

To the Chair and Members
of the
CONSERVATION ADVISORY
WORKING PARTY

Mr G Durham
74222
GD/ED – R82/48

24 August 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 **WEDNESDAY, 5 SEPTEMBER 2007** at **7.00pm**.

AGENDA

1. Minutes of meeting held on 14 August 2007 (copy attached for non-Council Members information).
2. Presentation on the re-design of the 'Stones' market stalls.
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
07/392/FUL	Field House, Old Road, Bignall End, Stoke on Trent Mr & Mrs Croxton	Replacement dwelling		Refused. The proposal would be inappropriate development in the Green Belt, be harmful to the Audley Conservation Area and would have a detrimental impact on the surrounding area. In addition there would be an increase in highway danger. The proposal also goes against policies contained within the Staffordshire Structure Plan and Newcastle Local Plan.
<p>The Working Party was divided in its opinion on this application and considered that more details were required to enable informed comment to be made. The innovative approach of the applicant was welcomed, but in general terms concern was expressed about the impact of the proposal on the Conservation Area. The following statement was made by the Chair of the Conservation Working Party: "The application for a replacement dwelling came to the Advisory Group as the proposal may affect the setting of the Audley Conservation Area.</p> <p>The plans, drawings and photographs showed a very striking and innovative design, which appears to be situated in a prominent location. Further explanation from the Planning Officer suggested that the building would be constructed in such a way as to make use of topography of the site to reduce the visual impact of the building.</p> <p>Some Members of the Group, including the Chair, wanted to register approval of the design. It was suggested that there is a real dearth of quality modern buildings in the Borough and that an application like this should not provoke a 'knee-jerk' reaction and a demand for pastiche, which can promote mediocrity and leave nothing representative of this century's quality architectural design for the future.</p> <p>The Conservation Advisory Working Party found it very difficult to assess any impact on the Audley Conservation Area on the basis of the photos, plans and drawings available"</p>				
07/414/FUL	Betley Court Farm, Main Road, Betley Mr & Mrs F Speed	Formation of new front boundary wall and alterations to existing access	No objections subject to materials to match existing and the bonding and style are as the original wall.	Permitted subject to: Prior to works commencing, a sample panel shall be made available for the approval of the Local Planning Authority.
<p>-Visibility splays, as indicated, shall be provided and safeguarded. No other planting shall take place that exceeds 600mm in height. -Any gates shall be placed a minimum distance of 5m rear of the highway boundary -The amended access width shall be completed within 2 months and walls rebuilt within 3 months of the date of the permission. -Details of the wall foundations and a method statement regarding the protection of the Lime tree is to be submitted to and approved by the LPA</p>				

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Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Authority
07/494/FUL	Betley Cricket Club, The Butts, Church Lane, Betley Betley Cricket Club	Replacement Cricket Club building with implement store	Recommend approval	Application withdrawn
07/539/COU	Northwood Garden Centre, Clayton Road, Newcastle Mr A Griffiths	Use of land for adventure recreation activities including paintball and laser tag activities and paintball training, including erection of associated structures and buildings.	No objections	Permitted subject to: -Within 3 months of the permission, a woodland management plan shall be submitted to and approved by the LPA. -The buildings and structure, approved under this permission shall be removed by 8 August, 2017 and the land reinstated unless another interim consent is granted. -Within 3 months of permission, the paintball overflow carpark shall be laid out in accordance with a plan to be approved by the LPA. -Use of the land is to be restricted to between 8am and 9pm.
07/618/FUL	St Mary's Church of England Primary School, Church Lane, Mucklestone St Mary's C of E Primary School	Gazebo, two storage sheds and greenhouse	No objections	Permitted, no conditions

CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Ward Councillors
07/578/FUL	Garden Street, Newcastle Newcastle-under-Lyme Masonic Hall Ltd	Alterations and additions to provide meeting hall	Within Newcastle Town Centre Conservation Area	Councillor D Clarke Councillor Mrs E Shenton
07/619/FUL	Engleberg, The Holborn, Madeley Mr & Mrs S George	Two storey side extension	Within the Madeley Conservation Area	Councillor A Howells Councillor Mrs H Morris
07/654/FUL	19 Barracks Road, Newcastle Mrs J Jovanovic	Amendment to Planning Permission 04/684/FUL dated 28/09/2004 to permit installation of revised window types to side elevation	Within the Newcastle Town Centre Conservation Area	Councillor D Clarke Councillor Mrs E Shenton
07/709/FUL	Osman Cottage, 6 The Village, Keele Mrs E Jones	First floor extension	Within the Keele Conservation Area	Councillor Mrs W Naylor Councillor R Studd
07/718/FUL	Brassingtons. 115 High Street, Newcastle Mr M Fallows	First floor extension and roof terrace	Within the Town Centre Conservation Area	Councillor D Clarke Councillor Mrs E Shenton
07/726/ADV	Britannia Building Society 57-58 Ironmarket, Newcastle Britannia Building Society	Three replacement illuminated fascia signs and one replacement illuminated projecting sign	Within the Town Centre Conservation Area	Councillor D Clarke Councillor Mrs E Shenton
07/00738/DEEM3	12 Merrial Street, Newcastle Newcastle-under-Lyme Borough Council	Alterations to shop front	Within the Newcastle Town Centre Conservation Area	Councillor D Clarke Councillor Mrs E Shenton
07/739/FUL	Plot adj 1 Church Villas, The Butts, Betley Mr P Robinson	Erection of detached dwelling	Within the Betley Conservation Area	Councillor D Becket Councillor Mrs O Speed
07/741/FUL	Ironmarket. 21 Ironmarket, Newcastle Admiral Taverns	Modification of Condition 4 of 96/626/COU regarding opening times (New Years Eve and New Years Day)	Within the Newcastle Town Centre Conservation Area	Councillor D Clarke Councillor Mrs E Shenton

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Reference	Location and Applicant	Development	Remarks	Ward Councillors
07/754/FUL	Buddleigh Farm, Back Lane, Betley Mr A Alexander	Two storey rear extensions with balconies and alterations	Development may affect the setting of a listed building	Councillor D Becket Councillor Mrs O Speed
07/756/FUL	Sugar Well Farm. 52 Castle Road, Mow Cop Mr & Mrs D Martin	Two storey extension, first floor extension and ground floor extension	Development may affect the setting of a Listed Building	Councillor E Chrzanowski Councillor Mrs N Salt
07/765/CPO	Land adj Kidsgrove Station, Station Road, Kidsgrove Staffordshire County Council	Managed workspace scheme and offices with driveways, parking spaces, landscaping and fencing	Development is adjacent to the Hardingswood Conservation Area	Councillor Mrs M Astle Councillor Mrs S Bowyer Councillor Mrs M Maxfield
07/779/FUL	Land to the rear of the Square, Main Road, Betley Betley Property Ltd	Erection of four bedroom detached bungalow.	Within the Betley Conservation Area	Councillor D Becket Councillor Mrs O Speed