

When calling or telephoning please ask for
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My ref
GD/EVB – R82/48

4 June 2010

To the Chair and Members

of the

CONSERVATION ADVISORY
WORKING PARTY

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, 15 JUNE 2010** at **7pm**.

AGENDA

1. To receive Declarations of Interest from Members on items included in this agenda.
2. Minutes of meeting held on 25 May 2010 (copy attached for non-Council Members information).
3. To consider the attached reports at Appendix A and B (blue and salmon paper).
4. To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the Officer.
5. To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act 1972.

Yours faithfully

P W CLISBY

Head of Central Services

Members: Councillors Miss Cooper, Heesom, Mrs Naylor, Richards and Mrs Williams.

Outside Representatives: Messrs Chatterton, Ferrington, Heeks, Manning, McNair Lewis, Tribbeck and Worgan

The appropriate Parish Council representative(s)

**DECISIONS OF THE BOROUGH COUNCIL ON APPLICATIONS WHICH
HAVE PREVIOUSLY BEEN CONSIDERED BY THE WORKING PARTY**

For reports on all committee decisions, please follow the minutes and agendas search on the Council's website or refer to your copy of the Planning agenda for the permitted date. Reports for delegated items are attached to the agenda (pink paper).

Reference	Location and Applicant	Development	Working Party Comments	Planning Decision
10/120/LBC	123 Smithy Lane, Knighton. Mr L Hogg.	Replacement of existing roof at rear of building.	No objections subject to the barge board being kept narrow, similar to that existing.	Permitted under Delegated powers 18/05/2010.
10/177/FUL	Butterton House, Park Road, Butterton. Mr N Eldershaw.	Erection of new garage/stable building and change of use of land for the keeping of horses.	No objections.	Refused by Planning Committee 11/05/2010.
10/217/FUL	Newcastle Post Office, 27 Merrial Street, Newcastle. Newcastle-under-Lyme Post Office.	Installation of an external ATM into existing shop front.	No objections	Permitted under Delegated powers 20/05/2010

CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Ward Councillors
10/152/COU	25 Bridge Street, Newcastle. Mrs D Burridge.	Retention of change of use from retail use to financial and professional services.	Within the Newcastle Town Centre Conservation Area.	Councillor D Clarke Councillor Mrs E Shenton
10/225/FUL	The Steps, Main Road, Wrinehill. Mr G Bushnell.	Retention of covered decking area.	Affects the setting of a Listed Building.	Councillor D Becket Councillor A Wemyss
10/246/FUL	Beech House, Brampton Road, Newcastle. Mr & Mrs Bhattacharjee.	Front and rear conservatory.	Within the Brampton Conservatory.	Councillor J Bannister Councillor I Matthews Councillor S Tagg

OFFICER REPORT ON DELEGATED ITEMS

Applicant: Mr Lancel Hogg **Application No:** 10/00120/LBC

Location: 123 Smithy Lane Knighton

Description: Replacement of existing roof at rear of building

Policies and Proposals in the Development Plan Relevant to This Decision:

West Midlands Regional Spatial Strategy 2008

Policy QE1: Conserving and Enhancing the Environment

Policy QE3: Creating a high quality built environment for all

Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006 – 2026 adopted 2009

Policy CSP1: Design Quality

Policy CSP2: Historic Environment

Staffordshire and Stoke on Trent Structure Plan 1996-2011

Policy D2: The Design and Environmental Quality of Development

Policy NC18: Listed Buildings

Newcastle Under Lyme Local Plan 2011

Policy B5: Control of development affecting the setting of a Listed building

Policy B6: Extension or Alteration of Listed Buildings

Policy N21: Areas of Landscape Restoration

Other Material Considerations

Relevant National Policy Guidance:

PPS1: Delivering Sustainable Development (February 2005)

PPS5: Planning for the Historic Environment (March 2010)

Companion Guide to PPS1 "The Planning System: General Principles"

Circular 11/95 – Conditions

Planning History

None considered relevant.

Views of Consultees

Conservation Area Working Party – No objections subject to the barge board being kept narrow, similar to that existing.

Loggerheads Parish Council – No objections.

Representations

None received.

Applicant's Submission

Design and Access Statement raises some of the following points:

- The existing roof serving the side store room of the dwelling currently leaks and needs to be replaced.
- The existing roof is constructed from plastic.
- Conservation advice has been considered before coming forward with the proposal.

Key Issues

The proposed development is for the replacement of an existing single storey lean to roof at the rear of 123 Smithy Lane – a Grade II Listed Building. The key issues to consider in the determination of this application are:-

- The impact of the proposed external alterations on the character, appearance and historic fabric of the building

The impact of the proposed external alterations on the character, appearance and historic fabric of the listed building

Policy CSP2 of the Core Spatial Strategy seeks to ensure that buildings of particular heritage value are safeguarded.

Policy B5 states that the Council will resist development proposals that would adversely affect the setting of a listed building.

Policy B6 of the Local Plan states that the Council will resist alterations or additions to a listed building that would adversely affect its character or its architectural or historic features.

The applicant proposes to use reclaimed clay tiles and conservation grade roof lights made from timber for the roof.

Subject to a condition that any new barge boards shall match the existing barge boards on the property the view taken is that the proposal would respect the character, appearance and historic fabric of the listed building. The scheme complies with Policies B5 and B6 of the Local Plan.

Reason for the Grant of Listed Building Consent:

The proposed development does not have any detrimental impact on the character, visual appearance and historic fabric of the Grade II Listed Building. The proposed development accords with Policy NC18 of the Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2011, Policy CSP2 Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006-2026 and Policies B5 and B6 Newcastle-Under-Lyme Local Plan.

Recommendation/Conditions

Grant Consent subject to:-

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
- R1: To comply with the provisions of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. The development shall then proceed in accordance with the following approved plans;
 - Scale 1:1250 Location Plan and Scale 1:50 Elevation and Roof Detail Drawing received on 7 April 2010
- R2: To ensure that the external appearance of the building is acceptable and the special character, architectural interest and integrity of the building is preserved. in accordance with Policy NC18 of the Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2011, Policy

CSP2 Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006-2026 and Newcastle-Under-Lyme Local Plan Policies B5 and B6.

3. Any new barge boards shall match the existing barge boards on the property.
- R3: To ensure that the external appearance of the building is acceptable and the special character, architectural interest and integrity of the building is preserved. in accordance with Policy NC18 of the Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2011, Policy CSP2 Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006-2026 and Newcastle-Under-Lyme Local Plan Policies B5 and B6.
4. The external roofing tile to be used in the construction of the development hereby permitted shall match as closely as possible in all respects (size, texture and colour) those of the main roof of the dwelling house.
- R4: To ensure that the external appearance of the building is acceptable and the special character, architectural interest and integrity of the building is preserved. in accordance with Policy NC18 of the Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2011, Policy CSP2 Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006-2026 and Newcastle-Under-Lyme Local Plan Policies B5 and B6.

OFFICER REPORT ON DELEGATED ITEMS

Applicant: Mr G Barour'hill **Application No:** 10/00217/FUL

Location: Newcastle Post Office

Description: Installation of external ATM

Policies and Proposals in the Development Plan Relevant to This Decision:

West Midlands Regional Spatial Strategy

Policy QE1: Conserving and Enhancing the Environment
Policy QE3: Creating a High Quality Built Environment for all

Staffordshire and Stoke on Trent Structure Plan 2011

Policy D2: The Design and Environmental Quality of Development
Policy NC19: Conservation Areas

Newcastle under Lyme and Stoke on Trent Core Strategy 2006-2026 (adopted 2009)

Policy CSP1: Design Quality
Policy CSP2: Historic Environment

Newcastle Under Lyme Local Plan 2011

Policy B9: Prevention of Harm to Conservation Areas
Policy B10: Requirement to Preserve or Enhance the Character or Appearance of a Conservation Area
Policy B14: Development in or Adjoining the Boundary of Conservation Areas

Other Material Considerations

Relevant National Policy Guidance:

PPS1: Delivering Sustainable Development (January, 2005)
Companion Guide to PPS1 "The Planning System: General Principles"
PPS5: Planning for the Historic Environment (March 2010)

Planning History

None considered relevant.

Views of Consultees

Environmental Health Division – No objections.

Conservation Area Working Party – No objections.

Representations

None received.

Applicants/Agent's Submission

A Design and Access Statement has been submitted raising some of the following points;

- The ATM is of a standard design and considerations have been given to its position on the building, visibility and security.

Key Issues

The application is for the instillation of an external ATM. The key issues in the determination of the development are:

- The design of the development, in particular its impact upon the special character and appearance of the Town Centre Conservation Area
- impact on residential amenity

The design of the development, in particular its impact upon the special character and appearance of the Town Centre Conservation Area

Policies B9, B10 and B14 of the Local Plan set out the criteria to which development within Conservation Areas is assessed against and the special regard that must be paid to proposals within such areas.

In particular, Policy B10 of the Local Plan states that an important consideration in ensuring that the character and appearance of a Conservation area is preserved or enhanced is the protection of important views within, into and out of the Area.

The proposed ATM is to be installed into an existing window opening on the Post Office building which faces towards Merrial Street. Given the scale of the development applied for it would have only a very minor impact upon visual amenity. No harm would arise to the visual appearance of the building or to the appearance of the Conservation Area.

The proposal complies with policies B9, B10 and B14 of the Local Plan.

Reasons for the Grant of Planning Permission

The development would not be detrimental to the appearance of the building to be altered or to the visual amenity of the area including the special regard paid to the important views into and out of the Town Centre Conservation Area and its character and appearance. The development is in accordance with Policies D2 and NC19 of the Stoke on Trent Structure Plan 1996-2011, Policies CSP1 and CSP2 of the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006-2026 and Policies B9, B10, B14 of the Newcastle under Lyme Local Plan 2010.

Recommendation

Permit subject to the following conditions:-

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
- R1: To comply with the provisions of Section 91 of the Town and Country Planning Act.
2. The development hereby permitted shall be carried out in accordance with the following approved plans;
 - Drawing numbers; 2141/10/02, 2141/10/03 received 4 March 2010.
- R2: For the avoidance of doubt and in the interests of proper planning.

SUPPLEMENTARY REPORT TO THE CONSERVATION ADVISORY WORKING PARTY**Tuesday 15 June 2010**

Reference	Location and Applicant	Development	Remarks	Ward Councillors
05/164/EXTN	Netherset Hey Lane Farm, Netherset Hey Lane, Madeley. Graham Ward Farms Ltd.	Extension to time limit to implement Planning Permission 05/164/FUL for demolition and clearance of portal frame agricultural buildings and conversion of traditional brick and tile outbuilding to 11 residential units.	Grade II Listed Building.	Councillor Mrs H Morris. Councillor B Welsh.