

To the Chair and Members
of the
CONSERVATION ADVISORY
WORKING PARTY

Mr G Durham
74222
GD/EVB – R82/48

14 September 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, 25 SEPTEMBER 2007** at **7.00pm**.

AGENDA

1. Minutes of meeting held on 5 September 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
07/528/ADV	7 Castle Walk, Newcastle The Carphone Warehouse	Retention of two externally illuminated signs	No objections	Permitted subject to the signs' surface brightness not exceeding 300 candelas per m ² .
07/596/FUL	Land Adj Summer House, New Road, Wrinehill Mr R Hudson	Erection of new dwelling and garage block	Members were extremely concerned by the over-expansion of a Green Belt site. Members agreed that the land should be used purely as 'enabling development to the listed building'.	Refused. The proposal would be inappropriate development in the Green Belt and against policies contained within the Staffordshire Structure Plan and Newcastle Local Plan. The proposal would also have an adverse impact on a Grade II Listed Building
07/600/FUL & 07/601/FUL	Sugar Well Farm, 52 Castle Road, Mow Cop Mr & Mrs D Martin	(600) Retention of new vehicular access (601) Retention of land restoration and re-profiling works	Recommend refusal and that consideration be given to the expediency of enforcement action being taken	(600) Refused. The development would be inappropriate development in the Green Belt and against policies contained within the Newcastle Local Plan and Staffordshire Structure Plan. The proposal would also be harmful to the setting of a Listed Building. (601) Permitted subject to within 2 months of the permission, a scheme for clearing the site and re-seeding shall be submitted to and approved by the Local Planning Authority. This scheme shall then be implemented within 4 months.
07/623/FUL	132 High Street, Newcastle Mr M Hussain	Variation of condition 3 of 95/662/COU regarding opening times.	Strong concerns were raised to this application regarding the increase in litter in this historic part of the town	Refused. The proposal would intensify the late night uses of the town centre and increase the fear of crime. It also goes against policies contained in the Staffordshire Structure Plan and Newcastle Local Plan

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Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Authority
07/624/FUL	Castle Tool Hire, Borough Road, Newcastle Castle Tool Hire Ltd	Single storey front extension to provide trade counter	Objections. Too much variation in style. Request that the applicant submit a more sympathetic scheme with a simpler design which reflects the existing building.	Permitted subject to the following conditions: -Details of the facing brick and roof tiles to be submitted to and approved by the LPA.
<p>-A risk assessment and investigation on the possible contamination of the site is to be carried out.</p> <p>-A detailed remediation scheme to bring the site into a condition suitable for the intended use is to be submitted and approved.</p> <p>-Any contamination of the site shall be reported immediately to the LPA and a remediation scheme, submitted and approved.</p> <p>-No top soil shall be delivered to the site until it has been tested for contamination</p> <p>-Following the completion of all remediation measures, a validation report and Certificate shall be submitted to and approved by the LPA</p>				
07/656/COU	Former Hubanks, 43-45 Merrial Street, Newcastle Mr J Lai	Change of use from former retail unit to Chinese buffet style restaurant	No comments with regard to the principal of the change of use of these premises to a restaurant	Permitted subject to the hours of opening being restricted to between 9am and 11.30pm on any day of the week.
<p>-Details of the ventilation/extraction systems, a suitable grease trap and refuse storage and collection arrangements shall be submitted to and approved by the Local Planning Authority.</p> <p>-The permission only allows for the ground floor to be used as a restaurant.</p>				
07/668/FUL	The Clock House, Keele University, Keele Department of Facilities Management, University of Keele	Detached garage	Recommend refusal. The basic design of the proposed garage is totally out of keeping with, and detrimental to the adjoining Clock House and Keele Hall Conservation Area	Permitted subject to: -Details of the facing and roofing materials are to be submitted to and approved by the LPA. -The timber garage door, as shown on the approved plan shall be installed and retained for the life of the building. -Canopies of the trees overhanging the site are to be pruned back.
07/672/FUL	Moreton House, Church Lane, Wolstanton Staffordshire Housing Association	Car park extension	No objections	Permitted subject to , the car park not being occupied until it has been graded, laid out, paved, drained and marked in accordance with the approved plan. In addition, no gates are to be erected across the vehicular access.

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Reference	Location and Applicant	Development	Remarks	Ward Councillors
07/629/FUL	16 Sidmouth Avenue, Newcastle Mr R Moss	Conversion of existing four storey dwelling to four apartments and garden area	Within the Brampton Conservation Area	Councillor S Tagg Councillor I Matthews Councillor S Holland
07/683/DEEM3	Newcastle Museum and Art Gallery, The Brampton, Newcastle Newcastle Borough Council	Alterations to roof	Listed Building and within the Brampton Conservation Area	Councillor S Tagg Councillor I Matthews Councillor S Holland
07/713/LBC 07/714/FUL	& Ravenshall House, Main Road, Betley Mr C Hawksley	Erection of garage and alteration to existing front elevation	Listed Building	Councillor D Becket Councillor Mrs O Speed
07/788/LBC 07/789/FUL	& 31 Ironmarket, Newcastle Mrs B Fitzgerald	Conversion of first and second floors to six apartments with associated internal and external alterations	Listed Building and within the Newcastle Town Centre Conservation Area	Councillor D Clarke Councillor Mrs E Shenton
07/791/FUL	Swan Inn, Swan Bank, Talke Marstons Pub Co	Extension to provide smoking shelter	Within the Talke Conservation Area	Councillor D Daniels Councillor R Slater
07/810/COU	23 Ironmarket, Newcastle Mr J Marchant	Change of use from office to hair and beauty salon	Adjacent Listed Building and Within the Newcastle Town Centre Conservation Area	Councillor D Clarke Councillor Mrs E Shenton
07/813/FUL	Audley Community Centre, Nantwich Road, Audley Peak Pursuits	Change of use from adult centre to first floor offices for outdoor pursuit company and ground floor education/training centre with associated carparking and landscaping to front and side	Within the Audley Conservation Area	Councillor Mrs A Beech Councillor I Wilkes Councillor Mrs D Cornes