

To the Chair and Members
of the
CONSERVATION ADVISORY
WORKING PARTY

Mr G Durham

742222

GD/ED - R82/1/3

22 December 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 **THURSDAY, 5 JANUARY 2006** at **7.00pm**.

AGENDA

1. To consider the attached reports.
2. To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the Officers.
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 Committee / Department
04/892/FUL	Former Cock Inn, Stableford Cyber Investments	Conversion of former Cock Inn to a single dwelling (including part demolition); conversion of existing former barn outbuilding to provide two dwellings with associated office/games room accommodation on first floor; the erection of the seven new dwellings, closure of existing vehicular access to A51 and formation of new vehicular and pedestrian accesses and associated highway improvements to Stableford Bank; change of use of existing car parking area and removal of existing surfaced area and reinstatement to form paddock, to include closure of one access to A451 and reinstate footpath and hedgerow	Members raised objections to the proposed newbuild scheme of 7 additional dwellings on the grounds of overdevelopment of the site and the scheme not being sympathetic to the setting of the listed building.	Permitted subject to the following being submitted and approved by the Local Planning Authority: <ul style="list-style-type: none"> - Materials and detailing. - Details of supporting the existing during the proposed works. - Foul and surface water drainage details. - Details of reveals and joinery work. - Slab levels of the new-build - Scheme of soft and hard landscaping. - Details of provision of new footway
<ul style="list-style-type: none"> - the footpath link known as Meadowcroft is to be permanently closed off. - No future extensions or alterations will take place without prior approval of the LPA - New accesses are to be formed and surfaced in a bound material. - Visibility splays are to be provided. - Details of the builders office, storage provision for materials and machinery and parking/ turning provision for trades and services to be submitted. - Prior to the occupation of the dwellings details of the parking and turning facilities are to be submitted. - The garage on plot 4 is to be repositioned. - Any gates are to be located 5m to the rear of the highway and opening away from the highway. -The gates to plots 4 and 5 are to be 10 m away and opening away. - Accesses to plots 1, 2, 3, 6, 7, 8 and 9 are to remain ungated. - Prior to commencement of construction on plot 3, revised elevational details of the end gable incorporating a window are to be submitted and approved by the LPA. - No access gradient into the proposed development to exceed 1:10 for the first 4.5m rear of the highway boundary. - Prior to occupation, a scheme of the reinstatement of the wall around the radius of Stableford Bank is to be submitted and approved. - The dwellings on plots 7 & 8 shall not be occupied until Meadowcroft has been demolished. <p>Within 2 months of the approval, schemes indicating the proposals for the following are to be submitted and approved:</p> <ul style="list-style-type: none"> -Removal of the carparking hardstanding on the northern side of the road. -Prevention of pollution to watercourses during the above. -Location and protection of trees on the boundary. -Removal of eastern most point of access onto the A51 & in addition, the one on the south side. -Reinstatement of access/crossover and treatment of land. Timescales and phasing of the development. 				

Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Committee / Department
05/748/FUL & 05/749/LBC	Dental Surgery, 12 King Street, Newcastle Mr D Singh	Installation of terrestrial aerial	No objections	(748) Permitted with no conditions. (749) Permitted subject to details of the fixing bracket and screws being submitted and approved by the LPA
05/872/ADV & 05/879/FUL	Bacons Shoes 61-63 High Street, Newcastle Barratt Properties Ltd.	(872) Fascia sign and projecting sign (879) New shop front	Refuse. Members felt that the proposal would be detrimental to the character and appearance of the Conservation area.	Refused. The proposed design of the shop front and the size and design of the signage would be detrimental to the character and appearance of the Conservation Area.
05/881/FUL	1 Leas Yard, Maer Mrs D Burnham	Extension	Members stood by their original comments of the meeting held on 14 June, 2005 'no objections subject to careful control over materials and detailing to match existing.	Permitted subject to the following conditions: -Prior to commencement of work, details of the proposed facing and roofing materials, exterior colour scheme and windows are to be submitted and approved. -No windows, other than those permitted in the approval, shall be installed in the south-eastern elevation unless previously approved by the Local Planning Authority. -The north-western first floor side window is to be permanently obscure glazed and non-opening to a height of 1.7m above floor level.

Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Committee / Department
05/908/OUT	196 School Lane, Aston Mrs L Warrilow	Residential Development	Refuse. Members raised concerns about the proposed development on the character of the nearby Listed Building	Refused. The proposal due to its isolated location is contrary to policies within the Staffordshire and Stoke on Trent Structure Plan, the Newcastle-u-Lyme Local Plan and Planning Policy Guidance. The proposal would cause harm to the surrounding countryside and would increase highway dangers. In addition, the applicant has failed to provide justification fore the removal of certain trees and has not provided details of the foul drainage system. Finally, the proposal would have an adverse setting on the Grade 2 Listed Building at 201 School Lane. Cont...
05/948/FUL & 05/949/ADV	38 Ironmarket, Newcastle Ladbrokes Ltd	(948) New shop front and internal alterations (949) Shop fascia sign and projecting illuminated sign	Refuse. Members felt that the proposal was detrimental to the character and appearance of the Conservation Area	(948) Refused. The proposed design would be detrimental to the character and appearance of the Conservation area. (949) Refused. The size and design of the proposal would be detrimental to the character and appearance of the Conservation Area.
05/977/LBC	Old Hall, Main Road, Betley Mr L Bennion	Proposed work to windows including 13 new windows, refurbishment of three existing windows and reopening of first floor window on south-eastern elevation	No objections.	Permitted subject to the following being submitted and approved by the LPA : -samples of the types of wood to be used -samples of carpentry joints & mouldings -written schedule of any works to be undertaken to the timber framing to facilitate the removal and refitting of window casements -details of any new lead work to be provided in the window panes, the proposed window furniture and the colour of the new and restored casements.

Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Committee / Department
05/992/FUL	J D Wetherspoon, Arnold Machin, 37 Ironmarket, Newcastle J D Wetherspoon	Variation of Condition 1 of Planning Permission 00/868/FUL relating to opening hours of premises so as to enable the public house to open in accordance with hours requested in the application made to the Licensing Authority under the Licensing Act 2003	No objections in principal but concerns were raised over the possible increase in litter, vandalism and the fear of crime.	Refused. The proposal would increase the potential for late night crime and noise disturbance
05/1019/ADV	Newcastle Library, Ironmarket, Newcastle Newcastle-under- Lyme Primary Care Trust	Non-illuminated projecting sign	No objections	Permitted with no conditions

CONSERVATION ADVISORY WORKING PARTY

Appendix B

Reference	Location and Applicant	Development	Remarks
05/902/OUT	The Zanzibar, Marsh Parade, Newcastle South Court Management	Residential flats, commercial accommodation, gym/fitness suite and on-site parking. AMENDED PLANS	The proposed development affects the character of the Newcastle Conservation Area.
05/903/OUT	Land at the junction of Seagrave Street/Water Street and George Street, Newcastle Robintrees Ltd	Demolition of buildings and erection of residential apartments with ground floor commercial use. AMENDED PLANS	The proposed development affects the character of the Newcastle Conservation Area
05/1058/COU	98 Lancaster Road, Newcastle Jackson Accountants	Change of use from residential to offices and alterations to vehicular access	Within Stubbs Walk Conservation Area
05/1061/ADV	Unit 21 Castle Walk, Newcastle 02 (UK) Property Ltd	Shop fascia sign	Within Newcastle Town Centre Conservation Area
05/1105/FUL	38 Ironmarket, Newcastle Ladbrokes Ltd	Variation of condition 3 on Planning Permission 98/158/COU relating to the changing of opening hours from 11am to 11pm Monday to Saturday and 12noon to 10.30pm on Sundays to 9am to 10pm everyday	Within Newcastle Town Centre Conservation Area
05/1106/FUL	Land adjacent 19 Betley Hall Gardens, Betley Mr J Baker	Change of house type to include two storey rear extension	Within Betley Conservation Area
05/1114/FUL	96 Lancaster Road, Newcastle Dr & Mrs Myers	Rear extension	Within Stubbs Walk Conservation Area

Cont...

Reference	Location and Applicant	Development	Remarks
05/1115/CON & 05/1084/FUL	Grove Court. 100 Lancaster Road, Newcastle Rethink Severe Mental Illness	(1115) Demolition of outbuilding (1084) Two storey rear extension and first floor link to existing house to provide offices/staff space and four additional en suite facilities (making in total 14 single bedrooms)	Within Stubbs Walk Conservation Area
05/1131/ADV	Benefits Agency, Paradise Street, Newcastle Department for Works and Pensions	Non-illuminated fascia sign and internally illuminated projecting sign	Within Newcastle Town Centre Conservation Area
05/1143/COU	35 Bridge Street, Newcastle Mr L Miah	Retention of change of use from travel agents (Class A1) to restaurant (Class A3)	Within Newcastle Town Centre Conservation area
05/1153/FUL	Rear of 108 High Street, Newcastle Nationwide Building Society	External alterations to shop front and installation of air conditioning units at rear	Within Newcastle Town Centre Conservation Area
05/1168/COU	Kingsland. 5 Northcote Place, Newcastle Mr & Mrs Baggaley	Conversion of part of former church building into two flats (making 9 in total)	Within the Brampton Conservation Area
05/1171/FUL	Brampton Court, Brampton Road, Newcastle The Brampton Court Management Company Ltd	Reduction of height of existing chimney stacks	Within the Brampton Conservation Area
05/1174/LBC	The Chapel, Keele University, The Village, Keele University of Keele	Alterations to existing handrail to first floor balcony	Within Keele Conservation Area and a Listed Building

**REPORT TO CONSERVATION ADVISORY WORKING PARTY IN RESPECT OF
CONSERVATION AND HERITAGE FUNDING MATTERS**

(i). Replacement of Railings at The Square, Main Road, Betley - (Ref: 05/06005/HBG)

The application for grant aid follows the extensive refurbishment of this Grade II Listed property that took place this year, following the granting of listed building consent on 11th July 2005. In respect of the need to protect and enhance the Conservation Area and the setting of the listed building, the application included an intention to replace the metal railings that were originally located between the brick piers along the front of the garden property adjoining the footpath. It was considered that the replacement of the railings would make a significant contribution to the character of the Conservation Area. To ensure that the new railings were installed, the listed building consent was subject to condition 1 that stated:

Prior to their installation, the specification and design of the proposed railings that are to be erected along the front of the property are to be submitted to the Local planning Authority for approval. The railings are to be of a design that is similar to that of the railings already in position within the street and are to be of a metal material and finished in black paint.

Subsequent to the issue of the listed building consent, railings were fitted that match the design and specification of those that have been installed in front of the former Black Horse Public House. The developer stated that the Council's previous Conservation Officer had approved the railings although there is no record in the files to this effect. Therefore the local planning authority has not approved the installed railings.

In recognition of the need to install an acceptable design of railings, new specifications comprising a more traditional design, have been submitted with this grant application. These specifications are considered to be acceptable. The developer has made the grant application because he is aggrieved at the cost implications of having another set of railings commissioned.

Irrespective of the planning history relating to the unauthorised railings, it is necessary to consider whether the proposed railings would make a positive contribution to the appearance and character of the Conservation Area and whether grant assistance should be offered towards their manufacture and fitting. The cost of supplying and fitting the railings is quoted at £4,702.50.

Historically the majority of properties along Main Road, Betley were developed with short front gardens that were separated off from the main highways by metal vertical railings fixed between brick piers. However the demand for metal during wartime led to the removal of the bulk of the metal railings and few have since been replaced, resulting in some property frontages having an 'unfinished' appearance which is of detriment to the quality of the street scene. Their replacement would assist in the reinstatement of the village's historical character and will be of benefit to the community as a whole. Therefore it is recommended that a grant of 5% be offered.

RECOMMENDATION

That a grant of up to £235.00 be approved towards the cost of the works, subject to the removal of the unauthorised railings from the site within 28 days from the offer of grant being made and to the appropriate standard conditions.