the entrance road to Keele Hall and in clear public view given it is on the ring road and a bus route and will potentially therefore have an impact on the Historic Park and Garden. It objects to the inappropriate cladding which would be better in a solid matching brickwork and also objects to the height and location of the proposed chimney. It has concerns over the lack of rainwater goods which are not shown on the plan and drainage problems. Ideally the extension should be relocated away from public views in its present form.

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

The Working Party notes that the signs are already in position. Application is for illuminated signs but not sure if this is still the proposal. If so, will signs be illuminated all night? Illumination on the Queens Gardens sign will have a harmful impact on amenity and be intrusive into this part of the Conservation Area which is particularly attractive and characterful.

27 High Street, Newcastle 17/00761/ADV

The level of detail in this application is not sufficient to be able to consider the impact properly and the Working Party asks that the detail is provided to the local authority and this application brought back to the next meeting.

Rostherne, Common Lane 17/00747/FUL

The Working Party expressed many concerns about this application particularly in relation to the first floor extension and its location in relation to the historic garden wall and given the relatively simplistic design of the existing house. They felt that the design was unnecessarily complicated, introducing many new different materials creating a fussy design which is potentially harmful to the character of the Conservation Area. They object to the overhang of the first floor roof over the historic wall which now looks hemmed in, and suggest that the design is simplified and perhaps a matching brick would bring more visual harmony to the design. New chimney should also be brick.

5. ANY OTHER BUSINESS

Old Wood, Betley 17/00652/FUL

The Conservation Officer presented amended plans for The Working Party to consider. There were no objections.

COUNCILLOR WENSLIE NAYLON
Chair

Meeting concluded at 7.40 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
17/00297/LBC	Nat West Bank, 75 High Street, Newcastle	Installation of wireless access points to provide wireless internet.	The WP had no objections to the proposal but views were expressed about the continuing proliferation of such development.	Approved by delegated powers on 18 th September 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00297/LBC
17/00437/FUL	Land rear of Old Post Office, Main Road, Betley	Erection of double garage.	The WP has no objections but wants brick to match garages opposite, roof to be tile and garage doors to be timber and side opening.	Approved by delegated powers on 19 th September 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00437/FUL
17/00644/ADV	51 Ironmarket, Newcastle	Proposed fascia and one internal digital sign.	No objections	Approved by delegated powers on 25 th September 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00644/ADV
17/00638/ADV	51 High Street, Newcastle	Replacement fascia sign.	No objections	Approved by delegated powers on 27 th September 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00638/ADV

17/00662/LBC	Station House, Newcastle	Alteration of main entrance to add fanlight above door. Alterations to first floor en-suite and bathroom.	The WP had concerns over the design of fanlight given simplicity of building itself. Options were suggested for simpler design or plain glass. There were no objections over internal changes other than an observation about moving the bedroom door into the corridor.	Approved by delegated powers on 27 th October 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00662/LBC
17/00681/FUL	Corner Cottage, 37 Eccleshall Road, Mucklestone.	First floor extension and rear balcony.	The WP 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 CA as it changed the nature of the character of the building. The WP disliked the introduction of the balcony. The increase in height of the roof should introduce a step down to stay in context with the existing building.	Approved by delegated powers on 5 th October 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00681/FUL
17/00629/FUL	The Croft, Main Road, Betley	Two bay oak framed detached garage and driveway with retaining wall and steps.	No objections	Approved by delegated powers on 26 th September 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00629/FUL

CONSERVATION ADVISORY WORKING PARTY

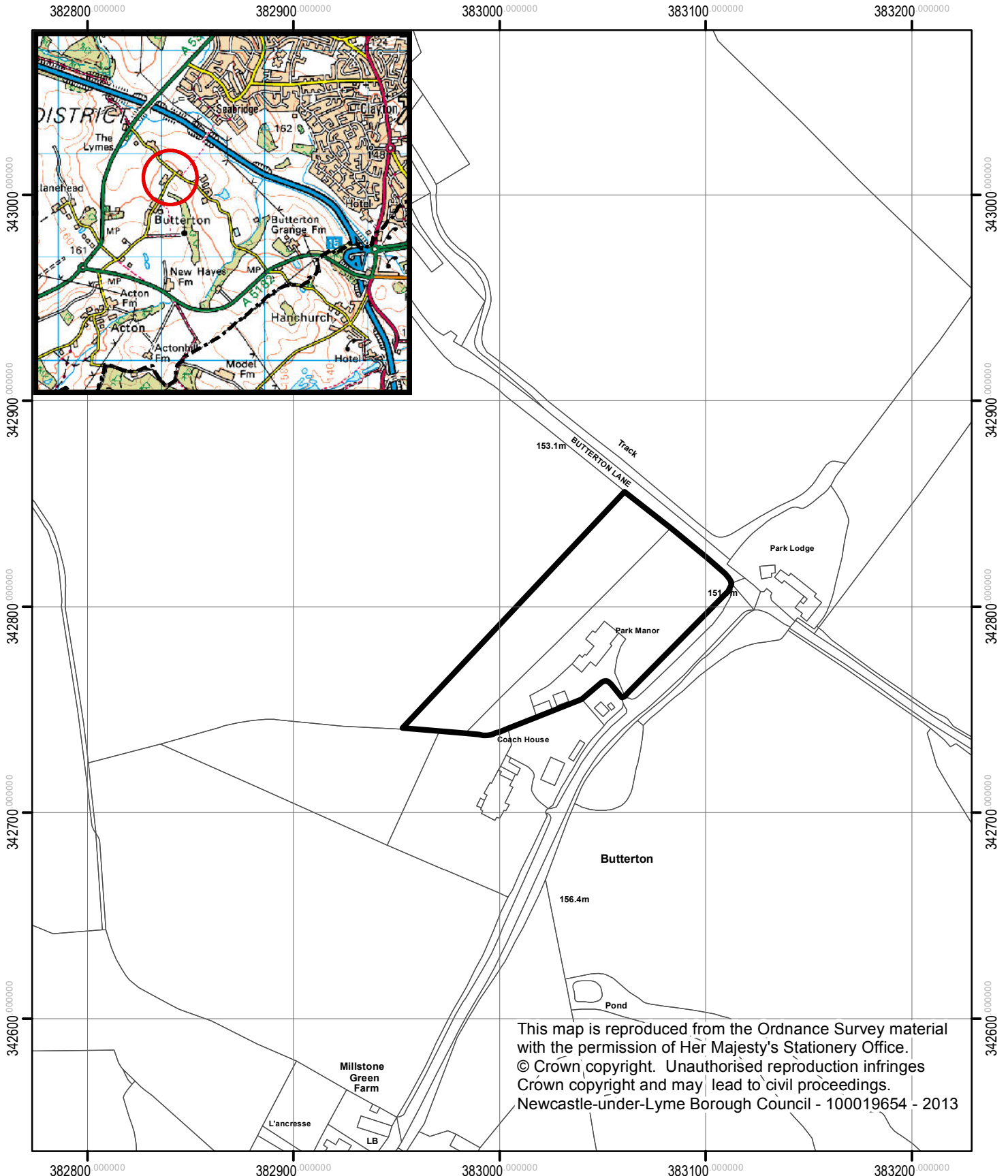
Reference	Location and Applicant	Development	Remarks	Link
17/00674/FUL	Park Manor, Butterton Road, Butterton Mr M Popat	Proposed alterations to the existing utility room and provide a swimming pool.	Outside the boundary of Butterton Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00674/FUL
17/00768/FUL	Eastcote, Main Road, Betley S Caldecott	Conversion of existing garage to living accommodation, replacement of garage door with bay window and folding screen, new patio doors and new parking and turning area.	Within Betley Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00768/FUL
17/00775/FUL	3 Station Drive, Keele Mr A Bennett	Change of use of green belt land to domestic curtilage. Two storey extension to existing dwelling.	Affecting a building on the Register of Locally Important Buildings.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00775/FUL
17/00798/FUL	The Offley Arms, Poolside, Madeley London & Edinburgh Pension Scheme	Erection of 3 dwellings and conversion of outbuilding to form 1 apartment.	Within Madeley Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00798/FUL
17/00799/LBC & 17/00796/ADV	Former Maxims, Lower Street, Newcastle Prime (UK) Developments Ltd	Installation of two illuminated advertisement signs on Maxims.	Affecting a Grade II Listed Building.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00799/LBC

Classification: NULBC **UNCLASSIFIED**

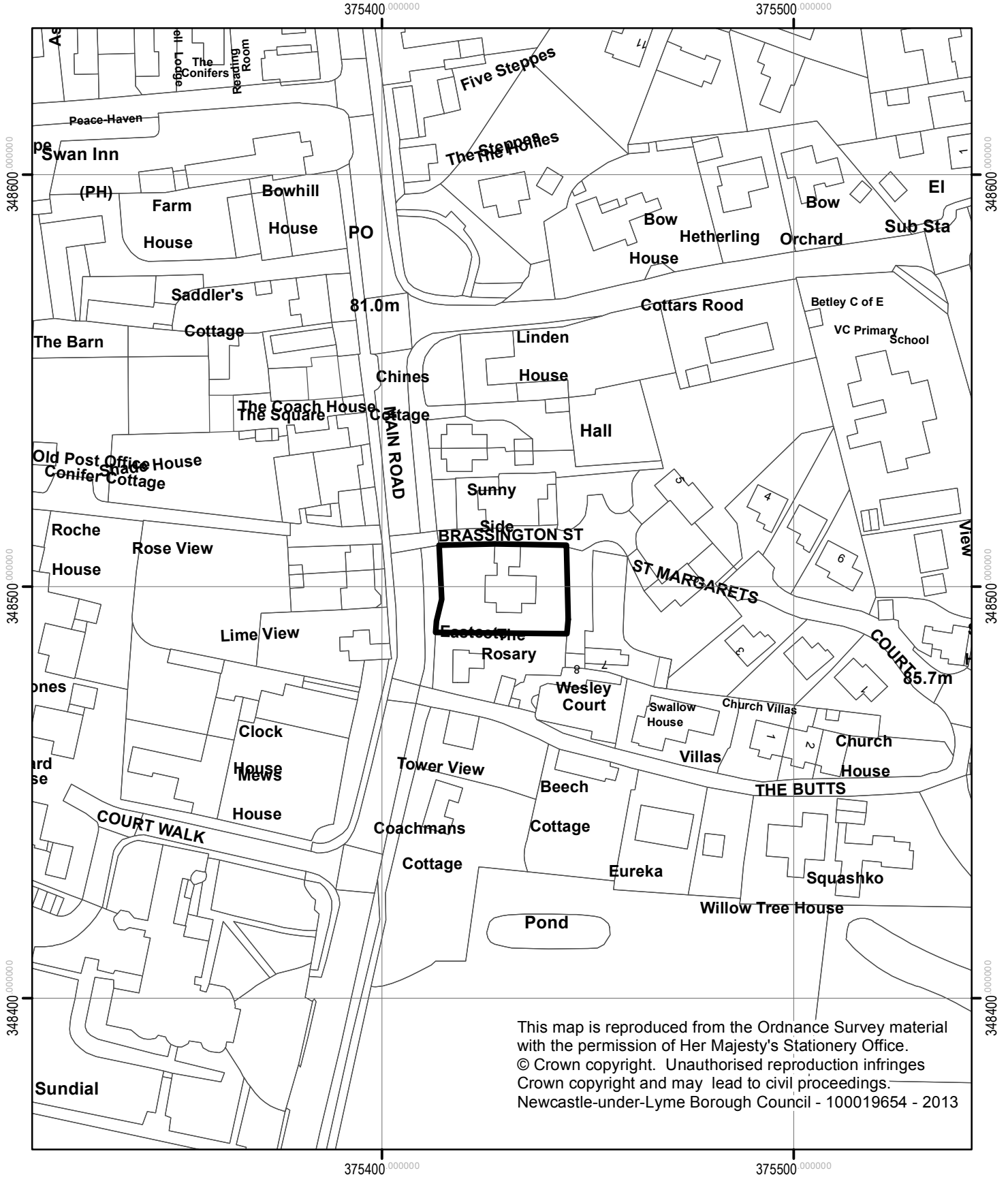
17/00800/FUL & 17/00801/LBC 8008	7 King Street, Newcastle Mr W Wooldridge	Change of use from office to residential (HMO) use containing 6 ensuite rooms, communal kitchen and living area.	Within Newcastle town centre Conservation Area and affecting a Grade II Listed Building.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00800/FUL
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Classification: NULBC **UNCLASSIFIED**

17/00674/FUL
Park Manor, Butterson Road, Butterson



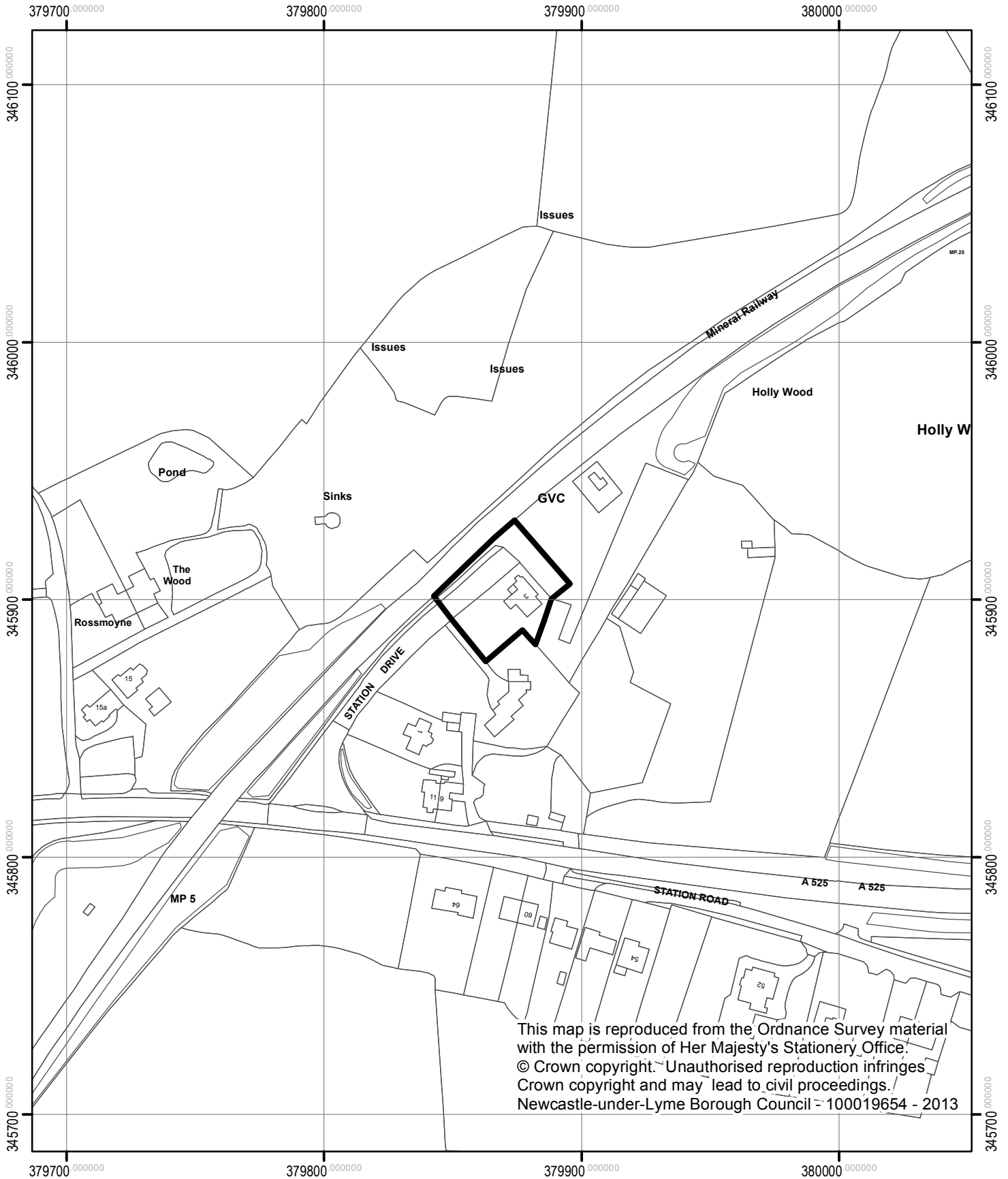
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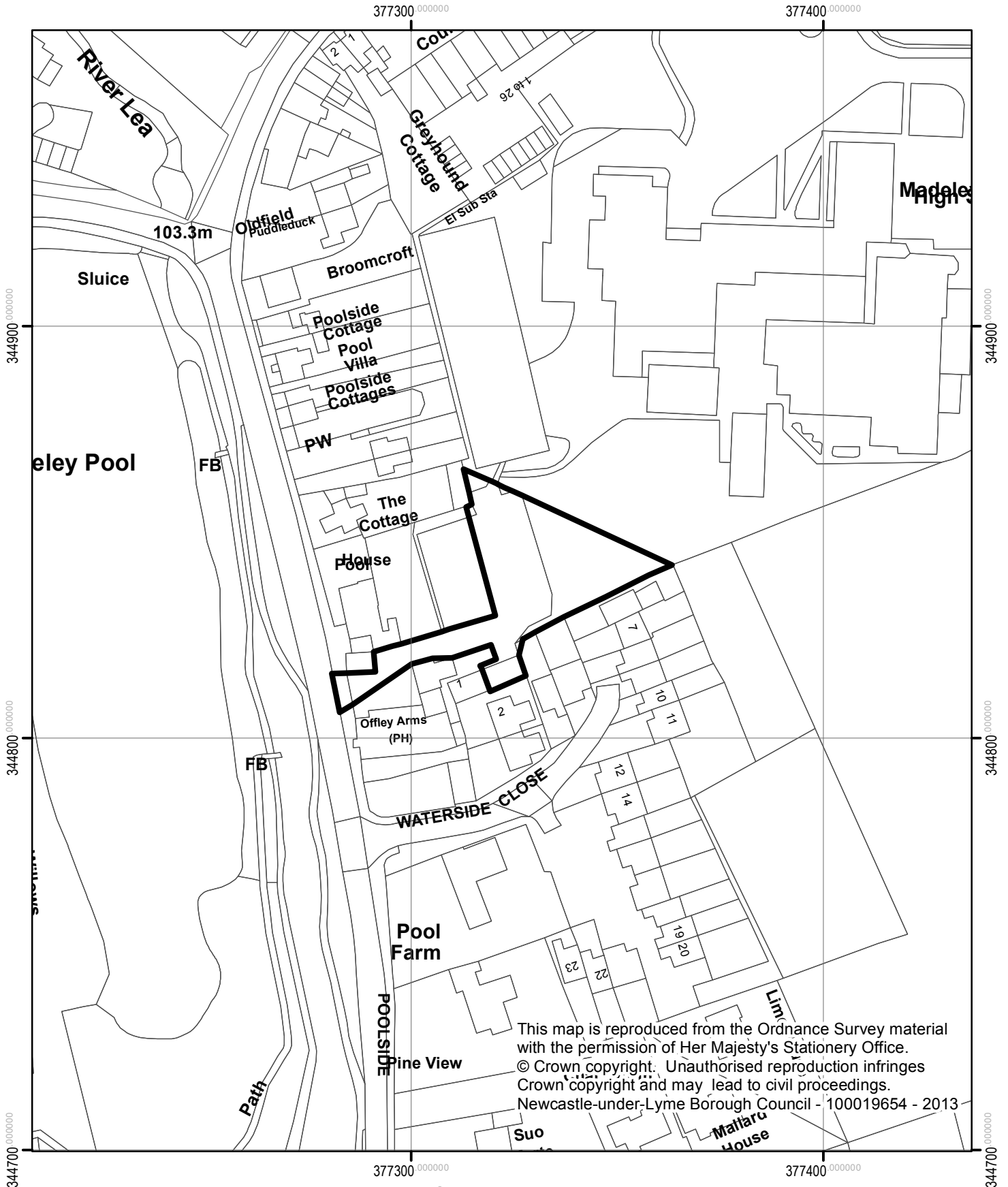
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17/00775/FUL
3 Station Drive, Keele



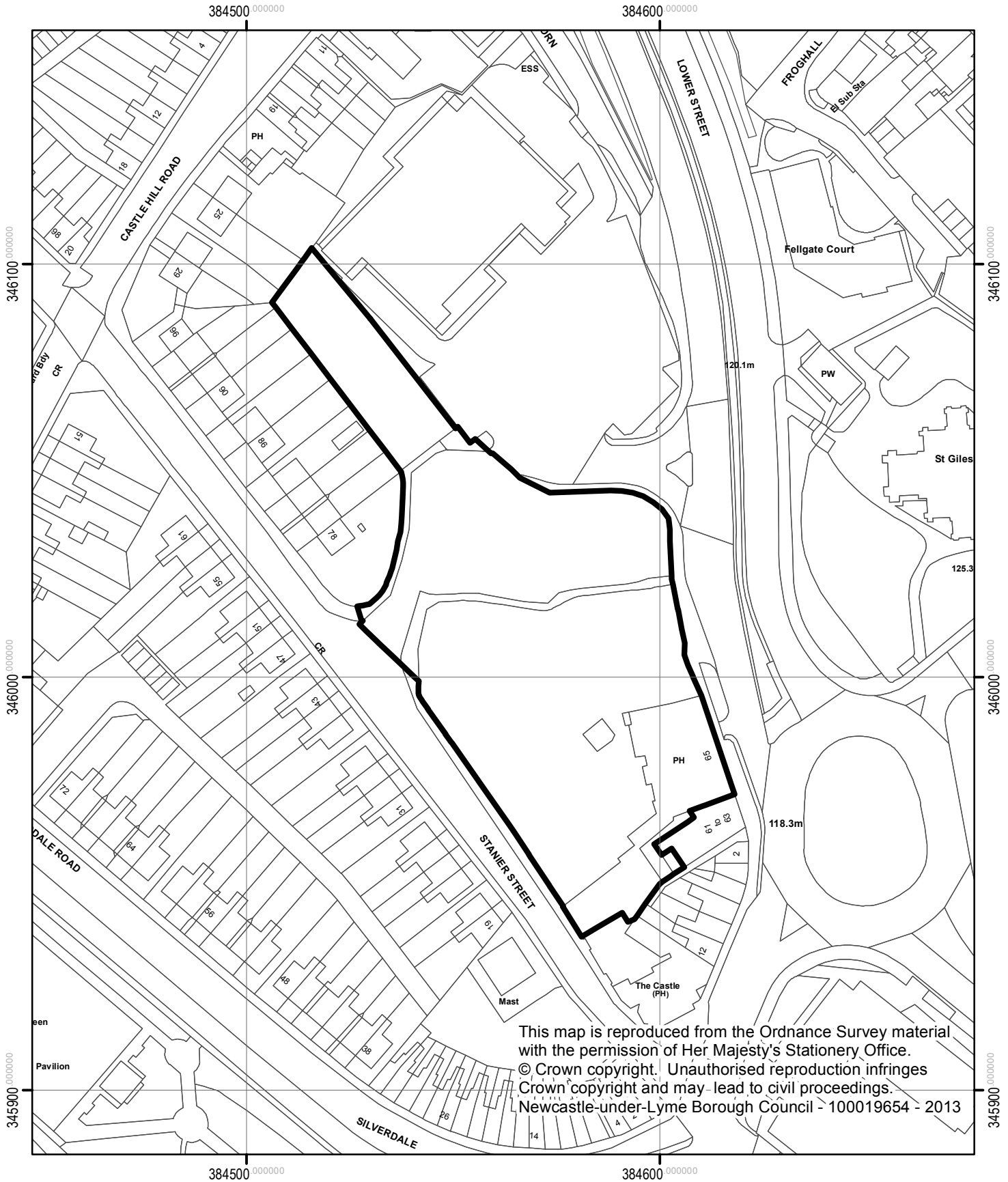
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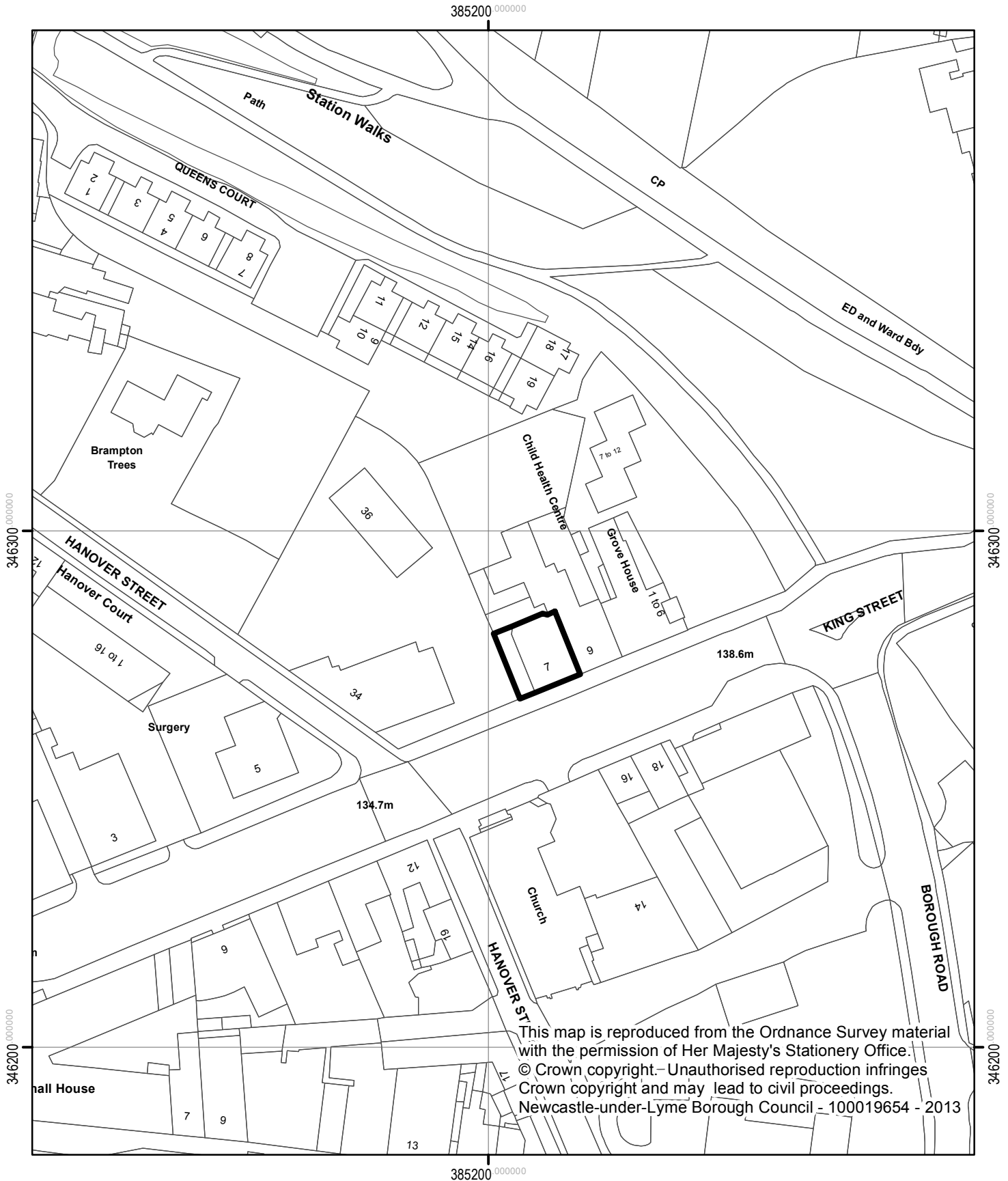


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17/00799/LBC
Former Maxims, Lower Street, Newcastle



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Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund - 17 Curzon Street, Basford (Ref: 17/18002/HBG)

RECOMMENDATION:

That the Working Party indicate its views on proposals going to the Planning Committee that:-

£848 for repairs to sash windows at 17 Curzon Street, subject to the appropriate standard conditions

Purpose of report

To inform the Working Party of an application for financial assistance towards the cost of the repair of sash windows at the above property and give the Working Party an opportunity to express its views on that application

This property is part of a terrace within Basford Conservation Area. Curzon Street is a 10 property terrace built from smooth red brick with each property comprising of a front bay window, front door, one large and one small first floor window, one large mid sloped dormer window with timber cladding in a gable and one small half dormer window in a multi strutted half gable. Many retain their original sash windows. The owner of No.17 wishes to repair the existing sash windows incrementally, starting with the windows on the front elevation. These comprise a large bay window on the ground floor which incorporates 5 sash windows; a single sash window on the first floor and the main bedroom window at first floor which has 3 sash windows. She has a detailed quotation from a contractor known for good conservation repair of timber windows. There are 9 sash windows in this phase and they all require slightly different repairs but all will be overhauled where necessary to ensure fully working sash windows and only replaced where impossible to repair.

The total cost of the works is estimated at £8,475 including VAT. The works are eligible for a grant up to 10% of the total cost because the building is an historic building within Basford Conservation Area. The works are proposed to take place immediately.

The views of the Conservation Advisory Working Party will be reported to the Planning Committee.

Financial Implications

There is sufficient funding to meet this grant application with £27,000 in the Fund allowing for commitments.

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