

To the Chair and Members  
of the  
CONSERVATION ADVISORY  
WORKING PARTY

Mr G Durham  
742222  
GD/ED - R82/48

7 April 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 **WEDNESDAY, 19 APRIL 2006** at **7.00pm**.

#### **AGENDA**

1. Minutes of previous meetings.
2. To consider the attached reports.
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

**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
<b>05/1115/CON &amp; 05/1084/FUL</b>	Grove Court, 100 Lancaster Road, Newcastle Rethink Severe Mental Illness	(1115) Demolition of outbuilding (1084) Two storey rear extension and first floor link to existing house to provide offices/staff space and four additional en suite facilities (making in total 14 single bedrooms)	(1115) No objection to the demolition of the outbuilding. (1084) Members objected to this proposal on the grounds that the design was not in keeping with the character and appearance of the Conservation Area	(1115) Permitted subject to the outbuilding not being demolished until a contract has been made for the redevelopment of the site in accordance with the scheme permitted under 05/1084/FUL. (1084) Permitted subject to the facing and roofing materials being submitted to and approved by the Local Planning Authority prior to commencement of work.
<b>06/13/FUL &amp; 06/14/LBC</b>	Aston Manor Farm, Aston Mr & Mrs Slater	Conversion of traditional agricultural buildings to three dwellings and two self contained tourist units	No objections subject to the use of materials to match existing and the use of conservation type roof lights	Permitted subject to the following conditions:
<p>- The units marked Tourist Units 1 and 2 shall be occupied as short term/holiday accommodation and only be used by persons for not more than 28 days in any one year period.</p> <ul style="list-style-type: none"> <li>- The removal of Permitted Development Rights.</li> <li>- No development is to commence until full and precise details of the following have been submitted and approved by the Local Planning Authority:</li> <li>- External facing materials; rainwater goods; proposed means of boundary treatment; soft and hard surfacing materials; any external joinery; size and type of rooflights; the extent of any rebuilding works; any replacement or new windows and doors and the depth; a scheme showing facilities for parking.</li> <li>- The access, parking and turning areas shall be surfaced and thereafter maintained in a bound material to the satisfaction of the Local Planning Authority.</li> <li>- Gates details.</li> <li>- Soakaway and septic tank details</li> <li>- Visibility splay to be provided and safeguarded thereafter with nothing placed or allowed to remain forward that exceeds 600mm in height above the adjacent carriageway.</li> <li>- No work shall commence until a scheme for the provision of foul drainage has been submitted and approved by the Local Planning Authority. The scheme is to be implemented prior to occupation of the units.</li> </ul>				
<b>06/19/ELD</b>	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	No comments	Refused. There is not sufficient evidence that the primary use of the site has been used as a builder's yard in the last ten years. Therefore there is no evidence to suggest that the use is lawful.

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Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Committee / Department
06/65/FUL	Church Cottage, Woore Road, Madeley Mr & Mrs J Ashby	External alterations to existing property and erection of garden store	No objections	Permitted subject to the following:
<p>-The area shown hatched on the approved plan is to be rendered to match the existing front elevation.</p> <p>-The windows to be used in the development, permitted for the main dwelling shall match the existing in respect of size, materials and colour.</p> <p>-No development to commence until details of facing and roofing materials of the outbuildings have been submitted and approved by the Local Planning Authority.</p> <p>-The extension is only to be used for purposes ancillary to the residential use of the dwelling.</p>				
06/73/FUL	Pool Farm, Poolside, Madeley Mr D Oulton	Non compliance with Condition 2 of planning permission 96/244/COU which relates to the occupation of the living accommodation permitted, which shall be limited to one person employed at the veterinary surgery.	No objections	Permitted subject to the prior implementation of Planning Permission 05/935/COU for the change of use from veterinary surgery to hairdressers/beauty salon. All conditions attached to 96/244/COU to continue to apply.
06/74/FUL	Lakeside, Betley Hall Gardens, Betley Mr & Mrs Mullock	Extension	No objections	Permit subject to materials to match existing
06/88/FUL	Moser Centre, University of Keele, The Village, Keele	Erection of research institute building	Recommend refusal. It is considered that the proposal would have an adverse impact on the Keele Hall Conservation Area in general and be detrimental to the setting of the nearby listed chapel building	Refused. The proposed development would have an adverse impact on the visual amenity of the locality and the setting of the listed chapel.
06/108/FUL	St Mary's CE Primary School, Mucklestone Road, Mucklestone St Mary's CE Primary School	Installation of double doors	No objections	Permitted. No conditions
06/207/COU	37 Marsh Parade, Newcastle Mr B S Machin	Change of use from assembly hall for professional, charitable and educational institutions	Members were advised that this application had been made invalid and would be considered at a future meeting of this Working Party.	Application Invalid

## CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks
06/172/LBC	6 Church Street, Audley Mrs T Drakeford	Replacement windows and doors, rooflights to rear and internal alterations	Listed Building and within the Audley Conservation Area
06/231/OUT	Land adj to Maer Mews, Haddon Lane, Maer Ms W Kinson	Replacement of existing agricultural building and hardstanding etc with one dwelling house and curtilage .	Within the Maer Conservation Area
06/265/FUL	Aston Cottage, 201 School Lane, Aston Mr and Mrs Mottershead	Rear conservatory	Within the Maer Conservation Area
06/292/FUL	11 Birches Farm Mews, Madeley S Dumbill	Loft conversion and insertion of 2 roof lights	Within Madeley Conservation Area
06/293/FUL	7 Brunswick Street, Newcastle Farooq Hussain	Variation of condition 1 of planning permission 99/881/COU to allow opening hours of 1700 to 01.00 hours (the next day) Monday to Thursday 1700 to 0230 hours (the next day) Friday and Saturday and 1700 to 0030 hours (the next day) on Sundays	Within Newcastle Town Centre Conservation Area
06/304/FUL	Corner Cottage, 37 Eccleshall Road, Muckleston Mr D Riley	Entrance porch on side elevation	Within the Muckleston Conservation Area
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.	Within Betley Conservation Area.
06/313/ADV	15 Castle Walk, Newcastle Marks and Spencer PLC	Two internally illuminated box signs	Within Newcastle Town Centre Conservation Area

**SUPPLEMENTARY ITEM TO THE  
CONSERVATION ADVISORY WORKING PARTY**

**19 APRIL, 2006**

<u>Reference</u>	<u>Location and Applicant</u>	<u>Development</u>	<b>Remarks</b>
<u>06/234/FUL</u>	Our Lady & St John The Baptist RC Church, Church Road, Ashley Rev S Fawcett	Replacement roof tiles	Listed Building