

*Printed for information

CONSERVATION ADVISORY WORKING PARTY

7 December 2006

Present:- Councillor Mrs Lench in the Chair

Councillors Miss Cooper and Foy

Representing Outside Bodies:-

Mr R Manning – North Staffs Society of Architects

Mr J Seddon – Betley, Balterley & Wrinehill Parish Council

613. * MINUTES OF PREVIOUS MEETING

Resolved:- That the minutes of the previous meeting held on 14 November be agreed as a correct record, subject to the work 'impact' being inserted on page 3.

614. * 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>
06/631/FUL	Erection of four bedroom detached bungalow. Land to the rear of The Square, Main Road, Betley. Betley Property Ltd.	Members welcomed the development but request that Officers negotiate over the design of the entrance wall by lowering or other detailing.
06/808/FUL	Externally mounted air conditioning condenser unit. 4 Ironmarket, Newcastle. Portman Building Society.	Recommend refusal. Proposal is visually obstructive and detrimental to the character and appearance of the Conservation Area.
06/843/FUL	Office Development. Ravens Court House, Main Road, Betley. The Miles Consultancy Ltd.	Recommend refusal. Members felt that the design of the building would have a detrimental impact on the character and appearance and views into and out of the Conservation Area.

Conservation Advisory – 07/12/06

06/922/FUL	Loft conversion, single storey side extension and erection of front porch. Lakeside, Betley Hall Gardens, Betley. Mr & Mrs R A Mullock.	No objections subject to careful control over materials and detailing i.e. windows and roofing materials to be used. Members requested that Officers negotiate over the porch design and raised concerns about the size/amount of dormers. Investigate the possibility of replacing one side with rooflights.
06/963/LBC	Internal refurbishment including removal of some internal walls and installation of ventilation equipment. Nat West Bank, 75 High Street, Newcastle. The Royal Bank of Scotland Group.	No objections to internal refurbishment subject to the new false ceilings having no detrimental impact on the character and appearance of the 'Adamesque' ceiling. No objections to the installation of the ventilation equipment behind the parapet wall. Also negotiate for the possibility of repositioning the 3 high-level units to a lower level to be hidden by the parapet.
06/1013/ADV	Various advertisement signage. HSBC, 64 High Street, Newcastle. HSBC Holdings.	No objection to the main sign, but objections to the projecting sign, which should be repositioned to correspond with the plan. Only one plaque is necessary and has been erected, whereas 2 are shown on the plan. Also, negotiate for the scaling down/removal of the sign at the rear of the building to match the sign on the frontage.
06/1023/FUL	Single storey extension forming indoor activities room. Pitfield House, Brampton Road, Newcastle. Mr & Mrs K Roper.	Recommend refusal. Detrimental to the character and appearance of the Conservation Area by virtue of its size and design. Also, detrimental to the character and appearance of the building.
06/1026/FUL	Retractable Canopy. Brassingtons, 115 High Street, Newcastle. Mr M Fallows.	No objections in principle. However, Members requested that the 'blinds' be repositioned where necessary, to be in accordance with the proposed plan. The plans are drawn incorrectly and should correspond with the actual building.

Conservation Advisory – 07/12/06

06/1028/ADV	Advertisement signs. Lloyds TSB, High Street, Newcastle. Lloyds TSB.	Recommend refusal to both signs. The proposal would be visually obtrusive and not in keeping with the character and appearance of the Conservation Area. Request that Officers negotiate for a better design – preferably individual lettering.
06/1036/FUL	First floor side extension and conservatory. 8 Highway Lane, Keele. Mr & Mrs Cooke.	Recommend refusal, to the Conservatory because of the floor design and the adverse impact on the Conservation Area. No objections in principle to an extension but negotiate for a better design more in keeping with the character of the Conservation Area and the scale of buildings in the surrounding area.
06/1042/FUL	Erection of two single storey dwellings with attached office accommodation (revised scheme). Butterton Nurseries, Butterton. Mr & Mrs N J Leath.	Recommend refusal. Members felt that the design of the proposal was not in keeping with, and harmful to, the character and appearance of the Conservation Area.

MRS M LENCH
Chair