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CONSERVATION ADVISORY WORKING PARTY

2 December 2008

Present:- Councillor Mrs Naylor in the Chair

Councillors Miss Cooper, Richards and Mrs Williams

Representing Outside Bodies:-

Mr D Ferrington – Staffordshire Historic Buildings Trust

498. * PLANNING APPLICATIONS

Resolved:- (a) That the decisions on applications previously considered by this Working Party be received.

(b) That the following observations be made on the applications listed below:-

<u>App No</u>	<u>Proposed development and name of applicant</u>	<u>Comments</u>
08/877/FUL	Two storey building comprising two flats. Land adj 41 Sneyd Terrace, Silverdale. Mr M Burke.	No objections.
08/915/FUL & 08/916/LBC	New timber/glazed roof shelter to rear yard area, including new hard landscaping and boundary wall demolition and rebuilding. Minor internal alterations to provide separation from new public access route to private accommodation at first floor. The Old Bull's Head, Lad Lane, Newcastle. Punch Taverns.	No objections. Members welcomed the proposals that would improve the Town Centre Conservation Area and enhance this Listed Building.
08/924/FUL	Ground floor side extension. The Spinney, Bowhill Lane, Betley. Mr J Stanchowsky.	No objections.

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08/895/FUL	Siting of replacement generator and 2m high screen fence. Kingsley, Brampton Road, Newcastle. Aspire Housing.	No objections, subject to careful screening with appropriate landscaping.
08/884/FUL	Two storey side extension. Chamberlain House, Chamberlain Court, Betley. Mr B Baldwin.	No objections.
08/920/FUL	Stable Building. Mow House Farm, Church Lane, Mow Cop. Mr S Dimelow.	No objections in view of the distance between the stable building and the Listed Building.

Councillor Miss Cooper declared an interest in the next item and took no part in the discussions.

08/911/FUL	Erection of a six storey building comprising ground floor food store and a five storey hotel, associated access, parking, landscaping and servicing. Georgia Pacific, Lower Street, Newcastle. Stanier Homes LLP.	<p>The Conservation Advisory Working Party welcomes this attempt by the applicant to improve the design quality of the proposed hotel and food store incorporating more traditional materials. However, concern was expressed at the continued use of timber cladding and metallic finishing.</p> <p>Concern was also expressed at the overall height of the proposal in relation to view lines both into and out of the town due to the six storey element and the application being a tall impact building.</p> <p>In view of the above concerns, the Working Party considered that the application should be refused because the proposed development, by virtue of its height, would be over dominant in this location and would visually compete with views of the Grade II* St Giles' Church and its setting, and views into and out of the Newcastle Town Centre Conservation Area, contrary to policies NC18 and NC19 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011, Policies B5, B9 and B10 of the Newcastle-under-Lyme Local Plan 2011 and the aims and objections of PPG15.</p>
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MRS W NAYLON
Chair