

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

Geoff Durham  
742222  
GD/ ED- R82/48

16 February, 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 27 FEBRUARY, 2007** at **7.00pm**.

1. Minutes of meeting held on 5 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
06/971/FUL	Corner Cottage, 37 Eccleshall Road, Mucklestone Mr D Riley	Entrance porch on side elevation	Members stood by their comments from the meeting of 19 <sup>th</sup> April, 2006 "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. It would also be against policies contained within the Newcastle Local Plan and the Staffordshire Structure Plan.
06/1042/FUL	Butterton Nurseries, Butterton Mr & Mrs N J Leath	Erection of two single storey dwellings with attached office accommodation (revised scheme)	Recommend refusal. Members felt that the design of the proposal was not in keeping with, and harmful to the character and appearance of the Conservation Area	Permit subject to the following: -No works commencing until details of any structural or other alterations which are required; the colour and texture of all external materials and all
<p>new external joinery have been submitted to and approved by the Local Planning Authority.</p> <p>-No changes to the ground levels to take place within the canopy spread of any trees on or overhanging the site without the prior approval of the LPA. In addition, barriers and ground protection measures to be implemented around the trees during the development of the site.</p> <p>-A landscaping scheme is to be submitted to and approved by the LPA.</p> <p>-The development shall not be brought into use until the access has been constructed.</p> <p>-A surface water interceptor is to be provided.</p> <p>-Noise attenuation measures shall be carried out before dwelling 3 is occupied.</p> <p>-No future extensions / alterations shall be carried out without the prior approval of the LPA</p>				
06/1065/FUL	Shopping Mall, York Place, Newcastle, York Place Investments Ltd	Installation of self closing doors at both ends of shopping mall	No objections to the proposal. Concerns were raised about the existing signage and requested that officers negotiate for a more sympathetic scheme during the upgrading works	Permitted subject to no development commencing until full and precise details of the facing and roofing materials have been submitted to and approved by the Local Planning Authority
06/1094/COU	36 Hanover Street, Newcastle Rogers Brock & Barker	Change of use from drug rehabilitation centre to veterinary surgery	No objections from this Working Party.	Permitted subject to the following conditions:
<p>-The development shall be closed to the public and shall not house animals outside of the opening hours i.e. 0830-1900 hrs Monday to Friday and 0800-1300 hrs Saturday.</p> <p>-No deliveries to take place outside of the following hours: 0700-1900 hrs Monday-Friday and 0800-1330hrs Saturday.</p> <p>-No mechanical ventilation to be installed without prior approval of the LPA</p> <p>-The external space shall not be used for kennelling or keeping outside of animals.</p> <p>-No more than 3 consulting rooms shall be provided in the premises.</p>				

Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Authority
06/1103/FUL	Moser Centre, University of Keele, Keele University of Keele	New building for post graduate research	Members were informed that this application had already been given a decision. No observations were made by the Working Party.	Permitted subject to: -Works being carried out in accordance with the approved plan. -Landscaping scheme to be submitted to and approved by the Local Planning Authority.
<p>-No material changes to be made to ground levels without prior approval of the Local Planning Authority</p> <p>-Prior to the development being brought into use covered cycle storage is to be provided.</p> <p>-No fixed mechanical ventilation or refrigeration/air conditioning units are to be installed without the prior approval of the LPA</p> <p>-The following details being submitted to and approved by the LPA prior to works commencing:</p> <ul style="list-style-type: none"> <li>-Details of the external facing brickwork</li> <li>-External finish and colour of the louvres, window surrounds and profiled metal cladding of the roof.</li> <li>-Surfacing materials of all hard surfaced areas and constructed in accordance with the approved plan.</li> <li>-Tree protection plan and a construction phase</li> </ul>				
06/1124/FUL	The Arnold Machin, 37 Ironmarket, Newcastle J D Wetherspoon PLC	Glazed canopy to part of existing beer garden/terrace	No objections in principle but request that officers negotiate over the width of the canopy to cover the full width of the terrace. In addition, negotiate over giving attention to the detailing of the canopy	Permitted subject to no works commencing until full and precise details of the following have been submitted to and approved by the Local Planning Authority: - the canopy and method of fixing it to the building -the siting and design of external lights and heaters -level of illumination of external lights
06/1142/FUL	New House, Maer, Newcastle Mr & Mrs Kenyon	Two storey side extension and single storey rear extension	No objections	Permitted subject to no works commencing until full and precise details of the facing/roofing materials have been submitted to and approved by the LPA

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Reference	Location and Applicant	Development	Working Party Comments	Decision of Planning Authority
06/1148/FUL	Brook Cottage, Main Road, Betley Thornhill Holdings Ltd	Replacement conservatory, first floor rear extension and alterations to roof of existing rear extension.	Members stood by their previous comments on application 06/966/FUL – “Recommend refusal. Members felt that the proposal would be detrimental to the character appearance and design of the existing cottage, its scale and proportion and the Conservation Area”. Members were informed that Betley Parish Council did not support the proposal. In addition, Members felt that the proposed dormers are unsympathetic to the character and appearance of the Conservation Area.	Permitted subject to the following: -full details of the facing and roofing materials and structural timbers of the conservatory being submitted to and approved by the LPA.  -Before the development is completed, a chimney is to be rebuilt on the existing two storey outrigger of the dwelling in a form, scale and location, and using materials that replicate the chimney which has been demolished.
06/1170/ADV	99 High Street, Newcastle The Union Pub Company	Three advertisement signs	No objections	Permitted subject to the maximum surface brightness of the advertisement sign(s) not exceeding 300 candelas per m2. The illumination shall cease when the premises are closed.
No direct light source shall be visible to drivers on the highway. In addition, no development shall commence until full details of the materials and finishing colours have been submitted to and approved by the LPA.				

**CONSERVATION ADVISORY WORKING PARTY**

<b>Reference</b>	<b>Location and Applicant</b>	<b>Development</b>	<b>Remarks</b>
06/903/COU	Unit 7 Fellgate Court, Froghall, Newcastle Mr S Stanley	Change of use of existing building to information and advice centre	Within the Newcastle Town Centre Conservation Area
06/1181/OUT	Sainsburys, Liverpool Road, Newcastle Sainsburys Plc	Demolition of existing buildings and erection of 6 non-food retail units (Class A1) with associated car parking, access and landscaping works	Affects the Newcastle Town Centre Conservation Area
07/66/FUL	Lymewood Cottage, 1 The Green, Clayton, Newcastle Mr P Leigh	Conversion of garage and workroom to form dwelling	Within the Clayton Conservation Area
07/79/OUT	Holdcroft Motor Centre, Brunswick Street, Newcastle T G Holdcroft (Holdings) Ltd	Demolition of existing showroom and erection of four storey block to accommodate 65 apartments, 3 retail units, restaurant and 33 carparking spaces	Affects the Newcastle Town Centre Conservation Area
07/85/ADV 07/121/LBC	& Harecastle Farm, Newcastle Road, Talke Mitchells & Butler	Three illuminated signs	The development affects the setting of a Listed Building