

To the Chair and Members
of the
CONSERVATION ADVISORY
WORKING PARTY

Mr G Durham

742222

GD/ED - R82/48

25 November 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 **TUESDAY, 6 DECEMBER 2005** 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 Authority
05/628/LBC	Market Cross, High Street, Newcastle Newcastle under Lyme B.C.	Demolition and rebuilding of market cross	Recommend approval	Permitted subject to prior approval of new materials including lime mortar mix , reuse of existing materials on the top four steps. Recording of the method of the temporary storage of the column and submission of a method statement and opportunity for archaeological recording.
05/645/LBC & 05/646/FUL	1 Nelson Place, Newcastle Mr I Duncan-Lewis	Proposed installation of skylight	No objections	Permitted. No conditions
05/692/LBC	Land adj to Great Row Colliery, off Loomer Road, Chesterton Staffs County Council	Works of repair to base of mining ventilation chimney including reconstruction of unsound part of structure, reinstatement of missing bricks and capping off of flue opening	Recommend approval	Permitted subject to the works being carried out within 5 years of the letter from the First Secretary of State. In addition, temporary measures shall be put in place to support the structure during the works to prevent collapse/weather damage. Repairs to the stonework shall be carried out by cutting in or rebuilding in replacement bricks/stones to match existing. Any bedding or repointing to be in lime mortar and the brickwork is not to be treated with any waterproofing solution

05/698/LBC	Manor Farm, Manor Road, Madeley Mr J Furnival	Conversion of existing barn to two dwellings	Members objected to the proposal as submitted and requested that the applicant submit further details regarding the history of the larger openings in the front elevation of the building and their proposed treatment with oak panels	Permitted subject to the existing structure being supported during the works. The use of reclaimed materials to match existing. Any new materials to be submitted and approved by the Local Planning Authority. Roof and floor plans to be submitted and approved. Blue engineering brickwork within ventilation holes to be set back no less than 25mm. External pipework and ventilation details to be submitted for approval by the Local Planning Authority. Details of the treatment of the exposed internal wall and ground surface.
05/737/FUL	Moser Centre, University of Keele, Keele University of Keele	Erection of research institute building	Recommend refusal. Members felt that the proposal was not in keeping with this area of the University Campus and detrimental to the listed Keele Chapel.	Refused. The development would have an adverse impact on the visual amenity of the locality as a consequence of developing open space. It would have an adverse impact on the setting of the adjacent buildings and be incompatible with their character and appearance. In addition, the siting of the servicing and disabled parking spaces will result in conflict with disabled users.
05/890/ADV	8 Friar Street, Newcastle Loanzone Financial Services Ltd	Illuminated projecting box sign	Recommend refusal	Refused. The size and design of the proposed sign would be detrimental to the character and appearance of the Conservation Area
05/896/FUL	Corner Cottage, 37 Eccleshall Road, Mucklestone Mr D Riley	Alterations to provide en-suite in existing roof space	No objections subject to officers negotiating a better design of the dormer to match the existing one.	Permitted subject to the submission and approval of the facing and roofing materials. The facing materials and fenestration of the dormer window are to match the existing dormer, in all aspects, as closely as possible
05/900/ELD	T K Phillips Workshop, Moss Lane, Madeley Chamberlain Developments Ltd	Certificate of Lawful Use as existing builders yard with associated workshop/stores	No observations	Refused. There is insufficient evidence to prove that the site has been used as a sui generic builders yard

05/935/COU	Pool Farm, Poolside, Madeley E Frodsham	Change of use from veterinary surgery to hair and beauty salon	No objections	Permitted subject to no mechanical ventilation or refrigeration/air conditioning units shall be installed without details being submitted and approved by the Local Planning Authority. In addition, the premises shall not be used for anything other than hairdressers/ beauty salon
05/937/COU	Betley Court Farm, Main Road, Betley Royal Mail Property Holdings	Change of use of outbuilding from storage to sub-postal delivery room	No objections	Permitted subject to visibility splays being provided and safeguarded. In addition, the tree to the north of the access to be retained.
04/1225/LBC	The Hills Farm, Peatswood Mr T Fair	Conversion of farm buildings into 3 residential units	No objections subject to very careful control over materials and detailing	Permitted subject to materials to be used and the nature of the work in connection with drainage, site layout and demolition to be carried out as specified in the letter of 13/09/05. Prior to the commencement of work, the following shall be submitted to the Local Planning Authority for approval:

- Boundary treatments, means of enclosure, fences or walls
- Specifications of any facing/roofing materials
- Soft and hard surfacing materials throughout the site
- Specifications and materials of new woodwork, and/or joinery, flooring and ironwork
- The specification for rebuilding of any eaves detailing

In accordance with the details received on 13/09/05, all external doors and window casements are to be in hardwood. Details of internal doors are to be submitted to the LPA for approval prior to commencement

Repairs to the external brickwork shall be carried out using materials to match existing. Samples of replacement bricks to be submitted to the LPA for approval. External brickwork must not be treated with any waterproofing solution

External pointing to be kept to a minimum that is structurally necessary and carried out in lime mortar. Joints to be carefully raked out to at least 18mm and finished in a profile exactly matching existing mortar.

All gutters, downpipes and other external plumbing to be in black finish

Leadwork to be to the weights and details recommended by the Lead Sheets Association

Details and design of any replacement doors and windows to be submitted to the LPA for approval. Existing doors/window casements to be repaired and reused as far as possible

Timber reclaimed from the northern elevation of the Dutch barn to be reused. Details of where it is to be reused, to be submitted to the LPA for approval. They are to be carefully removed and stored undercover within the existing buildings until they are used.

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Reference	Location and Applicant	Development	Remarks
05/904/COU	9 Brunswick Street, Newcastle Mr & Mrs D Hambleton	Change of use from retail to restaurant	Within Newcastle Town Centre Conservation Area
05/1012/FUL	5-9 High Street, Newcastle Newcastle-u-Lyme Primary Care Trust	Air conditioning units	Within Newcastle Town Centre Conservation Area
05/1055/COU	Lea Head Manor, Aston Mr N Howle	Conversion of farm building to office with associated external alterations	Affects the setting of a Listed Building
05/1058/COU	98 Lancaster Road, Newcastle Jackson Accountants	Change of use from residential to offices and alterations to vehicular access	Within the Stubbs Walk Conservation Area
05/1059/FUL	Chamberlain House, Chamberlain Court, Betley Mr B Baldwin	Rear conservatory	Within Betley Conservation Area
05/1094/FUL	13 London Road, Newcastle Mr P Malanaphy	Replacement of existing flat roof with pitched roof	Within Newcastle Town Centre Conservation Area