

To the Chair and Members
Of the
**CONSERVATION ADVISORY
WORKING PARTY**

Mr G Durham
(74)2222
GD/ EVB- R82/48

21 July, 2006

Dear Sir/Madam

A meeting of the **CONSERVATION ADVISORY WORKING PARTY** will be held in **COMMITTEE ROOM 1, CIVIC OFFICES, MERRIAL STREET, NEWCASTLE** on **TUESDAY 1 AUGUST, 2006** at **7.00pm**.

1. Minutes of meeting held on 11 July 2006 (Copy attached for non-Council Members information)
2. To consider the attached reports at Appendix A and B. (yellow and lavender paper).
3. To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the Officer.
4. To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act, 1972.

Yours faithfully

D A DIMOCK

Head of Legal and
Democratic Services

***Printed for information**

CONSERVATION ADVISORY WORKING PARTY

11 July 2006

Present:- Councillor Mrs Naylor in the Chair

Councillors Miss Cooper, Foy and Mrs Lench

Representing Outside Bodies:-

Mr Derek Ferrington – Staffordshire Historic Buildings Trust

Prof Andor Gomme – Georgian Group

Mr Philip Hancock – Newcastle-under-Lyme Civic Society

Mr Richard Tribbeck – Field Club

Mr Glyn Williams – Madeley Parish Council

103. * **APOLOGIES**

Apologies were received from Mr Danny Davies.

104. * **MINUTES OF PREVIOUS MEETINGS**

Resolved:- That the minutes of the previous meetings held on 9 and 31 May 2006 be agreed as a correct record.

105. * **6 IRONMARKET, NEWCASTLE**

Members considered a report on 6 Ironmarket, Newcastle (application no. 06/378/FUL) where due to timescales, the Chair had been requested to undertake a site visit and to comment on the proposal on the Working Party's behalf.

Resolved:- That the comments made by the Chair on 23 June 2006 be accepted.

106. * **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>
06/337/OUT	Engineering and remediation works and redevelopment for housing, community uses and greenspace plus associated landscaping. Former Silverdale Colliery,	Members welcomed the imminent development of this site and had no objections. It was requested that care and attention be given to the perimeter of the site edging

06/440/LBC	Scot Hay Road, Silverdale. English Partnerships. Extension to provide boiler room. Balterley Hall Farm, Back Lane, Balterley. Mr Beecroft.	onto the Conservation Area and St Luke's Church. No objections subject to careful control over materials and detailing.
06/520/FUL	Change of use of ground floor to restaurant and creation of 3 flats at first floor level. 9 Brunswick Street, Newcastle. MIC Properties.	No objections.
06/521/FUL	Disabled access ramp. All Saints Church, Woore Road, Madeley. The PCC of All Saints Church.	No objections subject to careful control over materials.
06/537/FUL	Extension to entrance hall of unit 3 (amended scheme). Estate Yard, The Holborn, Madeley. WPI Homes Ltd.	No objections subject to careful control over materials and detailing.
06/538/FUL	Window and door positionings to units 1 & 2 (amended scheme). Estate Yard, The Holborn, Madeley. WPI Homes Ltd.	Members raised concerns about the number of rooflights proposed and their being unsympathetic to the character of the Conservation Area. Request that officers negotiate for an alternative approach including a reduction in the number of roof-lights. In addition, any new roof lights must be of the 'Conservation' type.
06/554/COU	Change of use to estate agents. 39-41 Merrial Street, Newcastle. Mrs D Swann.	No objections.
06/560/FUL & 06/561/LBC	(560) Extension of development within building to form one two-storey dwelling and one first floor dwelling with two storey building also to be used for business purposes. (561) Alterations associated with barn conversions. Lower Stoney Low Farm, Stoney Low, Madeley.	No objections subject to careful control over the detailing and any materials used. Members also requested that care be taken to protect any internal archaeological features.

Mr P Rowe.

06/566/FUL

New building for University Post Graduate Research. Moser Centre, University of Keele.
Keele University.

Members strongly objected to this proposal and stood by their comments of 7 March 2006: *“Recommend refusal. It is considered that the proposal would have an adverse impact on the Keele Hall Conservation Area in general and be detrimental to the setting of the nearby Listed Chapel Building”*.

06/578/FUL &
06/588/LBC

Relocation of air conditioning units. 5-9 High Street, Newcastle. Newcastle PCT.

No objections.

MRS W NAYLON
Chair

**DECISIONS OF THE BOROUGH COUNCIL ON APPLICATIONS WHICH
HAVE PREVIOUSLY BEEN CONSIDERED BY THE WORKING PARTY**

APPENDIX 'A'

Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Committee / Department
04/1023/FUL	Dimsdale Hall Farm, Talke Road, Chesterton Mr R Bowden	Renewal of Planning permission 99/766/FUL for the erection of two dwellings and restoration of the listed building	No objections subject to the conditions attached to 99/766/FUL	Application Withdrawn
06/328/FUL	White Oaks, Main Road, Betley P Catherall	Demolition of existing dwelling and replacement with new dwelling, re-modelling of existing and erection of new enclosure building for existing swimming pool.	Recommend refusal. Members felt that the proposal, by its scale and design, would be detrimental to the character and appearance of the Conservation Area	Permitted subject to the following conditions:
<ul style="list-style-type: none"> - a landscaping scheme, materials, window and door details and floor level details to be submitted and approved. - No excavations are to take place within the building housing the swimming pool. - No works to take place until ground protection measures/barriers have been erected to protect the nearby trees. - Removal of permitted development rights. 				
06/378/FUL	6 Ironmarket, Newcastle SEP Properties Ltd	Conversion of upper floors to two self contained flats including rear extension and other external alterations including two front dormer windows	<p>No objections to the rear extension and conversion of upper floors to flats. The proposal would not impact on the roofline of the Old Bull's Head as previously thought.</p> <p>Objections were raised to the two proposed dormers as they would be an 'alien' feature, out of keeping with the street scene and character and appearance of the Conservation Area. Recommend that the top two windows be redesigned, not as dormers and with the possible addition of architrave features to match other second storey windows in the Ironmarket.</p>	<p>Permitted subject to the following:</p> <ul style="list-style-type: none"> -Details of the materials to be used, refuse storage and collection, windows and arched brickwork, external noise attenuation and ventilation being submitted to and approved by the Local Planning Authority. -All works shall be carried out in accordance with the amended plan received on 28 June, 2006 and works will be carried out between the hours of 8am and 6pm weekdays and 9am to 1pm on Saturdays with no working on Sundays and Bank Holidays.

Cont...

Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Committee / Department
06/396/FUL	14 Sidmouth Avenue, Newcastle Lifestyle Lets	Conversion to four apartments	No objections	Permitted subject to the following conditions:
<ul style="list-style-type: none"> - The following details to be submitted to and approved by the Local Planning Authority: landscaping scheme; means of boundary treatment; arrangements for refuse storage/collection; internal noise insulation scheme. - The development is to be carried out strictly in accordance with the approved plan. - A 1.5m x 1.5m pedestrian visibility splay is to be provided to either side of the widened access which shall remain ungated. In addition, no posts, fences, walls, trees, shrubs or hedges which exceed 0.6m in height shall be placed in this area. - The access, parking and turning areas shall be surfaced and maintained in bound materials. Should the surfacing levels fall toward the public highway prior to the development being brought into use, the drive shall be built with surface water drainage interceptors. - The parking bays are to be clearly marked and the two parallel spaces on the front shall be allocated to apartment two. - Cycle facilities to be provided and maintained. 				
06/436/FUL	12 The Village, Keele Mr R Bayliss	Rear conservatory	Recommend Officers negotiate over a conservatory design more in keeping with the character of the estate cottages and the character and appearance of the Conservation Area.	Refused. The proposal would result in a disproportionate additions over and above the size of the original dwelling in the Green Belt. In addition, it is not in keeping with the character of the Conservation Area and goes against Structure Plan and Local Plan policies
06/437/FUL	The Old Vicarage, Maer R & J Kirby	Installation of solar water heating collector on roof	No objections subject to careful control over the colour of the unit. Members requested that it be dark grey in colour to match the roof tiles.	Permitted subject to the unit being finished in a dark grey colour to match the existing roof tiles.

CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks
06/266/LBC	9 Lancaster Buildings, High Street, Newcastle P Whitehurst	Retention of shop fascia sign	Within the Newcastle Conservation Area
06/514/FUL	The Croft, Main Road, Betley Mr J Lindop	Vehicular access and pedestrian access	Within the Betley Conservation Area
06/601/FUL	9 Sidmouth Avenue, Newcastle Mrs D Shepherd	Additional car parking space and new entrance to ground floor flat	Within the Brampton Conservation Area
06/615/FUL	94 Lancaster Road, Newcastle R A Vernon	Detached double garage	Within the Stubbs Walk Conservation Area
06/619/ADV	52 Ironmarket, Newcastle B Barrett	One externally illuminated fascia sign and two externally illuminated projecting signs	Within the Newcastle Conservation Area
06/620/FUL	Brassingtons, 115 High Street, Newcastle Brassingtons	Variation of Condition 1 of Planning Permission 00/378/FUL and Condition 6 of Planning Permission 01/483/COU to allow opening until 0200 hours on Wednesday nights	Within the Newcastle Conservation Area
06/621/COU	Brassingtons, 115 High Street, Newcastle Brassingtons	Change of use from bar (Use Class A4) to discotheque (Use Class D2) with daytime bar (Use Class A4)	Within the Newcastle Conservation Area
06/623/COU	Pool Farm, Poolside, Madeley Barnwell Young Associates	Change of use of ground floor from veterinary surgery (Use Class D1) to residential (Use Class C3)	Within the Madeley Conservation Area

Reference	Location and Applicant	Development	Remarks
06/644/LBC	All Saints Church, Woore Road, Madeley The PCC of All Saints Church	Proposed new wheelchair access ramp from the south entrance off Vicarage Lane	Listed Building and within the Madeley Conservation Area
06/649/FUL	64 High Street, Newcastle HSBC Holdings PLC	Part demolition of first floor and construction of new external fire escape	Within the Newcastle Conservation Area
06/662/ADV	39-41 Merrial Street, Newcastle Mrs D Swann	Shop fascia sign and internally illuminated projecting box sign	Within the Newcastle Conservation Area