

To the Chair and Members
of the
CONSERVATION ADVISORY
WORKING PARTY

Mr G Durham
742222
GD/ED - R82/48

13 October 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, 24 OCTOBER 2006** at **7.00pm**.

AGENDA

1. Minutes of meeting held on 3 October 2006. (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

*Printed for information

CONSERVATION ADVISORY WORKING PARTY

3 October 2006

Present:- Councillor Mrs Naylon in the Chair

Councillors Miss Cooper and Mrs Lench

Representing Outside Bodies:-

Mr D Davies – Newcastle Trades Council
Mr G P Hancock – Newcastle Civic Society
Mr J Seddon – Betley Parish Council

1. * **MINUTES OF PREVIOUS MEETINGS**

Resolved:- That the minutes of the previous meetings held on 20 June, 11 July, 1 August and 22 August 2006 be agreed as a correct record.

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>
06/805/FUL	Demolition of existing flat roofed side extension and erection of single storey side extension with pitched roof and associated external alterations. Fir Tree Cottage, Main Road, Betley. Mr & Mrs K Foy	No objections subject to careful control over materials and detailing. Request that Officers negotiate for a better design of the two proposed French windows to match the porch doors to the front elevation. Also request that a condition be added to any planning permission that the existing windows be retained and repaired.
06/807/FUL	Metal storage container for play equipment. Newcastle-under-Lyme School, Victoria Road,	Members raised concerns that there was insufficient information on the impact of the unit on the

	Newcastle. Newcastle-under-Lyme School.	surrounding areas. In addition, no finishing colour had been specified and requires clarification. Request that Officers seek further information on the colour and impact of the structure on the Conservation Area and surrounding area.
06/827/COU	Change of use of ground floor use as offices to part use for provision of consultancy services for mental health and part use for administration. Marches House, The Midway, Newcastle. North Staffs Combined Healthcare NHS Trust.	No observations.

3. * **HISTORIC BUILDING GRANT APPLICATIONS**

- (i) St Luke's Church, Church Street, Silverdale (05/6007HGB).
Retiling of church roof.
- (ii) St John's Church, Church Bank, Keele (04/5003/HBG).
Replacement of 2 stone final crossed ornamental capping stones and other stonework to the boiler house chimney.

Resolved:- That the Planning Committee be informed that the Working Party supports these applications for financial assistance.

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
06/266/LBC	9 Lancaster Buildings, High Street, Newcastle P Whitehurst	Retention of shop fascia sign	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 the applicant for a scheme more sympathetic and in keeping with the Conservation Area and Listed Building.	Refused. The sign causes significant harm to the fabric, character and appearance of the Listed Building. The sign is also contrary to policies contained within the Newcastle Local Plan.
06/676/ADV	1 King Street, Newcastle Scott Rathbone	Retention of externally illuminated advertisement sign	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 scheme.	Refused. The sign is detrimental to the character and appearance of the conservation area and listed building. In addition, the sign is not in accordance with policies contained within the Newcastle Local Plan and Staffordshire Structure Plan.
06/703/COU	Talking Heads, Pepper Street, Newcastle Mrs S Holdcroft	Change of use from A1 (Hairdressers) to A3 (Restaurant/café/ take away)	No objections.	Permitted subject to :
<p>-details of an odour abatement system and any external flue being submitted and approved by the Local Planning Authority. -the hours of opening shall be restricted to between 8am and 11pm every day. -no mechanical ventilation, refrigeration or air conditioning plant to be installed without prior approval of the Local Planning Authority -the waste generated by the proposal shall be kept in closable and lockable containers that are easy to clean. Details of the storage and collection of waste materials are to be submitted to and approved by the Local Planning Authority. -no external alterations are to take place without the prior approval of the Local Planning Authority.</p>				
06/717/COU	1 Lower Oxford Road, Basford, Newcastle D H Homes Ltd	Change of use to three apartments with associated internal alterations	No objections	Refused. Inadequate parking provision and limited amenity space
06/743/FUL	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	No objections in principle but add cautionary note that, if permitted, the effect of the extended opening hours on the Conservation Area should be closely monitored. It is also recommended that the external patio area should not be used before 9am or after 11pm.	Permitted subject to conditions relating to opening hours on festivals/ special dates

Cont.....

Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Committee / Department
06/744/FUL	Wrinehill Garage, Main Road, Betley McCory Brickwork Ltd	7 residential units and 150sqm retail unit with apartments over and 18 parking spaces	Members raised objections to this proposal concerned that the development would have a detrimental visual impact on an important gateway into Wrinehill. Concerns were raised about the 'massing' of buildings onto the site and the 'quality' of shop that would be operating from the retail units. Members felt that the proposal was not 'up to the mark' in its design and request that a more sympathetic scheme be sought.	Refused. Inappropriate development in the green belt. There is non-compliance with policy H1 of the Newcastle Local Plan. There is a failure to demonstrate appropriateness of the goods for sale in the retail area. Also, inadequate parking provision has been provided.
06/778/FUL	Hazeley House, 11 Betley Hall Gardens, Betley Mr Nield	<u>Rear conservatory</u>	No objections	Permitted. No conditions
06/785/FUL	107 High Street, Newcastle Mr T Anik	Continuation of premises as a hot food take away with opening hours to public from 4.30pm to 2am the next day on each day of the week	No objections	Permitted subject to the hours of opening being restricted to between 9am and 2am the next day, on all days of the week.
06/811/LBC	18A High Street, Newcastle Miss V E Tommey	New windows (single glazed with timber frames)	No objections in principle but request that officers explore the possibility of repairing the existing windows. If this is not possible, negotiate for a design to match that of the original windows.	Permitted subject to no work commencing until a sample section has been submitted and approved by the Local Planning Authority. In addition, consent is only granted for the use of single glazed units.

CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks
06/810/LBC	Main Road, Betley BT Payphones	Removal of K6 telephone kiosk	Within Betley Conservation Area and Listed Feature
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	Within the Newcastle Conservation Area
06/909/FUL	The Croft, Main Road, Betley, Crewe, Cheshire Mr J Lindop	Vehicular and pedestrian access	Within the Betley Conservation Area
06/913/OUT	The Croft, 43 Sandy Lane, Newcastle Mrs P Talbot	Detached dwelling house	The proposed development affects the setting of the Brampton Conservation Area
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	Listed Building and within the Keele Hall Conservation Area