

\*Printed for information

## CONSERVATION ADVISORY WORKING PARTY

22 December 2009

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

Councillors Miss Cooper and Slater

Representing Outside Bodies:-

Mr D Ferrington – Staffordshire Historic Buildings Trust

Mr R Manning – North Staffs Society of Architects

Mr D McNair-Lewis – McNair Lewis Design

Mr J Worgan – Newcastle Civic Society

Mr B Sinnott – Madeley Parish Council

Mr R Bettley Smith – Betley Parish Council

### 603. \* MINUTES OF PREVIOUS MEETINGS

**Resolved:-** That the minutes of the previous meetings held on 10 November and 1 December 2009 be agreed as a correct record.

### 604. \* 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>
09/647/FUL	Two storey side extension, ground floor side/rear extensions and front entrance porch. 4 Smithy Lane, Knighton. A Sanderson & S Marshall	Members felt that The Brook House setting would be enhanced by a more simplified design of this extension.
09/674/FUL & 09/675/LBC	Conversion and extension of a vacant farm complex into a twelve bedroom hotel and function room facility including a restaurant/bar, spa and office accommodation and associated new vehicular access, car parking provision and landscaping. Betley Model Farm Complex, Main Road, Betley.	The Conservation Advisory Working Party raised concerns and objections to this proposal. It was felt that the proposal would bring about dramatic changes to the building which would result in its historic character being lost. Concerns were also raised regarding the building's stability in respect of the proposed alterations.

Y & Y Developments Ltd.

The Chairman of the Working Party wished to add her personal comment about this application in relation to Betley Conservation Area and the adjacent listed building: -

Chair's statement: *"The application was considered on a previous occasion at which members of the Working Party were invited to a site visit. At the location it is possible to appreciate the intimate links between the Old Hall and its associated buildings, the water meadow setting and views into Betley Conservation area and the very distinctive character and features of the model farm complex.*

*I heard nothing in the new application to sway me from the view that the proposal would destroy for ever the integrity and character of the farm buildings for what they are; a historic reminder of what farm life was in the past. The commercial activity proposed would reduce that part of Betley Conservation Area to a noisy, lit up, vehicle dominated hub of activity totally at odds with its current character and destroying the unique character of the 'backlands' views in to the village.*

*Having seen the remaining (now ruined) fragments of Keele's own model farm complex juxtaposed with modern buildings and 21st century modern life such that it is impossible now to read its historic function and character It seems to me to be even more vital to protect Betley Model Farm from such a fate .I recommend refusal of all parts of the proposal."*

09/681/FUL & 09/682/LBC	Conversion of outbuilding into living accommodation. Old Hall, Poolside, Madeley. Mr G White.	The Conservation Advisory Working Party objected to this proposal. The form of the development would be detrimental to the massing qualities of the small cluster of outbuildings. In addition, the proposal would be out of character with the existing buildings.
09/706/LBC	Demolition of selected agricultural buildings and conversion of retained buildings to three dwellings. Ravenshall Farm, Main Road, Betley. Mr R Blades.	The Conservation Advisory Working Party welcomed the proposal as a good way forward for the buildings. It was felt that the proposal would not affect the setting of the Listed Building.
09/725/CPO	Demolition of existing entrance and toilet block extension. Replacement extension building to comprise of a main entrance, reception, offices, toilet facilities and internal alterations. Betley C of E Primary	The Conservation Advisory Working Party felt that the proposed extension lacked a style relation to the attractive village school and would prefer a revisitation and consultation with the Conservation Officer to improve the final proposal

School, Church Lane, Betley. and enhance the building.  
Staffordshire County Council.

605. \* **ANY OTHER BUSINESS**

(i) Betley Conservation Area – Consultation on Article 4 Direction

Members' attention was brought to a leaflet on the Betley Conservation Area. All publicity had now been carried out and the leaflet would be distributed in the near future.

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

(ii) Local List

The Conservation Officer was currently progressing this and after its scoring, it would become part of the Local Development Framework.

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

(iii) Conservation Officer and Clerk to the Committee

Members thanked the Conservation Officer and Clerk to the Committee for their work carried out both at the meeting and behind the scenes.

**Resolved:-** That the comments be noted.

**MRS W NAYLON**  
**Chair**