

To the Chair and Members  
of the  
CONSERVATION ADVISORY  
WORKING PARTY

Mr G Durham  
742222  
GD/EVB - R82/48

11 August 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, 22 AUGUST 2006** at **7.00pm**.

**AGENDA**

1. Minutes of meeting held on 1 August 2006. (Copy attached for non-Council Members information).
2. To consider the attached reports at Appendix A and B. (Yellow and lavender 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

**D A DIMOCK**

Head of Legal &  
Democratic Services

**\*Printed for information**

CONSERVATION ADVISORY WORKING PARTY

**1 August 2006**

**Present:-** Councillor Lefroy in the Chair

Councillors Miss Cooper, Foy and Mrs Lench

Representing Outside Bodies:-

Mr Philip Hancock – Newcastle-under-Lyme Civic Society

Mr Roy Manning – North Staffs Society of Architects

Mr Richard Tribbeck – Field Club

Apologies were received from Councillor Mrs Naylor

103. \* **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>
06/266/LBC	Retention of shop fascia sign. 9 Lancaster Buildings, High Street, Newcastle. P Whitehurst.	Objections. Members felt that the signage was out of keeping with the character and appearance of the Listed Building and the Conservation Area.  Request that Officers negotiate with applicant for a scheme more sympathetic and in keeping with the Conservation Area and Listed Building.
06/514/FUL	Vehicular access and pedestrian access. The Croft, Main Road, Betley. Mr J Lindop.	Recommend refusal. The proposal would be out of keeping with the character and appearance of the conservation area and the Listed Building.
06/601/FUL	Additional car parking space and new entrance to ground floor flat. 9 Sidmouth Avenue,	No objections.

	Newcastle. Mrs D Shepherd.	
06/615/FUL	Detached double garage. 94 Lancaster Road, Newcastle. R A Vernon.	No objections subject to careful control over materials and detailing to match existing.
06/619/ADV	One externally illuminated fascia sign and two externally illuminated projecting signs. 52 Ironmarket, Newcastle. B Barrett.	No objections to fascia sign subject to it being made narrower on each side. No objections to projecting sign on Ironmarket subject to it being put up to fascia board level.
	Members recommended refusal for the projecting sign on Market Lane as it would be visually obtrusive to that part of the Conservation Area.	
06/620/FUL	Variation of Condition 1 of Planning Permission 00/378/FUL and Condition 6 of Planning Permission 01/483/COU to allow opening until 0200 hours on Wednesday nights. Brassingtons, 115 High Street, Newcastle. Brassingtons.	No objections in principle but concerns were raised regarding the impact on the Conservation Area.
06/621/COU	Change of use from bar (Use Class A4) to discotheque (Use Class D2) with daytime bar (Use Class A4). Brassingtons, 115 High Street, Newcastle. Brassingtons.	No objections subject to clear indication that the discotheque would only be in operation for the night-time economy.
06/623/COU	Change of use of ground floor from veterinary surgery (Use Class D1) to residential (Use Class C3). Pool Farm, Poolside, Madeley. Barnwell Young Associates.	No objections subject to there being no further residential development taking place on this site and for a landscaping scheme to be implemented on the car park area.
06/644/LBC	Proposed new wheelchair access ramp from the south entrance off Vicarage Lane.	Objection. Members felt that the development was not in keeping with the

	All Saints Church, Woore Road, Madeley. The PCC of All Saints Church.	Listed Building and objected to the loss of two trees. Recommend that Officers negotiate with the applicant for a more sympathetic scheme.
06/649/FUL	Part demolition of first floor and construction of new external fire escape. 64 High Street, Newcastle. HSBC Holdings Plc.	No objections to the part demolition of the first floor and the construction of the fire escape. Objections were raised regarding the proposed fence. Request that Officers negotiate for a better design – more in keeping with the Conservation Area.
06/662/ADV	Shop fascia sign and internally illuminated projecting box sign. 39-41 Merrial Street, Newcastle. Mrs D Swann.	Recommend refusal. Members felt that the proposal was out of keeping with the Character and appearance of the Conservation Area. Request that Officers negotiate for a more sympathetic design.

**J LEFROY**  
**Chair**

CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks
<b>06/691/ADV</b>	64 High Street, Newcastle HSBC Holdings PLC	Various advertisement signage	Within the Newcastle Conservation Area
<b>06/703/COU</b>	Talking Heads, Pepper Street, Newcastle Mrs S Holdcroft	Change of use from A1 (Hairdressers) to A3 (Restaurant/café/ take away)	Within the Newcastle Conservation Area
<b>06/724/LBC</b>	Maer Hall, Maer, Newcastle B J Fradley	Conversion of outbuildings to form reception and managers flat in former dovecote, two flats in former tack room and one flat in former hayloft with associated car parking.	Within the Maer Conservation Area
<b>06/00743/FUL</b>	J D Wetherspoon – Arnold Machin 37 Ironmarket Newcastle Staffs	Variation of condition 1 of Planning Permission 00/868/FUL relating to opening hours of premises so as to enable public house to open within varied hours	Within Newcastle Conservation Area

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>06/145/LBC &amp; 06/146/FUL</b>	Brampton Lodge, Brampton Road, Newcastle Mr J Caddick-Adams	Demolition of part of the existing wall and erection of new sections of wall, railings and gates associated with formation of a new access	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.	Refused. The proposal would have a detrimental impact on the listed wall's historic character and the Conservation Area. In addition, the proposal would be contrary to policies contained within the Staffordshire and Stoke on Trent Structure Plan and the Newcastle-under-Lyme Local Plan.
<b>06/413/FUL</b>	Field House, Old Road, Bignall End L Price	Demolition of existing dwelling and erection of replacement dwelling	Recommend refusal. The architectural style of the proposed development is considered inappropriate and over elaborate in this part of Audley	Permitted subject to the prior approval of facing and roofing materials, a satisfactory landscaping scheme and boundary treatment details. In addition, highway conditions are to be attached and the 'Permitted Development' rights of the property are to be removed.
<b>06/507/FUL</b>	Yates Wine Lodge, Ironmarket, Newcastle Laurel Pub Company	Extension to existing bin store and paved area to the rear	No objections	Permitted subject to materials used matching the existing
<b>06/520/FUL</b>	9 Brunswick Street, Newcastle MIC Properties	Change of use of ground floor to restaurant and creation of 3 flats at first floor level.	No objections	Permitted subject to the following conditions:
<ul style="list-style-type: none"> <li>- The hours of opening to be restricted to 0900 and 2300 hours Sunday to Thursday and 0900 and 0100 (the next day) on Fridays and Saturdays.</li> <li>- Deliveries and/or waste collection to be restricted to between 0700 and 2200 hours Monday to Friday and 0800 and 2000 hours on Saturday with no collections/deliveries on Sunday or Bank Holidays</li> <li>- Prior to implementation of the use of the premises, details of the extract ventilation to be submitted and approved and no ventilation or refrigeration /air conditioning units are to be installed without the prior approval of the Local Planning Authority.</li> <li>- Details of a suitable grease trap are to be submitted and approved by the Local Planning Authority.</li> <li>- The premises are to be used for A3 (restaurant) only. They are not to be used for A4 (drinking establishment) or A5 (hot food take away).</li> </ul>				

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Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Committee / Department
06/566/FUL	Moser Centre, University of Keele, Keele Keele University	<u>New building for university post graduate research</u>	Members strongly objected to this proposal and stood by their comments of 7 March, 2006: “ 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 be contrary to policies contained within the Staffordshire and Stoke on Trent Structure Plan and the Newcastle-under-Lyme Local Plan. In addition, by virtue of its size, scale, and overbearing appearance would have an adverse impact on the setting of the Listed Chapel