

To the Chair and Members
of the
CONSERVATION ADVISORY
WORKING PARTY

Mr G Durham
742222
GD/ED - R82/48

26 January 2007

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, 5 FEBRUARY 2007** at **7.00pm**.

AGENDA

1. Minutes of previous meetings – to be signed by the Chair.
2. Minutes of meeting held on 16 January 2007. (Copy attached for non-Council Members information).
3. To consider the attached reports at Appendix A and B (blue and salmon paper).
4. To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the Officer.
5. To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act 1972.

Yours faithfully

A CAMPBELL

Democratic Services Manager

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
<u>06/631/FUL</u>	Land to the rear of the Square, Main Road, Betley Betley Property Ltd.	Erection of four bedroom detached bungalow	Members welcomed the development but request that officers negotiate over the design of the entrance wall by lowering or other detailing.	Refused. The proposal would be harmful to the interests of highway safety and contrary to policies contained within the Staffordshire Structure Plan and Newcastle Local Plan
06/724/LBC	Maer Hall, Maer, Newcastle B J Fradley	Conversion of outbuildings to form reception and managers flat in former dovecote, two flats in former tack room and one flat in former hayloft with associated car parking.	<p>Recommend refusal. The proposed development contains many features that are totally inappropriate and detrimental to the appearance of the building. Strongly feel that the applicant should be asked to reconsider his proposals in order to retain the character of the dovecote. Also, the proposed use of grasscrete at the entrance to the car park is unacceptable and that, as an alternative, the applicant should consider the use of setts. Locally appropriate materials should be used to surface the car park beyond its entrance.</p> <p>The lintels, door design and proposed store are damaging to the architectural features of the building. Also, the proposed door on the dovecote is over large.</p>	Refused. The over intensification caused by the proposal would cause harm to the character and appearance of the Conservation Area and would be contrary to policies contained within the Staffordshire Structure Plan and Newcastle Local Plan
<u>06/808/FUL</u>	4 Ironmarket, Newcastle Portman Building Society	Externally mounted air conditioning condenser unit	Recommend refusal. Proposal is visually obtrusive and detrimental to the character and appearance of the Conservation Area	Refused. The proposal would be harmful to the setting of the Listed Building and the character and appearance of the Conservation Area. In addition, the proposal goes against policies contained within the Staffordshire Structure Plan and Newcastle Local Plan

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Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Authority
<u>06/843/FUL</u>	Ravens Court House, Main Road, Betley The Miles Consultancy Ltd	Office development	Recommend refusal. Members felt that the design of the building would have a detrimental impact on the character and appearance and views into and out of the Conservation Area	Refused. The proposal would be harmful to the character and appearance of the Conservation Area and is contrary to policies contained within the Staffordshire Structure Plan and Newcastle Local Plan.
06/913/OUT	The Croft, 43 Sandy Lane, Newcastle Mrs P Talbot	Detached dwelling house	Refuse. The proposal would be out of keeping with the character and appearance of the Conservation Area. It also goes against policies contained within the Newcastle Local Plan	Permitted subject to the following: -Approval of Reserved Matters to be obtained before commencement of work -No development is to take place until root protection details have been submitted
<p>-Pedestrian visibility splays as shown on plan SK1 shall be provided to either side of the access and thereafter kept free from obstruction</p> <p>-The access shall be surfaced in bound material for a minimum distance of 6m rear of the highway boundary</p> <p>-The access drive shall be designed and completed to a standard that provides a minimum shared width of 4.2m for the first 6m rear of the highway boundary</p> <p>-The access is to remain ungated</p> <p>-The parking and turning areas shall be provided for the existing and proposed dwellings</p> <p>-The development approved shall be constrained by parameters contained within the Design and Access Statement i.e 3-4 bedroom bungalow with double garage or 3-4 bedroom dormer bungalow</p>				
<u>06/922/FUL</u>	Lakeside, Betley Hall Gardens, Betley Mr & Mrs R A Mullock	Loft conversion, single storey side extension and erection of front porch	No objections subject to careful control over materials and detailing i.e. windows and roofing materials to be used. Members requested that Officers negotiate over the porch design and raised concerns about the size/amount of dormers. Investigate the possibility of replacing one side with rooflights	Permitted subject details of the following being submitted to and approved by the Local Planning Authority: -Facing and roofing materials. -Details of roof lights (these to be Conservation type) -Materials to be used on proposed balcony on the rear elevation -External finishing colour/stain finish of all external woodwork

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Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Authority
<u>06/963/LBC</u>	Nat West Bank. 75 High Street, Newcastle The Royal Bank of Scotland Group	Internal refurbishment including removal of some internal walls and installation of ventilation equipment	No objections to internal refurbishment subject to the new false ceilings having no detrimental impact on the character and appearance of the 'Adamesque' ceiling, No objections to the installation of the ventilation equipment behind the parapet wall. Also, negotiate for the possibility of repositioning the three high level units to a lower level – to be hidden by the parapet.	Permitted. No development shall take place until details of the suspended ceiling adjacent to the existing feature including the fixing points have been submitted to and approved by the Local Planning Authority. Details of the proposed ducting and power supply cabling to be submitted and approved and the treatment/works to the existing external ventilation units to be submitted and approved.
<u>06/984/FUL</u>	Wrinehill Garage, Main Road, Betley McCory Brickwork Ltd	Seven residential units and 65 square metres retail unit with apartment over and 17 parking spaces.	Members considered the proposal to be 'overdevelopment' and out of keeping with the surrounding area. Details of materials, windows, gables, landscaping and the rear parking court. Members were concerned on the potential impact of the proposed shop on the village shop. Site enclosures are not made clear in the application.	Permitted subject to conditions: -The permission does not include the shop/living accommodation over or the loading, parking and access areas associated with that part of the development. -No development is to commence until the following have been submitted to and approved by the Local Planning Authority:
<p>-details of facing and roofing materials -means of boundary treatment -means of disposal of foul and surface water effluent. -finished floor levels and existing/proposed ground levels. -details of design measures to be incorporated into the scheme of landscaping. -details of a scheme of landscaping -details of the road construction, street lighting, drainage and means of draining the roads. -details of the extent of any contamination which may affect the development are to be risk assessed -details of the servicing arrangements</p> <p>Prior to occupation of the units, the following are to be submitted to and approved by the LPA: -details of pedestrian access routes onto and within the site -details of access roads, parking, turning and servicing areas</p> <p>The access is to remain ungated. The access drive is to be built with surface water interceptors if levels of the site fall towards the highway No extensions or alterations are to take place without the benefit of Planning Permission from the LPA Dummy windows to be inserted into elevations as indicated in the approved plan.</p>				

Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Authority
<u>06/1013/ADV</u>	HSBC. 64 High Street, Newcastle HSBC Holdings	Various advertisement signage	No objection to the main sign but objections to the projecting sign which should be repositioned to correspond with the plan. Only one plaque is necessary and has been erected, whereas two are shown on the plan. Also, negotiate for the scaling down/removal of the sign at the rear of the building to match the sign at the rear of the building to match the sign on the frontage.	Permitted with the following conditions: -The maximum surface brightness shall not exceed 300 candelas per m2. -The illumination shall cease when the premises are closed.
<u>06/1023/FUL</u>	Pitfield House, Brampton Road, Newcastle Mr & Mrs K Roper	Single storey extension forming indoor activities room	Recommend refusal. Detrimental to the character and appearance of the Conservation Area by virtue of its size and design. Also, detrimental to the character and appearance of the building	Permitted subject to: -no works commencing until details of the facing and glazing materials have been submitted to and approved by the Local Planning Authority.
<p>--Hours of opening to be restricted to certain times -A noise insulation scheme shall be submitted to and approved by the LPA -No outside speakers shall be used without prior consent of the LPA -Only hand tools shall be used for excavations carried out under the canopies of the lime tree overhanging the site -Foundation details shall be submitted and approved.</p>				
<u>06/1026/FUL</u>	Brassingtons. 115 High Street, Newcastle Mr M Fallows	Retractable canopy	No objections in principle. However, Members requested that the blinds be repositioned where necessary, to be in accordance with the proposed plan. The plans are drawn incorrectly and should correspond with the actual building.	Prior to the installation of the canopy, its precise position is to have been agreed. The position shall ensure a distance of 2.2m between the lowest part of the underside of the canopy and the footway. It shall not project to within 0.5m of the edge of the carriageway. The permission related only to the motorised canopy.
<u>06/1028/ADV</u>	Lloyds TSB, High Street, Newcastle Lloyds TSB	Advertisement signs	Recommend refusal to both signs. The proposal would be visually obtrusive and not in keeping with the character and appearance of the Conservation Area. Request that officers negotiate for a better design – preferably individual lettering	Refused. The proposed advertisements by virtue of their size, siting and design would be detrimental to the character and appearance of the Conservation Area. The proposal also goes against policies contained within the Structure Plan and Local Plan.

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Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Authority
<u>06/1036/FUL</u>	8 Highway Lane, Keele, Newcastle Mr & Mrs Cooke	First floor side extension and conservatory	Recommend refusal to the conservatory because of the poor design and the adverse impact on the Conservation Area. No objections in principle to an extension but negotiate for a better design more in keeping with the character of the Conservation Area and the scale of buildings in the surrounding area	Refused. The inappropriate design would have an adverse impact on the character of the Conservation Area and be contrary to policies contained within the Staffordshire Structure Plan and Newcastle Local Plan
<u>06/1063/LBC</u>	The Oaks, Aston, Market Drayton Mr & Mrs M Ward	Internal and external alterations to converted barn and extension and alterations to garage	Members were advised that this application had already been determined. No observations made on this proposal	Permitted subject to: -No porch to be constructed on the Northern elevation of the property. -The plans referred to in this permission were received on 5 January, 2007. Prior to commencement, details of the external finishing colour/stain finish of all external woodwork. -Roof lights are to be Conservation type. Details to be submitted to and approved by the LPA. -All guttering to be in cast iron or cast aluminium and painted black in colour.
<u>06/1103/FUL</u>	Moser Centre, University of Keele, Keele University of Keele	New building for post graduate research	Members were informed that this application had already been given a decision. No observations were made by the Working Party.	Permitted, subject to the following conditions:

- The proposed development shall be carried out in accordance with the details submitted with the application
- No development shall commence until full and precise details of the following have been submitted to and approved by the Local Planning Authority;
 - the external facing brickwork
 - the external finish and colour of the louvres and windows
 - surfacing materials of all hard surfaced areas
 - a tree constraints plan and construction phase Arboricultural implications assessment
- No material changes to be made to the ground levels of the site except those shown on the plan. Any future changes must have prior written approval from the Local Planning Authority
- A landscaping scheme is to be submitted to and approved by the Local Planning Authority
- Prior to the development being brought into use, a covered cycle storage area is to be provided
- No fixed mechanical ventilation or refrigeration/air conditioning plant shall be installed without the prior written approval of the LPA

CONSERVATION ADVISORY WORKING PARTY

Reference	<u>Location and Applicant</u>	Development	Remarks
<u>06/886/FUL</u>	33 Curzon Street, Basford Mr A Ridley	Boundary wall and raised terrace at rear of dwelling	Within the Basford Conservation Area
<u>06/960/FUL</u>	Grindley Cottage, Church Lane, Betley Mr & Mrs G C Parson	Dwelling	This proposal affects the setting of a Listed Building
<u>06/1117/COU</u>	Audley House Barn, Dean Hollow, Audley Mr & Mrs D Cornes	Conversion of redundant outbuilding to living accommodation with disabled facilities	Within the Audley Conservation Area
<u>06/1186/ADV</u>	59 Ironmarket, Newcastle Gala Coral	One fascia sign and one illuminated sign	Within the Newcastle Conservation Area
<u>06/1193/OUT</u>	T K Phillips Workshop, Moss Lane, Madeley Chamberlain Developments Ltd	Erection of one detached cottage and a pair of semi-detached cottages	Within the Madeley Conservation Area
<u>06/1194/FUL</u>	59 Ironmarket, Newcastle Gala Coral	New shop front and roller shutters	Within the Newcastle Conservation Area
<u>06/1197/FUL</u>	The Cottage, 12 The Village, Keele Mr R Bayliss	Rear conservatory for chaplaincy	Within the Keele Conservation Area
<u>07/20/LBC</u>	Harecastle Farm, Newcastle Road, Talke Mitchells & Butlers Ltd	Internal alterations to include extension of bar servery requiring removal of structure, removal of modern raised floor, fixed seating and screens and new fixed seating and screens	Listed Building