

To the Chair and Members  
of the  
CONSERVATION ADVISORY  
WORKING PARTY

Mr G Durham  
742222  
GD/ED - R82/1/3

23 September 2005

Dear Sir/Madam

A meeting of the **CONSERVATION ADVISORY WORKING PARTY** will be held in **COMMITTEE ROOM 1, CIVIC OFFICES, MERRIAL STREET, NEWCASTLE** on **MONDAY, 3 OCTOBER 2005 at 7.00pm**.

#### **AGENDA**

1. To consider the attached reports.
2. To consider applications for financial assistance from the Conservation and Heritage Fund (blue paper).
3. 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 &  
Democratic Services

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 Authority
05/224/LBC	Lower Stoney Low Farm, Stoney Low, Madeley Mr Rowe	Conversion of stable and store to one dwelling	No objections	Refused. Detrimental to the listed status of the building and contrary to the Newcastle Local Plan and Staffordshire Structure Plan. Also, insufficient information supplied on the preservation of the roof trusses.
05/317/LBC	Aston Manor Farm, Aston Mr & Mrs Slater	Change of use and conversion of former stables to five dwellings with associated parking	No objections subject to the use of matching materials and the conservation type roof light	Refused. Applicant failed to provide evidence that the demolition of the building is justified. The rooflights would have an adverse impact on the character of a Listed Building and the streetscene. The degree of subdivision of the central yard is detrimental to the setting of the building.
05/369/FUL	Meadowcroft, Stableford Cyber Investments Ltd	Demolition of existing dwelling and erection of replacement dwelling, erection of detached garage and stable block and formation of new vehicular access	Recommend refusal. Members felt that the proposal was detrimental to the setting of the Listed Building due to its size and design	Permitted subject to the undermentioned conditions:

- Details of materials to be submitted and approved
- Details of proposed ground levels and slab levels to be submitted and approved
- Landscaping scheme, including hedgerows to be retained, boundary details and all planting details to be submitted and approved
- Visibility splays shall be provided prior to occupation
- Existing pedestrian access to Meadowcroft onto the A51 to be closed off prior to commencement of construction
- Proposed parking and turning facilities within the site curtilage to be provided prior to occupation and shall not be used for any other purpose other than parking/turning
- Vehicular access to the site shall be obtained from Stableford Bank and access will be surfaced and maintained in a bound material
- Access gradient not to exceed 1 in 10 for the first 4.5m rear of the highway boundary
- The stables and garages indicated on the approved plan shall be used for purposes ancillary to the enjoyment of the dwelling and no other purpose
- The garden area to the dwelling shall be as indicated on the approved plan
- Prior to any construction, a noise scheme to protect the dwelling from the railway, is to be submitted and approved.
- Removal of Permitted Development rights

<b>05/484/FUL</b>	Lakeside, Betley Hall Gardens, Betley Mr & Mrs Mullock	Detached dwelling	Refuse. Members felt that the proposal was detrimental to the character and appearance of the Conservation Area	Refused. The subdivision of the plot is contrary to the Newcastle Local plan. Insufficient space between dwellings. Detrimental to the character and appearance of the Conservation area. Harmful to the lake landscape.
<b>05/605/FUL</b>	3 Maer Mews, Haddon Lane, Maer Mrs S Mannion	Alterations to existing garage to form garage and utility and the provision of new window to proposed utility	No objection	Permitted. No conditions
<b>05/611/FUL</b>	Summer House, Main Road, Wrinehill Mr B Broadgate	Construction of two detached double garages	Recommend approval subject to control over materials	Permitted subject to facing and roofing materials being submitted and approved. Buildings referred to are only to be used for uses ancillary to the residential use of the dwelling; submission and approval of a landscaping and planting scheme.
<b>05/660/FUL</b>	1 Church Bank, Keele Mr P Shaw	Two storey side extension	Recommend approval	Permitted subject to materials to match existing
<b>05/662/FUL</b>	14 Nantwich Road, Audley R P & L Properties	Demolition of existing joiners workshop building, erection of two bedroom bungalow and change of use of existing office/store to form dwelling	Recommend approval subject to control over materials	Permit subject to : submission and approval of an accurate site survey and roofing and facing materials. The removal of permitted development rights. Implementation of programme of archaeological work. Parking and turning areas to be provided. The frontage area between the front of the property and the edge of the carriageway to be reduced. Prior to occupation, the driveway to the rear to be built with surface water drainage and access, parking and turning areas shall be surfaced and maintained. Access to be ungated. Cycle parking facilities to be submitted and approved.

<b>05/671/COU</b>	42E High Street, Newcastle Mr J Whitmore	Change of use to Class A3 restaurant and coffee shop	Recommend approval	Permitted subject to the hours of opening being restricted to 8am-6pm Sunday-Wednesday and 8am-11pm Thursday-Saturday incl. In addition, any waste awaiting disposal to be kept in closeable and lockable containers. The following details to be submitted and approved: -An odour abatement system and appearance of any external flue -Suitable grease trap -Prior to installation-any ventilation, refrigeration and air conditioning plant.
<b>05/699/FUL</b>	3 Haywood Court, Madeley Mr Sutton	Part two storey/part single storey side extension	No objections subject to careful control over materials and detailing	Refused. The scale and design of the proposal detract from the character of the streetscene and would not enhance the Conservation Area
<b>05/714/FUL</b>	13 London Road, Newcastle Mr Malanaphy	Front extension	No objections	Refused. Harmful to the character and appearance of the existing building and Conservation Area
<b>05/721/ADV</b>	Brassingtons, 115 High Street, Newcastle Brassingtons Café Bar Ltd	Illuminated surround to existing sign	No objections	Permitted subject to the maximum surface brightness of the sign not to exceed 300 candelas per m2

## CONSERVATION ADVISORY WORKING PARTY

<b>Reference</b>	<b><u>Location and Applicant</u></b>	<b>Development</b>	<b>Remarks</b>
<b>05/698/LBC</b>	Manor Farm, Manor Road, Madeley Mr J Furnival	Conversion of existing barn to two dwellings	Within Madeley Conservation Area and Listed Building
<b>05/737/FUL</b>	Moser Centre, University of Keele, Keele University of Keele	Erection of research institute building	Affects the Keele Conservation Area
<b>05/833/FUL</b>	34 Ironmarket, Newcastle Newbold Opticians	Alterations to rear elevation	Within Newcastle Town Centre Conservation Area
<b>05/839/FUL</b>	19 Barracks Road, Newcastle Mrs J Jovanovic	Amendment to Planning Permission 04/684/FUL dated 28 September, 2004 to permit installation of revised window types to side elevation	Within Newcastle Town Centre Conservation Area
<b>05/842/COU</b>	21 Bridge Street, Newcastle Mr P J Horton	Change of use to hot food take away (Use Class A5/A3)	Within Newcastle Town Centre Conservation Area
<b>05/866/COU</b>	136 High Street, Newcastle Ms J Vickers	Change of use of premises to ladies health club	Within Newcastle Town Centre Conservation Area
<b>05/890/ADV</b>	8 Friar Street, Newcastle Loanzone Financial Services Ltd	Illuminated projecting box sign	Within Newcastle Town Centre Conservation Area