

To the Chair and Members  
of the  
CONSERVATION ADVISORY  
WORKING PARTY

Mr G Durham

742222

GD - R82/48

24 November 2006

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, 7 DECEMBER 2006** at **7.00pm**.

#### **AGENDA**

1. Minutes of meeting held on 14 November 2006. (Copy attached for non-Council Members information).
2. To consider the attached reports at Appendix A and B (blue and salmon paper).
3. To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the Officer.
4. 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

\*Printed for information

## CONSERVATION ADVISORY WORKING PARTY

14 November 2006

**Present:-** Councillor Mrs Lench in the Chair

Councillor Miss Cooper

Representing Outside Bodies:-

Dr Derek Ferrington – Staffordshire Historic Buildings Trust

Mr Philip Hancock – Newcastle Civic Society

Mr Philip Tredwell – Betley Parish Council

Mr Glyn Williams – Madeley Parish Council

### 1. \* PLANNING APPLICATIONS

**Resolved:-** (a) That the decisions on applications previously considered by this Working Party be received.

(b) That the following observations be made on the applications listed below:-

<u>App No</u>	<u>Proposed development and name of applicant</u>	<u>Comments</u>
06/862/COU	Retention of use of part of the premises as a granny flat. Flat 1, The Old Vicarage, Vicarage Lane, Madeley. A R Goodwin.	No comments.
06/846/FUL	Installation of four antennas and one microwave dish mounted on galvanised poles fixed across the openings of the existing windows of the spire of the church with one Vodafone badger cub cabinet located externally at ground level adjacent to the rear (north) of the church building and ancillary development. St Luke's Church, Church Street, Silverdale. Vodafone.	No objections from the Working Party. However, the Chair requested her personal objections be recorded to this proposal.

06/887/FUL & 06/889/LBC	(887) Conversion of coach house/barn to rear of dwelling. (889) Alterations associated with conversion of coach house/barn to rear of dwelling. 6 Church Street, Audley. Mrs T Drakeford.	The Working Party welcomes the re-use of this building but commented that more attention should be given to the proposed glazing on the front and side elevations and that the proposed flue and soil pipe should be installed internally. Also, the Working Party had concerns that the proposed parking for 2 vehicles may not be achievable.
06/943/ADV & 06/926/LBC	Non-illuminated hoarding sign. MIC House, 8 Queen Street, Newcastle. James A Evans & Co Solicitors.	Recommend refusal. Members felt that the proposal detracts from the character and appearance of the Listed Building.
06/966/FUL	Two storey side/rear extension. Brook Cottage, Main Road, Betley. Thornhill Holdings Ltd.	Recommend refusal. Members felt that the proposal would overdevelop the site and that it was out of scale and proportion with the existing cottage and damaging to the character and appearance of the Green Belt.
06/970/FUL	Single storey rear extension. Yew Tree Cottage, Bent Lane, Whitmore. Mr S Colclough.	Recommend refusal. The proposal would be detrimental to the character, appearance and design of the existing cottage, its scale and proportion and the Conservation Area.
06/986/ADV	Fascia and projecting signs. Lloyds TSB, 46-48 High Street, Newcastle. Lloyds TSB.	Recommend refusal of the proposed fascia signs and projecting signs. They contravene the policy for town centre signs and are too many. Members want to see individually lit letters.
06/984/FUL	Seven residential units and	Members considered the

65m<sup>2</sup> retail unit with  
apartment over and  
17 parking spaces.  
Wrinehill Garage, Maid  
Road, Betley.  
McCory Brickwork Ltd.

proposal to be  
'overdeveloped' and out of  
keeping with the  
surrounding area. Details  
of materials, windows,  
gables, water goods,  
landscaping and the rear  
parking court. Members  
were concerned on the  
potential impact of the  
proposed shop on the  
village shops and site  
enclosure are not made  
clear in the application.

**MRS M LENCH**  
**Chair**

## CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks
06/631/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
06/808/FUL	4 Ironmarket, Newcastle Portman Building Society	Externally mounted air conditioning condenser unit	Within Newcastle Conservation Area
06/843/FUL	Ravens Court House, Main Road, Betley The Miles Consultancy Ltd	Office development	Within the Betley Conservation Area
06/922/FUL	Lakeside, Betley Hall Gardens, Betley Mr & Mrs R A Mullock	Loft conversion, single storey side extension and erection of front porch	Within the Betley Conservation Area
06/963/LBC	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	Within the Newcastle Conservation Area
06/1013/ADV	HSBC. 64 High Street, Newcastle HSBC Holdings	Various advertisement signage	Within the Newcastle Conservation Area
06/1023/FUL	Pitfield House, Brampton Road, Newcastle Mr & Mrs K Roper	Single storey extension forming indoor activities room	Within the Brampton Conservation Area
06/1026/FUL	Brassingtons. 115 High Street, Newcastle Mr M Fallows	Retractable canopy	Within Newcastle Conservation Area
06/1028/ADV	Lloyds TSB, High Street, Newcastle Lloyds TSB	Advertisement signs	Within the Newcastle Conservation Area
06/1036/FUL	8 Highway Lane, Keele, Newcastle Mr & Mrs Cooke	First floor side extension and conservatory	Within the Keele Conservation Area
06/1042/FUL	Butterton Nurseries, Butterton Mr & Mrs N J Leath	Erection of two single storey dwellings with attached office accommodation (revised scheme)	Within the Butterton Conservation Area

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
<b>04/1071/OUT</b>	1 Keele Farm House, 2 The Village, Keele M & C Johnson	Residential development	Refuse. Members felt that, without the benefit of detailed plans, they were unable to assess the full impact on the Conservation Area	Applicant notified under Article 3(2) of the General Development Procedure Order that the Authority was not able to determine the application without details of the siting of the building, its design and external appearance
<b>05/164/FUL</b>	Netherset Hey Farm, Netherset Hey Lane, Madeley Graham Ward Farms Ltd	Demolition and clearance of portal frame agricultural buildings and conversion of traditional brick and tile outbuilding to 11 residential units.	No objections subject to prior approval of materials and appropriate street lighting	Refusal. Subsequent appeal allowed
<b>05/902/OUT</b>	The Zanzibar, Marsh Parade, Newcastle South Court Management	Residential flats, commercial accommodation, gym/fitness suite and on-site parking. AMENDED PLANS	No objections in principle to the residential development but members felt that there was too much massing of properties. In addition, the proposed design materials/ detailing do not compliment the character and appearance of the Conservation area and the 'gateway' into the town	Planning Committee resolution to approve subject to prior completion of Section 106 concerning various matters and subject to various conditions. Section 106 has yet to be completed so no decision has been issued
<b>05/903/OUT</b>	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	No objections in principle to the residential development but members felt that there was too much massing of properties. In addition, the proposed design materials/ detailing do not compliment the character and appearance of the Conservation area and the 'gateway' into the town	Planning Committee resolution to approve subject to prior completion of Section 106 concerning various matters and subject to various conditions. Section 106 has yet to be completed so no decision has been issued

Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Authority
05/1146/OUT	Land adjacent Keele University, Keele Road, Newcastle University of Keele	Outline planning application for development for (a) academic functions; (b) staff and student residences; (c) employment uses directly related to or complimentary to the University's core activities including conference, training, retail and leisure – for use of students, staff, conference delegates and their visitors and in the case of leisure facilities for the wider community; (d) Class B1 uses directly related to the University's functional activities but excluding manufacturing or storage of large tonnages or mass production of goods; and full planning application for works including formation of development plateaux, roads, footpaths, cycleways and other infrastructure.	No objections in principle to the development as detailed in the outline planning application. However, Members raised objections to the proposal for the forming of the development plateau close to Home Farm and the Historic Park	Planning Committee resolution to approve subject to prior completion of Section 106 concerning various matters and subject to various conditions. Section 106 has yet to be completed so no decision has been issued
05/1214/FUL	Netherset Hey Farm, Netherset Hey Lane, Madeley Graham Ward Farms Ltd	Demolition and clearance of portal frame agricultural buildings and conversion of traditional brick and tile buildings to form nine residential units	No objections	Planning Committee resolved to refuse the application
06/827/COU	Marches House, The Midway, Newcastle North Staffs Combined Healthcare NHS Trust	Change of use of ground floor from use as offices to part use for provision of consultancy services for mental health and part use for administration	No observations.	Permitted no conditions
06/894/FUL	Revolutions, 7 Hassell Street, Newcastle Inventive Leisure	Section 73 application relating to Condition 2 of Planning Permission 97/125/COU as amended by Planning Permission 00/695/FUL to extend the hours of operation	No observations	Permitted subject to the hours of opening being restricted to between 11pm and 2.30am the next day, Monday to Sunday. All other conditions of 97/125/COU (except Condition 2) continue to apply.