

To the Chair and Members
of the
CONSERVATION ADVISORY
WORKING PARTY

Mr G Durham

742222

GD/ED - R82/1/3

28 January 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, 8 FEBRUARY 2005** at **6.00pm**.

AGENDA

1. To consider the attached reports.
2. 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
<u>04/309/LBC</u>	Old Hall Farm, Main Road, Betley Mr J Burgess	Conversion of redundant dove cote and agricultural building to form private dwelling	Members raised some concerns about the design and setting in respect of the very special of the nearby buildings. Therefore, request that the Planning Committee undertake a site visit	Application withdrawn
<u>04/932/COU</u>	15 King Street, Newcastle P J & R R Walsh	Change of use of hotel to part use as offices (part ground floor only) and part use as 5 flats and alterations to access	No objections	Permitted with conditions
<u>04/990/COU</u>	St John the Baptist Church, Church Road, Ashley The Parochial Church Council	Change of use of land from agricultural use to use as part of the cemetery for the adjacent church	No objections	Permitted with conditions
<u>04/1158/FUL</u>	Pitfield House, Brampton Road, Newcastle Mr & Mrs Roper	Extension to form indoor play area	No objections in principle but Members requested that Planning negotiate with the applicant over the possibility of the extension wall being used as the outer boundary wall	Permitted with conditions
<u>04/1221/FUL</u>	4 Maer Village, Maer Mr & Mrs Hulme	Side conservatory	No objections	Permitted with conditions
<u>04/1226/FUL</u>	Eureka. The Butts, Church Lane, Betley Mrs Hughes	Single storey rear extension	No objections subject to materials to match existing	Permitted with conditions
<u>04/1229/FUL</u>	114 High Street, Newcastle Barclays PLC	Installation of two external condenser units	No objections to the clarification that the submitted plans are correct and confirmation of the exact position of the units	Permitted with conditions
<u>04/1249/FUL</u> & <u>04/1250/LBC</u>	Edwards. 85 High Street, Newcastle Mitchells and Butlers PLC	Disabled access ramp	Recommend refusal. Members felt that the proposal would spoil the character and appearance of the street scene and listed building within the Conservation Area. Planning to negotiate with the applicant over the construction of an alternative internal ramp	(1249) Permitted with conditions (1250) Refused

Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Authority
06/310/FUL	Sunnyside Cottage, Main Road, Betley Mr D Davies	Alterations to outbuilding to form garage, workroom with self-contained studio and en-suite kitchen over.	No objections in principle subject to officers negotiating over the circular gable window, 2 front rooflights and the external staircase for a more sympathetic design more in keeping with the Conservation Area. In addition, the studio should only be for uses ancillary to the existing dwelling.	
06/337/OUT	Former Silverdale Colliery, Scot Hay Road, Silverdale English Partnerships	Engineering and remediation works and redevelopment for housing, community uses and greenspace plus associated landscaping	Members welcomed the imminent development of this site and has no objections. It was requested that care and attention be given to the perimeter of the site edging onto the Conservation Area and St Luke's Church.	
06/620/FUL	Brassingtons, 115 High Street, Newcastle Brassingtons	Variation of Condition 1 of Planning Permission 00/378/FUL and Condition 6 of Planning Permission 01/483/COU to allow opening until 0200 hours on Wednesday nights	No objections in principle but concerns were raised about the impact on the Conservation Area	
06/621/COU	Brassingtons, 115 High Street, Newcastle Brassingtons	Change of use from bar (Use Class A4) to discotheque (Use Class D2) with daytime bar (Use Class A4)	No objections subject to clear indication that the discotheque would only be in operation for the night-time economy	
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>	

06/810/LBC	Main Road, Betley BT Payphones	Removal of K6 telephone kiosk	Recommend refusal. Such a feature should be retained. Request that officers write to BT emphasising the responsibility to maintain the listed telephone box in working order and provide access to it.	
06/846/FUL	St Luke's Church, Church Street, Silverdale Vodafone	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.	No objections from the Working Party. However, the Chair requested that her personal objections to this proposal be recorded.	
06/862/COU	Flat 1. The Old Vicarage, Vicarage Lane, Madeley A R Goodwin	Retention of use of part of the premises as a granny flat	No comments	
06/887/FUL & 06/889/LBC	6 Church Street, Audley Mrs T Drakeford	(887) Conversion of coach house/barn to rear of dwelling (889) Alterations associated with conversion of Coach House/barn to rear of dwelling	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 two vehicles, may not be achievable.	
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	
06/909/FUL	The Croft, Main Road, Betley, Crewe, Cheshire Mr J Lindop	Vehicular and pedestrian access	No objections in principle but request that officers negotiate to realign the drive, to minimise the impact of the garden to the listed building, the retention of the two brick piers – and to have them moved apart to either side of the proposed driveway. In addition, negotiate for the erection of a dwarf wall, with railings above, along the front boundary and to enclose the site, and possibly enclose the right hand side boundary.	

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	
06/930/LBC	Vice Chancellors residence, The Clock House, Keele University, Keele. University of Keele	Essential repairs to the fabric of the building and refurbishment, remodelling and alteration	No objections subject to careful control over materials and detailing – such as mortar. Request that officers investigate the return of decorative urns that formally stood on the bases above the entrance. Keele Parish Council welcomes this proposal and applauds the careful and detailed approach to the restoration of this important building.	
06/943/ADV & 06/926/LBC	MIC House, 8 Queen Street, Newcastle James A Evans and Co Solicitors	Non-illuminated hoarding sign	Recommend refusal. Members felt that the proposal detracts from the character and appearance of the Listed Building	
06/966/FUL	Brook Cottage, Main Road, Betley Thornhill Holdings Ltd.	Two storey side/rear extension	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	Yew Tree Cottage, Bent Lane, Whitmore Mr S Colclough	Single storey rear extension	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	Lloyds TSB, 46-48 High Street, Newcastle Lloyds TSB	Fascia and projecting signs	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	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 and site enclosure are not made clear in the application.	

CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks
04/1218/OUT	TK Phillips Workshop, Moss Lane, Madeley Chamberlain Developments Ltd	Erection of three terraced cottages and one detached cottage (additional details received)	Within Madeley Conservation Area
04/1304/COU	12 King Street, Newcastle Mr D Singh	Change of use of vacant first floor room to additional dental surgery	Within Newcastle Town Centre Conservation Area
04/1317/COU	Betley Court Farm, Main Road, Betley Royal Mail Properties Ltd	Change of use of outbuilding from storage to sub-postal delivery room	Within Betley Conservation Area
04/1322/FUL	2 Lees Yard, Maer, Mr & Mrs Darlington	Garage and workshop	Within Maer Conservation Area
04/1323/LBC	Reflex Nightclub, 49-50 Ironmarket, Newcastle Mitchells and Butlers	Internal ramp and other alterations	Within Newcastle Town Centre Conservation Area
04/1335/COU	Telephone Kiosk, Ironmarket, Newcastle BT Payphones	Change of use of telephone kiosk to form ATM and payphone at the kiosk opposite the library	Within Newcastle Town Centre Conservation Area
05/11/FUL	Reflex Nightclub, 49-50 Ironmarket, Newcastle Mitchells and Butlers	Single storey rear extension to form new accessible toilet	Within Newcastle Town Centre Conservation Area
05/55/FUL	Rydal Croft, Main Road, Betley Dr B Heath	Two storey side extension and rear conservatory	Within Betley Conservation Area