

To the Chair and Members
of the
CONSERVATION ADVISORY
WORKING PARTY

Mr G Durham
742222
GD/ED - R82/48

3 February 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, 14 FEBRUARY 2006** 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 Officer.
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 Committee / Department
05/904/COU	9 Brunswick Street, Newcastle Mr & Mrs D Hambleton	Change of use from retail to restaurant	No objections	Permitted subject to the following conditions:
<p>-Hours of opening to be restricted to between 9am-11pm Sunday to Thursday and 9am and 1am the following day on Friday and Saturday.</p> <p>-Deliveries and waste collection to be restricted to between 7am and 10pm Monday-Friday and 8am to 8pm Saturday with no deliveries on Sundays or Public Holidays.</p> <p>-Details of specification and design of equipment to extract /disperse cooker odours and any external alterations to the building to be submitted and approved by the Local Planning Authority.</p> <p>-No mechanical ventilation or refrigeration /air conditioning units to be installed until full and precise details have been submitted to and approved by the Local Planning Authority</p> <p>-Prior to the premises being brought into use, details of a suitable grease trap to be submitted and approved by the Local Planning Authority.</p> <p>-The use of these premises shall not include drinking or take-away purposes.</p>				
05/1105/FUL	38 Ironmarket, Newcastle Ladbroke's Ltd	Variation of condition 3 on Planning Permission 98/158/COU relating to the changing of opening hours from 11am to 11pm Monday to Saturday and 12noon to 10.30pm on Sundays to 9am to 10pm everyday	No Objections	Permitted subject to hours of opening being restricted to between 9am-10pm Monday to Sunday as A2 use. If the premises remain for use as per 96/160 & 98/184 the hours will be 11am to 11pm, Monday to Saturday and 12noon until 10pm Sunday
05/1106/FUL	Land adjacent 19 Betley Hall Gardens, Betley Mr J Baker	Change of house type to include two storey rear extension	No objections to the change of house type	Permitted subject to: Details of the facing and roofing materials; the finished floor and ground levels and the proposed means of boundary treatment being submitted to, and approved by, the Local Planning Authority.
<p>-No further works shall be undertaken until tree protection measures, which will remain in force until completion of works, have been submitted and approved by the LPA.</p> <p>-No extensions, alterations or other development shall take place in the curtilage without prior approval of the LPA.</p> <p>-The windows indicated with blue hatching on the approved plan shall be glazed in obscure/translucent glass and permanently fixed shut.</p>				

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Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Committee / Department
05/1114/FUL	96 Lancaster Road, Newcastle Dr & Mrs Myers	Rear extension	No objections subject to careful control over materials and detailing	Permitted subject to the proposed facing and roofing materials being submitted to the Local planning Authority for approval
05/1131/ADV	Benefits Agency, Paradise Street, Newcastle Department for Works and Pensions	Non-illuminated fascia sign and internally illuminated projecting sign	No objections	Permitted subject to : -The Maximum surface brightness of the sign not exceeding 300 candelas per m2. -No direct light source shall be visible to drivers on the highway
05/1143/COU	35 Bridge Street, Newcastle Mr L Miah	Retention of change of use from travel agents (Class A1) to restaurant (Class A3)	No objections	Permitted subject to:
<p>-The permission granted does not give consent for the ground floor of 35 Bridge Street to be used as a separate restaurant to that of the first floor.</p> <p>-The restaurant (ground/first floor) shall not be open for custom later than Mon-Thur – 12.30am the next day and Friday-Saturday – 1.30am the next day.</p> <p>-No deliveries to be made outside the hours of 7am-7pm Mon-Fri, 8am-1.30pm Saturday and none on Sundays or Bank Holidays.</p> <p>-Within 10 weeks of the consent, details of the fume extraction system including the external appearance shall be submitted and approved by the LPA. This system is to be installed and thereafter maintained within 20 weeks of the Planning Consent.</p> <p>-The flue outlet is to terminate at not less than 1m above the apex of the main roof.</p> <p>-Details of the extract system shall include: Efflux velocity of extraction system; the type of flue terminal; the location of the discharge point; method of odour control; a noise specification including sound power level and frequency analysis for the equipment to be installed; the method of attaching the ventilation system to the building fabric ; the external appearance of any ducting should it be first demonstrated that the use of any existing chimneys is not practicable.</p> <p>-The extraction equipment is to be regularly maintained.</p> <p>-No mechanical ventilation/air conditioning plant is to be installed until full/precise details to be submitted and approved by the Local Planning Authority and will be thereafter maintained.</p> <p>-Within 4 weeks of the date of consent, details of a suitable grease trap to be submitted and approved by the LPA and thereafter maintained.</p> <p>-Waste generated by the business to be kept in closeable / lockable containers which are easy to clean. Details of the storage and collection of the refuse to be submitted and approved by the LPA.</p>				

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Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Committee / Department
05/1171/FUL	Brampton Court, Brampton Road, Newcastle The Brampton Court Management Company Ltd	Reduction of height of existing chimney stacks	No objections subject to the existing detailing of the chimneys being maintained	<p>Permitted subject to: No work to be undertaken on the chimneys other than that of the schedule of works approved. The schedule is to include a timetable for completion, details of enabling work necessary to achieve the reduction in height of the stacks together with architectural detailing of the chimneys, copings and flues and a photographic record of the existing chimneys in situ.</p> <p>The works are to be undertaken in accordance with the timetable and schedule of works under the above condition. Any variations must be approved by the LPA.</p>
05/1174/LBC	The Chapel, Keele University, The Village, Keele University of Keele	Alterations to existing handrail to first floor balcony	No objections subject to careful control over the detailing. In addition, Members requested that the handrail be constructed from timber as opposed to steel.	Permitted. No conditions

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Reference	Location and Applicant	Development	Remarks
05/1218/COU	159 High Street, Wolstanton Mr M Naeem	Change of use of ground floor to A5 hot food takeaway	Within the Wolstanton Conservation Area
05/1227/LBC	1 Main Road, Betley Mrs P L Bailey	Proposed garden room/conservatory extension to rear elevation	Within Betley Conservation Area and Listed Building
06/13/FUL & 06/14/LBC	Aston Manor Farm, Aston Mr & Mrs Slater	Conversion of traditional agricultural buildings to three dwellings and two self contained tourist units	Within the Maer Conservation Area; Listed Building and affects the setting of a Listed Building
06/19/ELD	T K Phillips Workshop, Moss Lane, Madeley Chamberlain Developments Ltd	Certificate of Lawfulness of existing use of premises as workshops, storage buildings and areas associated with a small builders premises	Within Madeley Conservation area
06/35/LBC	Lea Head Manor, Aston Mr N Howle	Conversion of part of existing farm building to office	Listed Building
06/51/FUL & 06/52/ADV	6 Castle Walk, Newcastle Greggs North West	(51) New shop front (52) Shop fascia sign and illuminated projecting sign	Within Newcastle Conservation Area
06/74/FUL	Lakeside, Betley Hall Gardens, Betley Mr & Mrs Mullock	Extension	Within Betley Conservation Area
06/77/FUL	White Oaks, Main Road, Betley P Catherall	Demolition of existing dwelling, construction of new dwelling and alterations to ground levels	Within Betley Conservation Area

SUPPLEMENTARY REPORT
TO THE CONSERVATION ADVISORY WORKING PARTY
TUESDAY 14 FEBRUARY, 2006

At its meeting of 31 January, 2006, the Planning Committee considered the following item:

Resolved

- (i) That Basford and Butterton be designated as Conservation Areas and that Article 4 directions be prepared and submitted as detailed in the report
- (ii) That the Head of Regeneration and Planning Services and the Chair to the Planning Committee visit the Parish Council for the Knighton area and report back to the Planning Committee
- (iii) That the Head of Regeneration and Planning Services undertakes an assessment of the inclusion of Sandy Lane as part of the Brampton conservation Area and report back to the Planning Committee. The decision on the inclusion of the previously proposed extension to the Conservation area to be deferred pending the results of the assessment.
- (iv) That a report be prepared on the application of Article 4 (2) Directions on all Conservation Areas in the Borough
- (v) That the Conservation Advisory Working Party be informed of the above.

RECOMMENDATION

That the information be received.