

To the Chair and Members
Of the
**CONSERVATION ADVISORY
WORKING PARTY**

Geoff Durham
(74)2222
GD/ EVB- R82/48

9 March, 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 20 MARCH, 2007** at **7.00pm**.

1. Minutes of meeting held on 27th February 2007 (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

**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
06/337/OUT	Former Silverdale Colliery, Scot Hay Road, Silverdale English Partnerships	Engineering and remediation works and redevelopment for housing, community uses and greenspace plus associated landscaping	Members welcomed the imminent development of this site and has no objections. It was requested that care and attention be given to the perimeter of the site edging onto the Conservation Area and St Luke's Church.	Permitted subject to the following: - The development shall commence within 3 years of the date of this permission. Prior to works commencing, the following shall be submitted to and approved by the Local Planning Authority:
<p>-Detailed scheme of structural landscaping; A survey of the trees; Detailed design of watercourse feature; Details of external lighting (demonstrating energy efficiency); The extent of any contamination; Routing of construction vehicles; Siting, design and external appearance of buildings; Design Brief; Details of 2 play areas; Layout, parking, foul and surface water drainage, roads, bus stops, mini-roundabouts; Design measures, acoustic migration scheme.</p> <ul style="list-style-type: none"> - No more than 300 dwellings to be erected. - Details of affordable housing to be submitted - Provision of a Green Travel Plan - Details must accord to principles set out in the Design and Access Statement (March 2006) <p>Details of the phasing of the development. Prior to each phase commencing, demonstrate that the development complies with the 'Secured by Design' principles and demonstrate that it achieves the Eco-Homes Very Good Standard and measures taken to improve the energy efficiency.</p> <ul style="list-style-type: none"> - Ensure that the houses and community do not extend beyond the boundary of the site. - Any reserved matters application shall not be submitted later than 7 years beginning from the date on which permission was granted. - Within 3 months of the commencement of the development, full and precise details of footways, paths, cycleways are to be submitted to and approved by the Local Planning Authority. 				
06/960/FUL	Grindley Cottage, Church Lane, Betley Mr & Mrs G C Parson	Dwelling	The Working Party, despite some reservations about the proximity of the proposed dwelling to the Listed Church, is satisfied with its design and that it will not be detrimental to the church.	Application withdrawn

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Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Authority
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)	No objections in principle but Members raised the point that the 'Extended Opening Hours Act' was intended to close premises on a staggered basis to alleviate crowds gathering. Members also asked what impact this would have on Street Scene staff	Permitted. This permission grants consent for the change of use from retail shop to licensed café bar without complying with conditions attached to previous permissions, and change of use of rear of shop to A3 use and first floor extension to rear without
<p>complying with conditions attached to previous permissions. The opening hours will be 10am-2am the following day – Mon & Tues; 10am-3am the following day Wed-Sat & 12pm to 2am the following day on Sunday. All conditions within planning permission 96/439/COU other than Condition 1 and all those within 01/483, other than Condition 6 shall continue to apply.</p>				
06/1129/LBC	Ebenezer House, Ryecroft, Newcastle Mr R Thompson	Upgrading of interior lighting to main office	No objections	Permitted subject to no works being carried out until full and precise details of the lights including their design and colour have been submitted to and approved by the Local Planning Authority
06/1136/COU	Brassingtons. 115 High Street, Newcastle Brassingtons	Change of use from Class A4 bar to discotheque (D2) with daytime bar (A4)	No objections in principle but Members requested that a condition be added stating that the discotheque does not come into operation until 8pm.	Permitted subject to: Hours of opening restricted to 10am – 2am the following day on Mon & Tues; 10am-3am following day on Wed-Sat; 12noon- 2am following day on Sunday. All windows on the rear elevation are to be kept shut during any musical entertainment and no loudspeakers are to be erected externally.
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	No objections in principle but Members reiterated their comments made earlier on application 06/1079/FUL. Request that officers negotiate for a different closing time to that of Brassingtons	Permitted. Consent granted for the erection of café/bar on this site without complying with conditions on 02/739/FUL. Opening hours to be 0830 to 2300 Mon-Tues; 0830 to 0300
<p>Weds; 0830-2300 Thurs; 0830-0300 Fri & Sat; 12 noon to 12 midnight on Sundays. All conditions of permission 02/739 other than condition 3 shall continue to apply</p>				

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Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Authority
06/1186/ADV	59 Ironmarket, Newcastle Gala Coral	One fascia sign and one illuminated sign	Object to the proposal as submitted. Officers should negotiate for signage (including method of illumination) that is more in keeping and sympathetic to the Town Centre Conservation Area	Permitted subject to: -the letters and logo shall stand proud of the fascia board by a minimum of 25mm. -No external trough or strip lighting to
<p>be placed above the projecting sign -Lettering to have stainless steel finish and be backlit with halogen lighting. -The maximum surface brightness not to exceed 300 candelas per m2. -No direct light source shall be visible to drivers on the highway -This consent only relates to the halo-illuminated built up signage.</p>				
07/20/LBC	Harecastle Farm, Newcastle Road, Talke Mitchells & Butlers Ltd	Internal alterations to include extension of bar servery requiring removal of structure, removal of modern raised floor, fixed seating and screens and new fixed seating and screens	No objections	Permitted. No Conditions

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Reference	Location and Applicant	Development	Remarks
07/105/LBC	Shade House, Main Road, Betley Mr K L Hamer	Alterations to outbuilding	Within the Betley Conservation Area and a Listed Building
07/110/FUL	Yew Tree Cottage, Bent Lane, Whitmore Mr S Colclough	Single storey rear extension	Within the Whitmore Conservation Area
07/122/COU	The Black Friar Public House, 138 High Street, Newcastle Horowitz Properties	Change of use of external seating area to dual use for market trading/retail and external seating area	Within the Newcastle Town Centre Conservation Area
07/138/FUL	Maer Hall, Maer, Newcastle Mr B J Fradley	Formation of car park for 11 cars	Within the Maer Conservation Area
07/165/FUL	Former Lyme Valley allotments and Roselands Clinic, Clayton Road, Newcastle Persimmon Homes	Erection of 22 houses and 12 apartments (revisions to approved scheme)	Within the Clayton Conservation Area
07/193/FUL	White Oaks, Main Road, Betley Dr J & Mrs L Powner	Replacement 3 bay garage with storage above and lean-to-store	Within the Betley Conservation Area
07/197/FUL	14 Sidmouth Avenue, Newcastle Lifestyle Lets	Conversion to four apartments (revised scheme 06/396/FUL)	Within the Brampton Conservation Area
07/201/ADV	Lloyds TSB High Street, Newcastle Lloyds TSB	Advertisement signs	Within the Newcastle Town Centre Conservation Area