

To the Chair and Members
of the
CONSERVATION ADVISORY
WORKING PARTY

Mr G Durham
742222
GD/EVB - R82/48

3 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 **TUESDAY, 14 NOVEMBER 2006** at **7.00pm**.

AGENDA

1. Minutes of meeting held on 24 October 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

24 October 2006

Present:- Councillor Mrs Naylon in the Chair

Councillors Miss Cooper, Foy and Mrs Lench

Representing Outside Bodies:-

Dr Derek Ferrington – Staffordshire Historic Buildings Trust

Mr Philip Hancock – Newcastle Civic Society

Mr Roy Manning – North Staffs Society of Architects

Mr Philip Tredwell – Betley Parish Council

Mr Richard Tribbeck – Field Club

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>
06/810/LBC	Removal of K6 telephone kiosk. Main Road, Betley. BT Payphones.	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.
06/894/FUL	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. Revolutions, 7 Hassell Street, Newcastle. Inventive Leisure.	No observations.

06/909/FUL	<p>Vehicular and pedestrian access. The Croft, Main Road, Betley, Crewe, Cheshire. Mr Lindop.</p>	<p>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.</p> <p>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.</p>
06/913/OUT	<p>Detached dwelling house. The Croft, 43 Sandy Lane, Newcastle. Mrs P Talbot.</p>	<p>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.</p>
06/930/LBC	<p>Essential repairs to the fabric of the building and refurbishment, remodelling and alteration. Vice Chancellor's residence. The Clock House, Keele University, Keele. University of Keele.</p>	<p>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.</p>

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
04/586/FUL	Balterley Hall Farm, Back Lane, Balterley Mr D Beecroft	Erection of grain store	Members were concerned about the bland design and bulk of the proposal – not in keeping with the setting of a Listed Building. Request that the Planning Committee carry out a site visit, and Officers negotiate with the applicant to improve the design/landscaping to reduce the apparent bulk/massing of the structure	Permitted subject to: -Within 2 months of the permission, full and precise details of the external materials shall be submitted to and approved by the Local Planning Authority. -The building approved shall be removed if it ceases to be used for agricultural purposes within ten years of this permission. - Landscaping scheme to be submitted and approved. - No illumination to be fixed to the exterior of the building - Any noise emitting machinery to be approved, in writing by the LPA - The building shall only be used for the storage of produce grown on Balterley Hall Farm

Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Committee / Department
06/560/FUL & 06/561/LBC	Lower Stoney Low Farm, Stoney Low, Madeley Mr P Rowe	(560) 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 (561) Alterations associated with barn conversions	No objections subject to careful control over the detailing and any materials used. Members also requested that care be taken to protect any internal archaeological features.	(560) Permitted subject to: The following details to be submitted to, and approved by, the Local Planning Authority: facing and roofing materials; surface material for the access and parking area; any new structural or other alteration; all new external joinery; means of enclosure; roof lights; landscaping and a drainage scheme. No external alterations are to be undertaken and no aerials/satellite dishes to be erected without prior approval of the LPA (561) Details of all new structural joinery; structural or other alteration; colour, form and texture of external materials and all new external joinery to be submitted for approval.
06/768/FUL & 06/770/ADV	12A Lancaster Buildings, High Street, Newcastle Thorntons Plc	(768/769) New shop front and internal alterations (770) Shop fascia sign	No objections	(768) Application returned, never validated. (770) Withdrawn
06/769/LBC	12A Lancaster Buildings, High Street, Newcastle Thorntons Plc	New shop front and internal alterations	No objections	No sign/ manifestation shall be attached to the glazed window unit on the shop front until details have been submitted to and approved by the Local Planning Authority. In addition, the Listed Building Consent does not include any alterations to the existing fascia sign on the front of the premises.

Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Committee / Department
06/783/ADV	Warner Village Cinemas 98-104 High Street, Newcastle Vue Cinemas Ltd	Five advertisement signs	No objections to four of the signs. However, the signage on the High Street elevation was felt to be detrimental to the character and appearance of the Conservation Area. Request that officers negotiate for a more sympathetic scheme – possibly reducing the height of the lettering by one third and confirming the finishing colour	Permitted subject to the following: -Lettering on advertisement above the main entrance shall not exceed 1700mm. -The maximum surface brightness shall not exceed 300 candelas per square metre. -The illumination shall cease when the premises are closed.
06/805/FUL	Fir Tree Cottage, Main Road, Betley Mr & Mrs K Foy	Demolition of existing flat roofed side extension and erection of single storey side extension with pitched roof and associated external alterations.	No objections subject to careful control over materials and detailing. Request that officer's negotiate for a better design of the two proposed French windows to match the porch doors to the front elevation. Also request that a condition be added to any planning permission that the existing windows be retained and repaired.	Permitted subject to: No development to commence until details of the brickwork and mortar mix;; external finishing colour/stain finish of any external woodwork; drawings showing replacement windows to be submitted to and approved by the Local Planning Authority. The rooflights are to be Conservation type. Guttering to be cast iron or aluminium and painted black in colour. Details of new soil pipes and service boxes to be submitted to LPA for approval.

Cont...

Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Committee / Department
06/807/FUL	Newcastle under Lyme School Victoria Road, Newcastle Newcastle-under-Lyme School	Metal storage container for play equipment	Members raised concerns that there was insufficient information on the impact of the unit on the surrounding areas. In addition, no finishing colour had been specified and requires clarification. Request that officers seek information on the colour and impact of the structure on the Conservation Area and surrounding area.	Refused. The proposal would be detrimental to the visual amenities of the surrounding area and, in particular, the character and appearance of the Conservation Area. In addition, it goes against policies contained within the Staffordshire Structure Plan and the Newcastle Local Plan.

CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks
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	Within the Madeley Conservation Area
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.	Within the Silverdale Conservation Area and a Listed Building.
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	Within the Audley Conservation Area
06/943/ADV 06/926/LBC	& MIC House, 8 Queen Street, Newcastle James A Evans and Co Solicitors	Non-illuminated hoarding sign	Within the Newcastle Conservation Area
06/966/FUL	Brook Cottage, Main Road, Betley Thornhill Holdings Ltd.	Two storey side/rear extension	Within the Betley Conservation Area
06/970/FUL	Yew Tree Cottage, Bent Lane, Whitmore Mr S Colclough	Single storey rear extension	Within the Whitmore Conservation Area
06/986/ADV	Lloyds TSB, 46-48 High Street, Newcastle Lloyds TSB	Fascia and projecting signs	Within the Newcastle Conservation Area

**SUPPLEMENTARY OFFICERS REPORT TO
THE CONSERVATION ADVISORY WORKING PARTY**

14 November, 2006

<u>Reference</u>	<u>Location and Applicant</u>	<u>Development</u>	Remarks
<u>06/984/FUL</u>	Wrinehill Garage, Main Road, Betley McCory Brickwork Ltd	Seven residential units and 65 square metres retail unit with apartment over and 17 parking spaces.	Affects the setting of a Grade 2 Listed Building