

Public Document Pack

Date of meeting Tuesday, 14th May, 2024
Time 6.30 pm
Venue Astley Room - Castle
Contact Geoff Durham



**NEWCASTLE
UNDER LYME**
BOROUGH COUNCIL

Castle House
Barracks Road
Newcastle-under-Lyme
Staffordshire
ST5 1BL

Conservation Advisory Working Party

AGENDA

- 1 APOLOGIES**
 - 2 DECLARATIONS OF INTEREST**
To receive Declarations of Interest from Members on items included in this agenda
 - 3 MINUTES OF PREVIOUS MEETINGS** **(Pages 3 - 4)**
To consider the minutes of the previous meeting(s)
 - 4 PREVIOUSLY CONSIDERED APPLICATIONS** **(Pages 5 - 6)**
To receive the decisions of applications which have been previously considered by this Working Party.
 - 5 NEW APPLICATIONS RECEIVED** **(Pages 7 - 8)**
To make observations on new applications received.
 - 6 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.
 - 7 URGENT BUSINESS**
To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act, 1972.
- Members:** Councillors Johnson (Chair), Barker MBE (Vice-Chair), Panter, Lawley and Reece

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 :- Where the total membership of a committee is 12 Members or less, the quorum will be 3 members....Where the total membership is more than 12 Members, the quorum will be one quarter of the total membership.

SUBSTITUTE MEMBER SCHEME (Section B5 – Rule 2 of Constitution)

The Constitution provides for the appointment of Substitute members to attend Committees. The named Substitutes for this meeting are listed below:-

Substitute Members:	Adcock	Wright
	Richards	Burnett-Faulkner
	Wilkes	

If you are unable to attend this meeting and wish to appoint a Substitute to attend on your place you need to identify a Substitute member from the list above who is able to attend on your behalf

Officers will be in attendance prior to the meeting for informal discussions on agenda items.

NOTE: IF THE FIRE ALARM SOUNDS, PLEASE LEAVE THE BUILDING IMMEDIATELY THROUGH THE FIRE EXIT DOORS.

ON EXITING THE BUILDING, PLEASE ASSEMBLE AT THE FRONT OF THE BUILDING BY THE STATUE OF QUEEN VICTORIA. DO NOT RE-ENTER THE BUILDING UNTIL ADVISED TO DO SO.

Agenda Item 3

Conservation Advisory Working Party - 16/04/24

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 16th April, 2024
Time of Commencement: 6.30 pm

Present: Councillor Trevor Johnson (Chair)

Councillors: Barker MBE Reece
Panter

Apologies: Councillor(s) Lawley and Broome

Substitutes: Councillor Lesley Richards (In place of Councillor Annabel Lawley)

Also in attendance: Dr S Venables-Fisher & A McFee

Officers: Louise Wallace Urban Design/Conservation Officer

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 19 March, 2024 be agreed as a correct record.

3. **NEW APPLICATIONS RECEIVED**

Resolved: That the following observations be made on the application listed below:-

The Old Vicarage, Mow Cop, 24/00167/FUL & 24/00168/LBC

The Working Party had no objections to the proposal.

York Place, Newcastle 24/00146/DEEM3

The Working Party were concerned about the appearance of the site following the demolition of the building given how important this area is for the Conservation Area and the town centre. There will be a large void within the streetscene, especially if there are substantial delays with the main proposal. Some members also regretted the loss of the buildings from this era which have left their mark upon the town and become part of the familiar scene with York Place being an appropriate scale and height. There was a preference for the façade to be retained during the building work for as long as possible and that the new building should preferably be in a darker brick.

Summerhouse, New Road, Wrinehill 24/00190/FUL

Conservation Advisory Working Party - 16/04/24

The group were happy with the principle of the proposal but felt that its reuse as holiday let should remain subordinate with the curtilage and setting of the Listed Building and there should be no additional enclosure.

Morston House, The Midway, Newcastle 24/00202/FUL

Members were concerned about the use only being for student accommodation meaning it wouldn't be easy to re-purpose into the future. The design was disappointing and members felt that the appearance should have a cohesive relationship with the Midway car park when this was developed as residential.

193 High Street, Silverdale 24/00119/FUL

Members felt that the proposal was disappointingly inappropriate and didn't respond to the character of the properties. It was too large, in the wrong materials and wrong place.

Renford House, 24 High Street, Wolstanton 24/00244/FUL

The fence is too large in the taller sections and should be reduced to a size similar to the smaller sections. A brick wall would be a better design and colour for the area with a pier next to the gate.

4. CONSERVATION AND HERITAGE FUND

An application was considered under urgent business.

5. URGENT BUSINESS

The following item is considered urgent as the application will be debated by the Planning Committee on 23rd April, 2024.

CONSERVATION AND HERITAGE FUND

ASHLEY CONGREGATIONAL CHURCH – 23/24003/HBG

The Working Party considered the proposal and fully supported the giving of a grant for the 2 sash windows at the above property.

**Councillor Trevor Johnson
Chair**

Meeting concluded at 7.50 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 - summary	Planning Decision
24/00190/FUL	Summerhouse, New Road, Wrinehill	Proposed change of use of outbuilding from garage to self-contained holiday let and associated external works.	The group were happy with the principle of the proposal but felt that its reuse as holiday let should remain subordinate with the curtilage and setting of the Listed Building and there should be no additional enclosure.	Permission granted by Planning Committee on 1 May 2024 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00190/FUL

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CONSERVATION ADVISORY WORKING PARTY

Reference	Location	Development	Remarks	Link
24/00290/FUL & 24/00291/LBC	The Chapel, Keele University, Newcastle	Replacement of existing stepped access to existing fire escape door with proposed ramped and stepped access to the north	Affecting a Grade II Listed Chapel	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00290/FUL
24/00231/FUL	Land at St Lukes Close, Silverdale	Residential development for 42 dwellings, formation of amenity space, harm and soft landscaping and provision of access	Adjacent to Silverdale Conservation Area boundary	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00231/FUL

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