

*Printed for information

CONSERVATION ADVISORY WORKING PARTY

28 September 2010

Present:- Councillor Mrs Naylor in the Chair

Councillors Miss Cooper, Heesom, Wemyss and Mrs Williams

Representing Outside Bodies:-

Mr L Chatterton – Newcastle Civic Society
Miss H Barter – Urban Vision North Staffs
Mr A Ferrington – Staffs Historic Buildings Trust
Mr R Manning – North Staffs Society of Architects
Mr M Nixon – CBA
Mr B Sinnott – Madeley Parish Council
Councillor I Webb - Whitmore Parish Council
Mr J Worgan – Newcastle Civic Society

322. * MINUTES OF PREVIOUS MEETINGS

Resolved:- That the minutes of the previous meeting held on 7 September 2010 be agreed as a correct record subject to the amending of 10/469/FUL comments to read “cobble should be retained and reused and not re-sourced”.

323. * MATTERS ARISING

The Council's Conservation Officer explained to the group what a Section 215 Notice was and what work it entailed with regards to Maxims.

324. * 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>
10/458/LBC & 10/459/FUL	Single storey extension to form garden room. Ashley Farmhouse, School Lane, Ashley. Dr D West.	The Working Party accepted the modifications to the proposal but felt that the front plinth still appeared clumsy. Concerns were raised over removing paint from the gable – in terms of its social history and potential problems in applying a limewash on the brickwork. In addition, the first floor

		bedroom window may be very dark with the erection of the garden room, therefore it would be in the best interests of the applicant to let as much light into this room as possible.
10/159/LBC	Single storey side extension. The Lodge, Whitmore Hall, Whitmore Road, Newcastle. Mr G Cavenagh-Mainwaring.	The Conservation Advisory Working Party objects to the false gable as the best solution although they welcomed the attempt to tidy up the building. The Working Party suggested a green roof would be a more appropriate and honest way of dealing with this problem. The architecture centre can provide specific advice on designs and costings.
10/416/FUL & 10/417/LBC	Conversion and extension of outbuilding into living accommodation. Old Hall, Poolside, Madeley. Mr G White.	The Working Party generally felt that this design was better than the previous proposal but were still disappointed with the approach. Some attempt had been made to match the existing windows on the side elevations but the gable elevation is unacceptable and the window/door design needs revising to be more sympathetic to the existing building with a quality traditional approach.
10/497/FUL & 10/498/LBC	Two storey side extension and removal of existing garage and conservatory. Willoughbridge Lodge Cottage, Willoughbridge Lane, Willoughbridge. Mr R McDowell.	The proposal would destroy the special character of the building and is therefore contrary to Policy B6. The potential for below ground archaeology was raised by the group.

325. * **ANY OTHER BUSINESS**

(a) Maxims

Mr Worgan, representative of the Newcastle Civic Society, informed the group that the owner of the adjacent property was concerned about the derelict state of the hotel building and that the Fire and Rescue Service had undertaken a risk assessment and sent this to the owner.

Conservation Advisory – 28/09/10

The Working Party requested that the Council's Conservation Officer attempt to progress the reuse and refurbishment of this building by serving a Section 215 notice and working with all interested parties.

(b) Local List

The Chair made the following statement and requested that it be minuted.

"I have been really encouraged to see local listing in our Borough make a strong start.

Our Conservation Officer is responsible for the very professional and careful launch of this important process which I would see as a way of encouraging all of us in Newcastle to notice and take note of our historic features and buildings.

There were 123 submissions from a variety of people, and organisations. Some areas namely Keele and Betley sent in a lot of suggestions (37 in the case of Keele and 22 from Betley). These were supported by statements often adding historical information.

I was invited to be on the Panel of judges as Chair of the Conservation Advisory Working Party. The other members of the judging panel have, in my view, considerable experience in judging the value of features and buildings; however, all were judged by as objective a set of criteria as it was possible to set out.

Two of the properties were in fact in the ownership of two of the panel (submitted by a relevant Parish Council, not themselves) suffice to say that when these came up for consideration, neither owner was in the room nor indeed were they told of the score achieved until some weeks later.

Some owners of properties may be disappointed not to 'have made the grade' the 7 score and some who submitted features may have been surprised that some of their submissions did not get to 7.

What I can say is that I witnessed exhaustive (and to be frank relatively exhausting) hours of deliberation over the submissions and hours of time, freely given, by the panel members in support of what is an important and worthy cause, namely the recording and recognition of our great historic building tradition."

MRS W NAYLON
Chair