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## CONSERVATION ADVISORY WORKING PARTY

6 July 2004

**Present:-** Councillor W Sinnott in the Chair

Councillors Mrs Burnett, Lefroy

Representing Outside Bodies:- Messrs Eaton, Professor Gomme, Manning, Tredwell and Tribbeck

### 117. \* APOLOGIES

Apologies were received from Councillor Howells and Mrs Lench.

### 118. \* 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>
04/500/FUL	Demolition of existing dwellinghouse and erection of replacement dwelling with ancillary 2 bay garage. The Kennels, Newcastle Road, Betley. Mr & Mrs Moorhouse.	No objections subject to careful control over materials and detailing. Also request that Planning negotiate over the setting back of the garage. Betley Parish Council have no objections subject to their being consulted on any material changes to the submitted plan.
04/571/LBC	Rebuilding/alterations to existing lean-to and formation of new pitched roof to replace existing flat roof and rear rooflights. Mow House Farm, Church Lane, Mow Cop. Mr T Wiggerts.	No objections subject to careful control over materials and detailing.

04/572/COU	Change of use from Retail (A1) to food and drink (A3). 114 High Street, Newcastle. Zander Properties Ltd.	No objections from this Working Party. However, request that Planning restrict use of premises to restaurant only.
04/599/ADV	Two illuminated fascia signs. 43/47 Bridge Street, Newcastle. John Martin Construction Ltd.	Members had no objections in principle but request that applicant submit more detailed drawings on the siting and design of the signs.
04/603/COU	Change of use of premises from use for office (A2) to amusement centre. 136 High Street, Newcastle. Mr A Ash.	No objections.
04/604/ADV	Fascia sign, projecting sign and internal neon sign. Bennett & Days, 136 High Street, Newcastle. Mr A Ash.	No objections subject to the Planning Officers negotiating over the design of the mouldings to the fascia for a more sympathetic scheme.

*The Chair declared an interest in the next item and took no part in the discussions.*

04/626/LBC	Extension to nursing home (revised scheme). Madeley Manor Nursing Home, Madeley Manor, Madeley. Madeley Manor Care Home.	No objections subject to careful control over materials and detailing.
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*Professor Gomme declared an interest in the next two items and took no part in the discussions.*

04/628/FUL & 04/629/FUL	(628) Additional dwelling	No objections subject to careful control over materials and detailing and a satisfactory landscaping scheme.
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(629) Amendment to house type units 1, 2 & 3 and internal realignment of private access road. Ivydene Garage, Main Road, Betley. Mr & Mrs J Seddon.

No objections, but some concerns were raised regarding the architectural detailing, size and levels of the proposed dwellings and also the affect on the views of the existing properties. Members accepted that the existing access junction detail was the preferred option in terms of the impact on the visual character of the area but that the frontage to the existing cottage be enhanced by the provision of a sympathetic low fence/wall. Careful control over all external materials and detailing is required.

04/586/FUL

Erection of grain store. Balterley Hall Farm, Back Lane, Balterley. Mr D Beecroft.

Members were concerned about the bland design and bulk of the proposal – not in keeping with the setting of a listed building. Request that Planning Committee carry out a site visit, and officers negotiate with the applicant to improve the design/landscaping to reduce the apparent bulk/massing of the structure.

**W SINNOTT**  
**Chair**