

To the Chair and Members
of the
CONSERVATION ADVISORY
WORKING PARTY

Mr G Durham

742222

GD - R82/48

5 January 2007

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, 16 JANUARY 2007** at **7.00pm**.

AGENDA

1. Minutes of previous meetings –to be signed by the Chair.
2. Minutes of meeting held on 7 December 2006. (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

A CAMPBELL

Democratic Services Manager

**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
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.	Application returned – never validated. 6 December, 2006
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.	Refused. The applicant failed to provide adequate justification for the demolition of the Listed Building. The proposal would have a detrimental impact on the adjacent Listed Building and the character and appearance of the Conservation Area and policies contained within the Structure Plan and Local Plan
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.	Permitted subject to no works commencing until details of the external finishing colour of the apparatus and cable trunking have been submitted to and approved by the Local Planning Authority. No further extensions/alterations to take place without the prior approval of the LPA
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	Permitted subject to the Granny Flat only being occupied for purposes ancillary to the residential use of the dwelling

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Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Authority
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	Permitted subject to the hours of opening being restricted to between 11am and 2.30am (next day) Monday to Sunday incl. All other conditions, other than Condition 2 of Permission 97/125/COU continue to apply
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.	Permitted subject to : -No works commencing until full and precise details of the development have been submitted and approved. -Details of the proposed materials of the boundary wall and two piers and access drive/hardstanding. -Landscaping scheme to be submitted and approved -The use of handtools only, for excavations -Before the development comes into use, the access shall be 3.6m wide and completed. - Should finished surface levels fall towards the highway, then before the development is brought into use, the access shall be built with surface water interceptors which shall be cited across the access immediately to the rear of the highway boundary. - The access shall be ungated - The septic tank/soakaway is to be located away from the dwelling

Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Authority
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.	Permitted subject to the following being submitted to and approved by the Local Planning Authority: -Materials and details to be used. -Precise specification of mortar mixes -Details of internal and external joinery works -Precise specification of replacement windows and doors -Details of rainwater goods -Details of replacement flooring and fireplaces
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	Refused. The proposed sign by virtue of its size, siting and design would be detrimental to the character and appearance of the Conservation Area and a 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.	Refused. The proposal would result in overdevelopment of the site. In addition, it would go against policies contained within the Staffordshire and Stoke on Trent Structure Plan and the Newcastle Local Plan. It would have a harmful effect on the Green Belt and detrimental to the character and appearance of the Conservation Area.
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	Refused. The proposal would be detrimental to the character and appearance of the Conservation Area and against policies contained within the Local Plan and Structure Plan.
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.	Consent granted for the sign on Elevation B only. The maximum surface brightness to be no more than 300 candelas per square metre and illumination is to cease when the premises are closed.

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Reference	Location and Applicant	Development	Remarks
06/971/FUL	Corner Cottage, 37 Eccleshall Road, Mucklestone Mr D Riley	Entrance porch on side elevation	Within the Mucklestone Conservation Area
06/1063/LBC	The Oaks, Aston, Market Drayton Mr & Mrs M Ward	Internal and external alterations to converted barn and extension and alterations to garage	Listed Building
06/1065/FUL	Shopping Mall, York Place, Newcastle, York Place Investments Ltd	Installation of self closing doors at both ends of shopping mall	Within the Newcastle Conservation Area
06/1076/COU	Former Maxims, Lower Street, Newcastle Maverick Leisure Ltd	Change of use of squash court building to Use Classes A1 and A2	Affects the Newcastle Conservation Area
06/1079/FUL	Brassingtons. 115 High Street, Newcastle Brassingtons	Variation of Condition 1 of 00/378/FUL and condition 6 of 01/483/COU (opening hours)	Within the Newcastle Conservation Area
06/1136/COU	Brassingtons. 115 High Street, Newcastle Brassingtons	Change of use from Class A4 bar to discotheque (D2) with daytime bar (A4)	Within the Newcastle Conservation Area
06/1094/COU	36 Hanover Street, Newcastle Rogers Brock & Barker	Change of use from drug rehabilitation centre to veterinary surgery	Affects the Newcastle and Stubbs Walk Conservation Areas
06/1103/FUL	Moser Centre, University of Keele, Keele University of Keele	New building for post graduate research	Affects the setting of a Listed Building
06/1124/FUL	The Arnold Machin, 37 Ironmarket, Newcastle J D Wetherspoon PLC	Glazed canopy to part of existing beer garden/terrace	Within the Newcastle Conservation Area

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Reference	Location and Applicant	Development	Remarks
06/1129/LBC	Ebenezer House, Ryecroft, Newcastle Mr R Thompson	Upgrading of interior lighting to main office	Within the Newcastle Conservation Area and Listed Building
06/1142/FUL	New House, Maer, Newcastle Mr & Mrs Kenyon	Two storey side extension and single storey rear extension	Within the Maer Conservation Area
06/1148/FUL	Brook Cottage, Main Road, Betley Thornhill Holdings Ltd	Replacement conservatory, first floor rear extension and alterations to roof of existing rear extension.	Within the Betley Conservation Area
06/1157/FUL	97 High Street, Newcastle Fluid Café/Bar	Variation of Condition 2 of Planning Permission 01/143/COU so as to allow longer opening hours	Within the Newcastle Conservation Area
06/1170/ADV	99 High Street, Newcastle The Union Pub Company	Three advertisement signs	Within the Newcastle Conservation Area