

To the Chair and Members  
of the  
CONSERVATION ADVISORY  
WORKING PARTY

Mr G Durham  
742222  
GD/ED - R82/48

9 June 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, 20 JUNE 2006** at **7.00pm**.

#### **AGENDA**

1. Minutes of meeting held on 31 May 2006 (copy attached for non-Council Members).
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

**\*Printed for information**

CONSERVATION ADVISORY WORKING PARTY

**31 May 2006**

**Present:-** Councillor Mrs Naylon in the Chair

Councillors Lefroy and Mrs Lench

Representing Outside Bodies:- Mrs Cornes, Messrs Davies, Ferrington, Hancock, Manning and Tribbeck

1. \* **MINUTES OF PREVIOUS MEETINGS**

**Resolved:-** That the minutes of the previous meetings held on 7 March, 30 March and 19 April 2006 be agreed as correct records.

2. \* **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>
06/145/LBC & 06/146/FUL	Demolition of part of the existing wall and erection of new sections of wall, railings and gates associated with formation of a new access. Brampton Lodge, Brampton Road, Newcastle. Mr J Caddick-Adams.	Recommend refusal. The Working Party consider the design and style of the proposed gates to be inappropriate and not in keeping with the Conservation Area. Also, the loss of part of the wall would be detrimental to the appearance of the Conservation Area.
06/373/FUL	Change of use of part of shop premises to a dwelling house and associated external alterations. 54 Church Street, Audley. Mr F Boon	No objections.
06/413/FUL	Demolition of existing dwelling and erection of	Recommend refusal. The architectural style of the

	<p>replacement dwelling. Field House, Old Road, Bignall End. L Price.</p>	<p>proposed development is considered inappropriate and over elaborate in this part of Audley.</p>
06/207/COU	<p>Change of use from residential to assembly hall for professional charitable and educational institutions. 37 Marsh Parade, Newcastle. Mr B S Machin (on behalf of Newcastle Masonic Hall Ltd).</p>	<p>The Working Party expressed concern that if permitted, the proposal would have a detrimental impact on the nature/social mix of the Conservation Area and would be likely to generate increased traffic also to the detriment of the Conservation Area.</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
<b>05/1193/COU</b>	1 & 2 Valley Gardens, Mucklestone Road, Mucklestone Mrs Friend	Conversion of two cottages to form a single dwelling including attached double garage, front entrance porch and external alterations	No objections	Permitted subject to the following conditions:
<p>-Prior to commencement of work, details of the facing and roofing materials following shall be submitted to and approved by the Local Planning Authority</p> <p>-Visibility splays to be provided and kept free from obstruction</p> <p>-The access shall have minimum width of 4.2m for a minimum distance of 10m rear of the highway boundary. Prior to occupation the access is to be surfaced and maintained in a bound material. No hardstanding is to be formed within the curtilage of the dwelling without the prior consent of the Local Planning Authority.</p> <p>-Measures shall be taken to safeguard the roots of protected trees.</p> <p>-Prior to construction of the garage, revised details of any retaining structure adjacent to the ramp of the garage shall be submitted to and approved by the Local Planning Authority.</p>				
<b>06/172/LBC</b>	6 Church Street, Audley Mrs T Drakeford	Replacement windows and doors, rooflights to rear and internal alterations	No objections	Permitted subject to the following conditions:
<p>-No works shall commence until full and precise details of the following have been submitted and approved by the Local Planning Authority: Any new brickwork, mortar mix and pointing materials; External finishing colours/stain colours; Replacement windows and doors; External doors (which shall be solid wood); Soil pipes; Service boxes; Cast iron grate, fire basket and stove; New stair handrail balustrade; New internal doors.</p> <p>-Rooflights shall be Conservation roof lights</p> <p>-Guttering shall be in cast iron or cast aluminium and painted black</p> <p>-All external sills to be in stone to match existing</p> <p>-Staircases to be retained as existing</p> <p>-Floor boards and internal plasterwork to be repaired as necessary</p> <p>-All skirtings and architraves shall be repaired to match the original.</p>				
<b>06/205/LBC</b>	18A High Street, Newcastle Miss V E Tommey	New double glazed windows	Members were advised that this application was invalid and therefore not to be considered at this time.	

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Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Committee / Department
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	No objections in principle subject to careful control of the size, design, materials and detailing of the proposed dwelling	Refused. The proposal would be harmful to the character and appearance of the surrounding area and, in particular, the Maer Conservation Area. There would be an adverse impact on highway safety. There is also insufficient information provided and the proposal would undermine the aims and objectives of the Staffordshire and Stoke on Trent Structure Plan, the Newcastle Local Plan and West Midlands Regional Spatial strategy
06/233/FUL	Bougey Arms, Nantwich Road, Audley Daniel Thwaites Brewery	Demolition of hall and construction of 2 no two bedroomed houses	Recommend refusal. The proposal would have a detrimental impact on the character and appearance of the Conservation Area and the Listed Building	Members were advised that this application had been withdrawn
06/265/FUL	Aston Cottage, 201 School Lane, Aston Mr and Mrs Mottershead	Rear conservatory	No objections	Permitted subject to materials matching existing
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	Members expressed concerns to this proposal as it would increase the risk of anti-social behaviour in the Conservation Area and also increase the amount of litter at times when no clearing up of the streets takes place	Permitted. No conditions
06/304/FUL	Corner Cottage, 37 Eccleshall Road, Mucklestone Mr D Riley	Entrance porch on side elevation	Recommend refusal. The proposal would be out of keeping with the character and appearance of the Conservation Area	Refused. The proposal would be out of keeping with the character and appearance of the Conservation Area

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Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Committee / Department
06/313/ADV	15 Castle Walk, Newcastle Marks and Spencer PLC	Two internally illuminated box signs	No objections	Permit subject to the maximum surface brightness of the sign not exceeding 300 candelas per m <sup>2</sup> and illumination shall cease when premises are closed.
06/344/CON	Bougey Arms, Nantwich Road, Audley Daniel Thwaites Brewery	Demolition of hall	Recommend refusal. Members stood by their comments of 30 March, 2006. – The proposal would have a detrimental impact on the character and appearance of the Conservation Area and the Listed Building.	Members were advised that this application had been withdrawn
06/396/FUL	14 Sidmouth Avenue, Newcastle Lifestyle Lets	Conversion to four apartments	Members were advised that this application had been withdrawn	

## CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks
06/378/FUL	6 Ironmarket, Newcastle SEP Properties Ltd	Conversion of upper floors to two self contained flats including rear extension and other external alterations including two front dormer windows	Within the Newcastle Conservation Area
06/436/FUL	12 The Village, Keele Mr R Bayliss	Rear conservatory	Within the Keele Conservation Area
06/437/FUL	The Old Vicarage, Maer R & J Kirby	Installation of solar water heating collector on roof	Within the Maer Conservation Area
06/507/FUL	Yates Wine Lodge, Ironmarket, Newcastle Laurel Pub Company	Extension to existing bin store and paved area to the rear	Within the Newcastle Conservation Area

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

**20 June, 2006**

<b>Reference</b>	<b>Location and Applicant</b>	<b>Development</b>	<b>Remarks</b>
<u>06/396/FUL</u>	14 Sidmouth Avenue, Newcastle Lifestyle Lets	Conversion to four apartments	Within the Brampton Conservation Area