

\*Printed for information

## CONSERVATION ADVISORY WORKING PARTY

5 September 2007

**Present:-** Councillor Mrs Naylor in the Chair

Councillors Mrs Braithwaite, Miss Cooper and Mrs Lench

Also in attendance: Councillor Mrs Speed

Representing Outside Bodies:-

Mr L P Chatterton – Newcastle Civic Society

Mr D Davies – Newcastle Trades Council

Mr D Ferrington – Staffs Historic Buildings Trust

Mr R Manning – North Staffs Society of Architects

Mr J Prendergast – Newcastle Civic Society

Mr B Sinnott – Madeley Parish Council

### 352. \* PRESENTATION OF THE RE-DESIGN OF THE 'STONES' MARKET STALLS

Members received a presentation on the proposed redesigning of the market stalls in the town centre. An 'introduction to the project was handed round to Members at the meeting and a scale model was also available to view. The scheme would enhance what is an important part of the Newcastle Town Centre Conservation Area.

Officers invited a member from the Conservation Advisory Working Party to attend the Influencers Group Meeting. A list of current members of the group would be made available to members of this Working Party.

**Resolved:-** That Members welcomed the initiative aimed at conserving the 'market' element of Newcastle's past and the removal/replacement of the current stalls set-up. Request that this Working Party be kept informed with the progress of the scheme.

### 353. \* CONSERVATION AREA APPRAISALS AND MANAGEMENT PLANS

Members received a report on appraisals of the Newcastle Town Centre and Betley Conservation Areas.

The following information was presented:-

Conservation Areas are defined as '*areas of architectural or historic interest the character and appearance of which it is desirable to preserve or enhance*' in the *Planning (Listed Buildings and Conservation Areas) Act 1990* (The Act). Local Planning Authorities are required by the Act to identify the parts of their area that should be designated as conservation areas and to formulate and publish proposals to preserve or enhance them. An integral part of this process is the preparation of Conservation Area Character Appraisals and Management Plans.

These will form part of a rolling programme for the Borough Council's 20 conservation areas, which will in turn support the developing Conservation

and Heritage Strategy Supplementary Planning Document. Both documents must be subject to full public consultation, which is usually achieved by putting the draft documents on the Council's website for a minimum of four weeks.

The Conservation Area Character Appraisals for Newcastle and Betley will follow the format set out in recent English Heritage guidance and will include: an overview of the history of the settlement; an appraisal of the area; an assessment of the key characteristics; and most importantly, the identification of the most pressing issues. These will provide the context for the Management Plans, which will set out a programme of possible enhancements and actions to be carried out over the next five years, after which a review should be undertaken. In addition to the text, the Character Appraisal will contain historic maps and other illustrations, modern photographs and a Townscape Appraisal Map.

A programme for the work has been established. The survey work for Newcastle-under-Lyme has been completed and Betley Village will be surveyed in September. The draft text for Newcastle should be ready by the end of October and the draft text for Betley by the end of November.

A two stage system of consultation has been agreed with the Borough Council. Key stakeholder consultation letters for preliminary responses were sent out on 24 August 2007. Full public consultation will be launched at two public meetings: for Newcastle on Thursday 15 November 2007 and for Betley on 7 January 2008.

**Resolved:-** That the information be received.

354. \* **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>
07/578/FUL	Alterations and additions to provide meeting hall. Garden Street, Newcastle. Newcastle-under-Lyme Masonic Hall Ltd.	No objections from this Working Party.
07/619/FUL	Two storey side extension. Engleberg, The Holborn, Madeley. Mr & Mrs S George.	No objections. Subject to careful control over materials and detailing.

07/654/FUL	Amendment to Planning Permission 04/684/FUL dated 28/09/04 to permit installation of revised window types to side elevation. 19 Barracks Road, Newcastle. Mrs J Jovanovic.	Members stood by their comments made on 24 May 2005 at a meeting of this Working Party “Recommend refusal. Members felt that the proposal was not in keeping with the character and appearance of the Conservation Area”.
07/709/FUL	First floor extension. Osman Cottage, 6 The Village, Keele. Mrs E Jones.	No objections subject to careful control over materials and detailing. Request that officers seek clarification of the design/purpose of the proposed window in the roof space.
07/718/FUL	First floor extension and roof terrace. Brassingtons, 115 High Street, Newcastle. Mr M Fallows.	No objections.
07/726/ADV	Three replacement illuminated fascia signs and one replacement illuminated projecting sign. Britannia Building Society, 57-58 Ironmarket, Newcastle. Britannia Building Society.	No objections.
07/738/DEEM3	Alterations to shop front. 12 Merrial Street, Newcastle. Newcastle Borough Council.	No objections. Members welcomed the attention to detail on this application.
07/739/FUL	Erection of detached dwelling. Plot adj 1 Church Villas, The Butts, Betley. Mr P Robinson.	Concerns were raised over the garage doors in that the proposed position would not enhance the Conservation Area. Request that Officers negotiate to site the doors where they were on the original plan and to have possible ‘window detailing’ on the front elevation.
07/741/FUL	Modification of Condition 4 of 96/626/COU regarding opening times (New Years Eve and New Years Day). Ironmarket, 21 Ironmarket, Newcastle. Admiral Taverns.	Members raised concerns to this proposal due to a possible increase in anti-social behaviour. However, the proposal would be left to the discretion of the ‘Licensing Committee’.

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07/754/FUL	Two storey rear extensions with balconies and alterations. Buddleigh Farm, Back Lane, Betley. Mr A Alexander.	Members raised concerns on the over-extension of the main building which could impact upon the Listed Building.
07/756/FUL	Two storey extension, first floor extension and ground floor extension. Sugar Well Farm, 52 Castle Road, Mow Cop. Mr & Mrs D Martin.	Concerns were raised on the lack of attention to 'local' materials and design implications. The proposal would also impact upon the character and appearance of the Listed Castle and surrounding landscape.
07/765/CPO	Managed workspace scheme and offices with driveways, parking spaces, landscaping and fencing. Land off Kidsgrove Station, Station Road, Kidsgrove. Staffordshire County Council.	Some concerns raised but Members agreed to go along with what officers had assessed and determined regarding the ramp.
07/779/FUL	Erection of four bedroom detached bungalow. Land to the rear of the Square, Main Road, Betley. Betley Property Ltd.	Members stood by their comments made for 07/238/FUL on 11 April 2007 at the meeting of this Working Party. Members supported the amendments made to this application from the previous submission (06/631/FUL) reported to this Working Party on 7 December 2006.

**MRS W NAYLON**  
Chair