

To the Chair and Members
of the
CONSERVATION ADVISORY
WORKING PARTY

Mr G Durham
742222
GD/ED - R82/48

30 June 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 **TUESDAY, 11 JULY 2006** at **7.00pm**.

AGENDA

1. Minutes of meeting held on 20 June 2006. (Copy attached for non-Council Members information).
2. Minutes of previous meetings to be signed by the Chair. (Copies attached – cream paper).
3. To approve comments made by the Chair in respect of 6 Ironmarket, Newcastle. (Copy attached - blue paper).
4. To consider the attached reports at Appendix A and B. (Yellow and lavender paper).
5. To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the Officer.
6. 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

***Printed for information**

CONSERVATION ADVISORY WORKING PARTY

20 June 2006

Present:- Councillor Mrs Naylon in the Chair

Councillors Miss Cooper and Mrs Lench

Representing Outside Bodies:-

Mr Derek Ferrington – North Staffs Historic Buildings Society

Mr Philip Hancock – Newcastle-under-Lyme Civic Society

Mr Roy Manning – North Staffs Society of Architects

Mr Glyn Williams – Madeley Parish Council

103. * **APOLOGIES**

Apologies were received from Councillors Foy and Lefroy.

104. * **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>
06/378/FUL	Conversion of upper floors to two self-contained flats including rear extension and other external alterations including two front dormer windows. 6 Ironmarket, Newcastle. SEP Properties Ltd.	No objections to alterations to the front elevation. Concerns were raised regarding the lack of detail submitted for the proposed rear extension and its effect upon the 'Old Bull's Head'. Request that more extended photographs of street scene from Lad Lane, Fogg Street and the Ironmarket be brought back to this Working Party.
06/436/FUL	Rear conservatory. 12 The Village, Keele. Mr R Bayliss.	Recommend Officers negotiate over a conservatory design more in keeping with the

		character of the estate cottages and the character and appearance of the Conservation Area.
06/437/FUL	Installation of solar water heating collector on roof. The Old Vicarage, Maer. R & J Kirby.	No observations subject to careful control over the colour of the unit. Members requested that it be dark grey in colour to match the roof tiles.
06/507/FUL	Extension to existing bin store and paved area to the rear. Yates' Wine Lodge, Ironmarket, Newcastle. Laurel Pub Co.	No objections.
06/396/FUL	Conversion to four apartments. 14 Sidmouth Avenue, Newcastle. Lifestyles Lets.	No objections.

MRS W NAYLON
Chair

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 Committee / Department
05/1227/LBC	1 Main Road, Betley Mrs P L Bailey	Repositioning of ground floor bathroom to first floor, enlarging kitchen and conservatory extension AMENDED PLANS	No objections.	Permit subject to the following conditions:
<ul style="list-style-type: none"> - Materials to match existing, as closely as possible - Details of the timber frame and door in the west elevation of the conservatory to be submitted and approved. - The woodwork on the conservatory to be painted light cream in colour. 				
06/207/COU	37 Marsh Parade, Newcastle Mr B S Machin	Change of use from residential to assembly hall for professional, charitable and educational institutions	The Working Party expressed concern that if permitted, the proposal would have a detrimental impact on the nature/social mix of the Conservation area and would be likely to generate increased traffic also to the detriment of the Conservation Area	Permitted subject to the following: -The premises shall not be used for any other purpose than that referred to in the approval. -Use of the premises is not to take place outside the hours of 1800 and 2000 hours, Monday to Friday with no
<p>Use on Saturdays, Sundays or Bank Holidays.</p> <ul style="list-style-type: none"> -No works to commence until a scheme of insulation has been submitted and approved by the Local Planning Authority. -Only access for emergency purposes shall be taken from Princess Street - -No cooking equipment, air conditioning equipment or mechanical air extraction equipment shall be installed without the prior approval of the Local Planning Authority - -No additional car parking spaces shall be formed without the prior approval of the Local Planning Authority - -Prior to commencement, details of cycle parking and changing /shower facilities for cyclists to be submitted to and approved by the Local Planning Authority - 				
06/245/COU	37 Marsh Parade, Newcastle Mr & Mrs Brunetti	Change of use of ground floor from residential to office use	No objections	Permitted subject to no additional parking spaces being formed without prior approval of the Local Planning Authority. Also, provision of parking spaces, changing and shower facilities for cyclists. This permission does not allow for a use falling within Class A2
06/329/LBC	11 Birches Farm Mews, Madeley S Dumbill	Loft conversion and insertion of two roof lights	No objections	Permitted subject to the roof lights being of the Conservation type.

Cont...

Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Committee / Department
06/363/ADV & 06/371/ADV	5 Lancaster Buildings, Newcastle Three Cooks Ltd	Shop fascia sign	No objections.	Permitted. No conditions
06/373/FUL	54 Church Street, Audley Mr F Boon	Change of use of part of shop premises to a dwelling house and associated external alterations	No objections	Permitted subject to no development commencing until boundary treatment details have been submitted to and approved by the Local Planning Authority. Also, no future extensions, alterations or other developments to take place without the prior approval of the Local Planning Authority.

CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks
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	Affects the Silverdale Conservation Area. Also affects the setting of a Listed Building (St Luke's Church)
06/440/LBC	Balterley Hall Farm, Back Lane, Balterley Mr Beecroft	Extension to provide boiler room	Listed Building
06/520/FUL	9 Brunswick Street, Newcastle MIC Properties	Change of use of ground floor to restaurant and creation of 3 flats at first floor level.	Within the Newcastle Conservation Area
06/521/FUL	All Saints Church, Woore Road, Madeley The PCC of All Saints Church	Disabled access ramp	Within the Madeley Conservation Area
06/537/FUL	Estate Yard, The Holborn, Madeley WPI Homes Ltd	Extension to entrance hall of unit 3 (amended scheme)	Within the Madeley Conservation Area
06/538/FUL	Estate Yard, The Holborn, Madeley WPI Homes Ltd	Window and door positioning's to units 1 & 2 (amended scheme)	Within the Madeley Conservation Area
06/554/COU	39-41 Merrial Street, Newcastle Mrs D Swann	Change of use to estate agents	Within the Newcastle Conservation Area
06/560/FUL	Lower Stoney Low Farm, Stoney Low, Madeley Mr P Rowe	Extension of development within building to form one two storey dwelling and one first floor dwelling with two storey building also to be used for business purposes	Affects the setting of a Listed Building
06/561/LBC	Lower Stoney Low Farm, Stoney Low, Madeley Mr P Rowe	Alterations associated with barn conversions	Listed Building
06/566/FUL	Moser Centre, University of Keele, Keele Keele University	New building for university post graduate research	Affects the setting of a Listed Building and the Keele Hall Conservation Area
06/578/FUL & 06/588/LBC	5-9 High Street, Newcastle Newcastle PCT	Relocation of air conditioning units	Within Newcastle Conservation Area and a Listed Building

Amended Recommendation

This item was considered by members at its meeting held on 20 June, 2006, at which photographs were requested to assess the impact on the Conservation Area. As the deadline for determining the application was prior to that of the next Conservation Advisory Working Party meeting, the Chair, Councillor Mrs Naylor and Miss Roberts, Officer of the Borough Council visited the site on 23rd June, 2006. The 'Working Party Comments' are therefore amended:

Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Committee / Department
06/378/FUL	6 Ironmarket, Newcastle SEP Properties Ltd	Conversion of upper floors to two self contained flats including rear extension and other external alterations including two front dormer windows	<p><u>Working Party Comments</u> No objection to alterations to the front elevation. Concerns were raised regarding the lack of detail submitted for the proposed rear extension and its effect upon the Old Bulls Head. Request that more extended photographs of the street scene from Lad Lane, Fogg Street and the Ironmarket be brought back to this Working Party.</p> <p><u>Chair's Comments (following a visit to the site on 23 June, 2006)</u> No objections to the rear extension and conversion of upper floors to flats. The proposal would not impact on the roofline of the Old Bull's Head as previously thought.</p> <p>Objections were raised to the two proposed dormers as they would be an 'alien' feature, out of keeping with the street scene and character and appearance of the Conservation Area. Recommend that the top two windows be redesigned, not as dormers and with the possible addition of architrave features to match other second storey windows in the Ironmarket.</p>	