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CONSERVATION ADVISORY WORKING PARTY

9 November 2010

Present:- Councillor Mrs Naylor in the Chair

Councillors Miss Cooper and Mrs Williams

Representing Outside Bodies:-

Mr L Chatterton – Newcastle Civic Society

Mr M Downs – Urban Vision North Staffs

Mr R Manning – North Staffs Society of Architects

Dr M Nixon – CBA

Apologies were received from Mr Jim Worgan, Councillors Heesom and Wemyss

407. * MINUTES OF PREVIOUS MEETING

Resolved:- That the minutes of the previous meeting held on 28 September 2010 be agreed as a correct record.

408. * MATTERS ARISING

The Chair requested that Malcolm Nixon be referred to as 'Doctor' on all future correspondence and minutes.

Resolved:- That the comment be noted.

409. * 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>
10/531/FUL	Proposed student accommodation with re-provision of car parking (Keele Campus) and proposed residential development and older person's care village (The Hawthorns). The Hawthorns and Keele Campus, Keele, Staffs. Keele Seddon Ltd.	(The Hawthorns) The Conservation Advisory Working Party broadly welcomed the proposal for houses on the site and the retention of important landscape features such as walls and existing historic buildings. There were deep reservations over the scale, size and architectural detail of the care home and

assisted living units as they did not relate to the village and would harm the character of the Conservation Area through overbearing size,

24 hour commercial type activity and hugely increased traffic.

The working party could not recommend the proposals for approval as they currently stand, in line with Policy B14 - (Development in or adjoining the boundary of conservation areas) *“In determining applications for building in a Conservation Area, special regard will be paid to the acceptability or otherwise of its form, scale and design when related to the character of its setting, including, particularly, the buildings and open spaces in the vicinity. Because of this and to allow the impact of a proposal on the special architectural and historic character and appearance of the Conservation Area to be evaluated, outline planning permission will be resisted for proposals in a Conservation Area. Exceptionally, where proposed development immediately adjacent to the Conservation Area would be likely to affect the Conservation Area adversely, similar constraints may be applied”*

and Policy B9 - (Prevention of harm to Conservation Areas) *“the Council will resist development that would harm the special architectural or historic character or appearance of Conservation Areas”*

and Policy B13 - (Design and Development in Conservation Areas) *“applicants for planning permission should demonstrate how they have taken into account the character and appearance of Conservation Areas in the design of their development proposals”*

Concern was expressed about the trees in the grounds of the garden of the Villa and Hawthorn House. These add very considerably to the character of the Conservation area. Under Policy B15 (*trees and landscape in Conservation areas*) special measures must be taken in the light of any approvals.

If the development went ahead the Conservation Area boundary would need to be revised.

Barnes Hall student block proposal: Members reluctantly accepted the utilitarian flat roofed unimaginative design as a sort of solution to the need to provide new accommodation blocks on the campus. Members questioned the developers' approach seeing them as piecemeal and unrelated, they noted there had been master plans drawn up for all development on the campus (e.g. the Terry Farrell plan) but these appear to have been shelved, certainly not guiding this application.

Horwood Houses student block proposal: The Working Party objected to the inappropriate scale and massing of the proposed five storey block that would have an adverse impact on the historic landscape and Conservation Area views in line with Policy B10 – (The requirement to preserve or enhance the character or appearance of a Conservation Area) *“permission will be granted to construct, alter the external appearance or change the use of any building only if its proposed appearance or use will preserve or enhance the character or appearance of a Conservation Area.*

This will be achieved by the following criteria being met: paragraph(iv), Open spaces important to the character or historic value of the area are protected; (v) important views within, into and out of the area are protected; (vi) Trees and other landscape features contributing to the character or appearance of the area are protected

Also Policy B14 – (Development in or adjoining the boundary of Conservation Areas) *“In determining applications for building in a Conservation Area, special regard will be paid to the acceptability or otherwise of its form, scale and design when related to the character of its setting, including, particularly, the buildings and open spaces in the vicinity. Because of this and to allow the impact of a proposal on the special architectural and historic character and appearance of the Conservation Area to be evaluated, outline planning permission will be resisted for proposals in a Conservation Area. Exceptionally, where proposed development immediately adjacent to the Conservation Area would be likely to affect the Conservation Area adversely, similar constraints may be applied”* . Objections were also raised regarding the demolition of house ‘99’ which had some architectural merit and may qualify for 20th Century listing. In line with Policy B8 – (Other buildings of historic or architectural interest) *“The Council will ensure the conservation of locally important buildings and structures by encouraging their retention, maintenance appropriate use and restoration”*

The Working Party recommended refusal of all proposals in order that the whole project (across the village and the campus) could be revisited for more informed and imaginative master planning that would respect Keele’s Conservation Areas in line with Policy B13 – (Design and Development in Conservation Areas) *“applicants for planning permission should demonstrate how they have taken into account the need to preserve or enhance the character or appearance of Conservation Areas in the design of their development proposals”*.

10/550/FUL	First floor rear extension with balcony. Orchard House, Chamberlain Court, Betley. Mr I Brooks.	No objections.
10/557/FUL & 10/558/LBC	Proposed fencing. St Margaret’s CE Church, Church Lane, Betley. St Margaret’s PCC.	The Working Party objected to the introduction of railings around the churchyard which had been acceptable for centuries. The railings were not justified and would have a harmful visual impact on the Listed Building and Conservation Area.
10/583/ADV	New shop front signage. 78-80 High Street, Newcastle TSF Retail.	No objections.
10/585/FUL	New enclosure of common areas of existing building and associated roof works. Moreton House, Church	The Working Party had some reservations but the majority of Members had no objections.

Lane, Wolstanton.
Staffordshire Housing
Association.

410. * **CONSERVATION AND HERITAGE FUND
APPLICATIONS FOR FINANCIAL ASSISTANCE**

Details were submitted of the under mentioned applications for financial assistance from the Conservation and Heritage Fund that were to be considered by the Planning Committee.

(i) 2 Merrial Street, Newcastle (Ref: 10/11004/HBG)

Repairs to the building

(ii) Aston Manor Farm, Aston (Ref: 10/11005/HBG)

Repairs to the building

Resolved:- That the Working Group supports the applications as set out in the supplementary report and that the Planning Committee be informed.

411. * **CONSERVATION ADVISORY WORKING PARTY – TERMS OF REFERENCE
AND MEMBERSHIP ISSUES**

Consideration was given to a report regarding the Terms of Reference of the Working Party. The existing Terms were felt to be fairly narrow and therefore it was proposed to ask Council to agree to the following amendments to the Terms of Reference:-

- To provide a view to the Authority on proposals which may affect the historic environment and in particular on applications for planning permission, listed building consent, conservation area consent and advertisement consent which would, in the Authority's opinion, affect the character and appearance of a Heritage Asset, whether designated or not (meaning a part of the historic environment that is seen to have significance because of its historic, archaeological, architectural or artistic interest, as defined in Planning Policy Statement 5).
- To provide a view to the Authority on conservation policy, the preparation of schemes of enhancement and the production of design guides for Conservation Areas.
- To provide a view to the Authority on applications for historic building grant.

Resolved:- That it be recommended to Council that the Terms of Reference be amended to read as above and that these views be also reported to the Planning Committee.

412. * **ANY OTHER BUSINESS**

(i) Maxims

The Council's Conservation Officer updated the Group on dealing with this building at risk. One avenue may be to amend the Conservation Area boundary and open up possible funding sources for a feasibility study.

The Group welcomed this approach and supported this course of action. The Council's Conservation Officer would discuss this matter with the Council's Head of Planning and Development and English Heritage.

Resolved:- That the information be received.

(ii) 5 Brassington Street. 10/270/FUL

The Chair had been asked to comment on the above application following the cancellation of a meeting. The Chair commented that the Conservation Advisory Working Party had no objections to the proposed minor extensions to the property.

Resolved:- That the comments made by the Chair be agreed.

MRS W NAYLON
Chair