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My ref
GD/EVB – R82/48

16 July 2010

To the Chair and Members

of the

CONSERVATION ADVISORY
WORKING PARTY

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 JULY 2010** at **7pm**.

AGENDA

1. To receive Declarations of Interest from Members on items included in this agenda.
2. Minutes of previous meetings to be signed by the Chair.
3. Minutes of meeting held on 15 June 2010 (copy attached for non-Council Members information).
4. To consider the attached reports at Appendix A and B (blue and salmon paper).
5. To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the Officer.
6. To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act 1972.

Yours faithfully

P W CLISBY

Head of Central Services

Members: Councillors Miss Cooper, Heesom, Mrs Naylor, Richards and Mrs Williams.

Outside Representatives: Messrs Chatterton, Ferrington, Heeks, Manning, McNair Lewis, Tribbeck and Worgan

The appropriate Parish Council representative(s)

**DECISIONS OF THE BOROUGH COUNCIL ON APPLICATIONS WHICH
HAVE PREVIOUSLY BEEN CONSIDERED BY THE WORKING PARTY**

Reference	Location and Applicant	Development	Working Party Comments	Planning Decision
10/40/FUL	Barracks Square, Barracks Road, Newcastle. Barracks Workshops Trust.	Retrospective application to regularise the uses at the site (A1, A2, A3, B1, B8 & D1)	No objections.	Permitted by Planning Committee 8 June, 2010
10/194/CON	Former St Giles & St George's Primary School, Newcastle. Newcastle Borough Council.	Demolition of two number outbuildings.	No objections.	Permitted by Planning Committee 11 May, 2010.
10/196/FUL	Cheeky Monkey's, Pitfield House, The Brampton, Newcastle. Mr Roper.	Side extension.	The Working Party welcomed the simpler amended design but suggests existing verge and eaves remain articulated and the lean-to extension sits underneath.	Permitted by Planning Committee 2 June, 2010
10/208/FUL	Butterton Nurseries, Park Road, Butterton. Miss M Holtom.	Single storey side extension.	No objections subject to the design matching the existing bungalow.	Permitted by Planning Committee 2 June, 2010.
10/212/DEEM 3	Former St Giles & St George's Primary School, Newcastle. Newcastle Borough Council.	Retrospective application for fitting of galvanised steel security screens to all windows and external doors.	No objections.	Permitted by Planning Committee 2 June, 2010.
10/223/FUL	The Rosary, Main Road, Betley. Mr S Goodall.	Rear conservatory.	The Working Party objected to the poorly detailed drawings. The proposed conservatory was considered to be too large and out of scale with the modest cottage and also of an inappropriate design and use of material. The plans did not match the elevations.	Permitted under Delegated Powers 30 June, 2010.

Reference	Location and Applicant	Development	Working Party Comments	Planning Decision
10/260/FUL	Butterton Nurseries, Park Road, Butterton. Butterton Nurseries Ltd.	Retention of boundary walls to plot numbers 3 & 4, erection of entrance gates and piers and associated landscaping.	The Working Party could not come to a unified decision. Due to the existing development compromising this part of the Conservation Area, the Working Party had no objections. The Chair, having visited the site, and Vice Chair however felt that the walls were inappropriate and should be altered/modified due to their close proximity to the historic walled garden. Changes should be made to repeating pillars, capstones and intrusive extraneous brick colours.	Permitted by Planning Committee 22 June, 2010.
10/263/FUL	The Estate House, Main Road, Betley. Mr D Dunkley.	Detached double garage.	No objections. The Working Party welcomed the amended plans which were an improvement on the original proposal.	Permitted by Delegated Powers 17 June 2010.
10/269/FUL	43-47 Bridge Street, Newcastle. Mr N Wooliscroft.	Change of use of former offices to mixed use comprising live music venue, café/bistro/bar and private members club and change of use of shop and living accommodation to associated storage.	No objections. The Conservation Advisory Working Party welcomed the chance to enliven this part of the town. Very few external alterations.	Application Withdrawn.
10/274/FUL	Waterfall Cottage, Whitmore Hall, Three Mile Lane, Newcastle Mr Cavenagh-Mainwaring.	Two storey rear extension.	Subject to careful control over materials, the Working Party had no objections.	Permitted under Delegated Powers 30 June, 2010.
10/291/CPO	Betley CE Primary School, Church Lane, Betley. Staffordshire County Council.	Demolition of existing entrance and toilet block extension. Replacement extension building to comprise of main entrance, reception, offices, toilet facilities and internal alterations.	No objections.	Permitted under Delegated Powers 3 June, 2010.

Reference	Location and Applicant	Development	Working Party Comments	Planning Decision
10/312/FUL	Civic Offices, Merrial Street, Newcastle. Newcastle under Lyme Borough Council.	Erection of protective mains cable cage and new railings on external wall.	Not Considered. Application was permitted development.	Application returned – Permitted Development.

CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Ward Councillors
05/200/EXTN	Butterton Nurseries, Park Road, Butterton. Mr J N Leath.	Extension to the time limit to implement Planning Permission 05/200/FUL for the erection of four single storey dwellings with attached office accommodation.	Within the Butterton Conservation Area.	Councillor A Howells Councillor Mrs F Myatt Councillor B Tomkins
10/365/FUL	7 Mount Pleasant, Newcastle. Ms M Mainwaring.	Two storey rear extension and rear conservatory.	Within the Stubbs Walk Conservation Area.	Councillor D Clarke Councillor Mrs E Shenton
10/366/FUL	9 and 10 Maer Village, Maer. Mrs P Evans and Mr P Adams.	Rear single storey extension.	Within the Maer Conservation Area.	Councillor A Howells Councillor Mrs F Myatt Councillor B Tomkins
10/386/FUL	Lower Stoney Low Farm, Three Mile Lane, Newcastle. Miss T Emery.	Application to remove condition CN 03 of 09/409/FUL – Outbuilding to house equipment associated with wind turbines.	Proposal may affect a Grade II Listed Building.	Councillor Mrs H Morris Councillor B Welsh
10/400/FUL	Gardeners Cottage, Maer. Mr P Burch.	Ground floor link extension.	Within the Maer Conservation Area.	Councillor A Howells Councillor Mrs F Myatt Councillor B Tomkins

OFFICER REPORT ON DELEGATED ITEMS

Applicant: Mr S Goodhall **Application No:** 10/223/FUL

Location: The Rosary Main Road Betley

Description: Conservatory

Policies and Proposals in the Development Plan Relevant to This Decision:

West Midlands Regional Spatial Strategy 2008

Policy QE1: Conserving and Enhancing the Environment
Policy QE3: Creating a high quality built environment for all

Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006 – 2026 adopted 2009

Policy CSP1: Design Quality
Policy CSP2: Historic Environment

Staffordshire and Stoke on Trent Structure Plan 1996-2011

Policy D1: Sustainable Forms of Development.
Policy D2: The Design and Environmental Quality of Development
Policy NC19: Conservation Areas

Newcastle Under Lyme Local Plan 2011

Policy H18: Design of residential extensions
Policy B9: Prevention of Harm to Conservation Areas
Policy B10: Requirement to Preserve or Enhance the Character or Appearance of a Conservation Area
Policy B13: Design and Development in Conservation Areas
Policy B14: Development in or Adjoining the Boundary of Conservation Areas

Other Material Considerations

Supplementary Planning Guidance Space Around Dwellings (July, 2004)
Article 4(2) Direction Removing Permitted Development Rights – Betley Conservation Area

Relevant National Policy Guidance

PPS1: Delivering Sustainable Development (February 2005)
PPS7: Sustainable Development in Rural Areas
PPS5: Planning for the Historic Environment (March 2010)
Companion Guide to PPS1: The Planning System: General Principles.

Planning History

None considered relevant.

Views of Consultees

Conservation Advisory Working Party (CAWP) – Objected to the poorly detailed drawings. The proposed conservatory was considered to be too large and out of scale with the modest cottage and also of an inappropriate design and use of materials. The plans did not match the elevations.

Betley, Balterley and Wrinehill Parish Council – The Parish Council supports the application.

Representations

None received.

Applicants/Agents Submission

A Design and Access Statement has been submitted raising some of the following points:-

- The conservatory is to be constructed from UPVC with a cream foil finish to match the existing windows on the property.
- Reclaimed bricks matching the dwelling are to be used for the base of the conservatory.

Key Issues

Amended plans have been received during the application process.

The application is for a conservatory measuring 2.9 metres by 6.5 metres by 3.1 metres in overall roof height. The key issues in the determination of the development are:

- the design of the proposal, particularly on the character and appearance of the Betley Conservation Area, and the
- impact on residential amenity

The design of the proposal, particularly on the character and appearance of the Keele Conservation Area

Policy H18 relates specifically to the design of residential extensions and considers that materials and design should fit in with those of the dwelling to be extended and not detract from the character of the original dwelling. In achieving this, the form, size and location of the extension should be subordinate in design to the original dwelling.

Policy B9 of the Local Plan states that the Council will resist development that would harm the special architectural or historic character or appearance of Conservation Areas. Policy B10 of the Local Plan states some criteria which must be met when permitting development that would alter the appearance of any building within a Conservation Area, including respecting the form, scale, bulk, height, materials and colours of the existing buildings, respecting historic features and boundaries, and protecting and enhancing views. Policy B13 of the Local Plan states that applicants should demonstrate how they have taken account of the need to preserve or enhance the character or appearance of Conservation Areas in the design of their development proposals.

Policy B5 of the Local Plan states that the Council will resist development proposals that would adversely affect the setting of a listed building.

The proposed extension is subordinate to the main dwelling house in accordance with the terms of policy H18. With respect to the special regard that must be paid to the character and appearance of the Conservation Area the applicant has responded to some of the concerns raised by the Conservation Officer and Working Party in that glazing bars have been removed from window sections and a thicker framing is now proposed more akin to a traditional orangery or garden room. Previous discrepancies of how the extension ties in with the walls of the main dwelling house have also been addressed.

Although a wooden construction is advised by the Conservation Officer the applicant has submitted a sample of the UPVC external facing material which is proposed. The sample is finished with a cream wood effect foil which would tie in with appearance of the fenestration of the main dwelling house. The Conservation Officer does advise that although wood remains the preferred material use the material proposed by the applicant would not be harmful to the character or appearance of the area.

Overall the view taken is that the proposal would not cause adverse harm to the character of the dwelling or to the special character and appearance of the Betley Conservation Area.

The impact on residential amenity

Supplementary Planning Guidance (SPG) Space Around Dwellings provides guidance on residential extensions including the need for privacy, daylight standards, and environmental considerations. Overall the proposal accords with the relevant advice of the SPG and the view taken is that the proposal should not be resisted on amenity grounds.

Reasons for the grant of planning permission

The proposed development is of a scale and design that is in keeping with the character of the main dwelling house and would not be detrimental to the special character and appearance of the Betley Conservation Area. Taking into account the position of the development and its scale it will not result in harm to neighbouring residential amenity levels in terms of visual intrusion, overlooking or loss of light. The development is in accordance with Policies H18, B5, B9, B10, B13 and B14 of the Newcastle under Lyme Local Plan 2010, Policies D2 and NC19 of the Stoke on Trent Structure Plan 1996-2011 and policies CSP1 and CSP2 of the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006-2026.

Recommendation

Permit subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
- R1: To comply with the provisions of Section 91 of the Town and Country Planning Act.
2. The development hereby permitted shall be carried out in accordance with the following approved plans;
 - Location Plan date stamped received by the LPA on 8 April 2010.
 - Proposed South Elevation date stamped received by the LPA on 25 June 2010.
 - Proposed North Elevation date stamped received by the LPA on 25 June 2010.
 - Proposed East Elevation date stamped received by the LPA on 25 June 2010.
 - Proposed Front Elevation date stamped received by the LPA on 25 June 2010.
 - Proposed Floor Layout Plan date stamped received by the LPA on 25 June 2010.
 - Proposed construction and material specification date stamped received by the LPA on 25 June 2010.
- R2: For the avoidance of doubt and in the interests of proper planning.
3. The external facing materials to be used in the construction of the base walls of the conservatory hereby permitted shall match as closely as possible in all respects (size, texture and colour) those of the main dwelling house.
- R3: In the interests of amenity and to protect the character and appearance of the Betley Conservation Area in accordance with the requirements of policy CSP1 and CSP2 of the Staffordshire and Stoke-on-Trent Core Spatial Strategy 2006 – 2026, policy D2 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 and policy H18, B5, B9, B10, B13 and B14 of the Newcastle under Lyme Local Plan 2010, Policies D2 and NC19 of the Stoke on Trent Structure Plan 1996-2011 and policies CSP1 and CSP2 of the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006-2026.
4. The proposed framework of the conservatory shall be developed in accordance with the details (PVCu cream foil) specified on the material specification sheet date stamped received by the LPA on 25 June 2010 unless previously agreed in writing with the Local Planning Authority.

R4: In the interests of amenity and to protect the character and appearance of the Betley Conservation Area in accordance with the requirements of policy CSP1 and CSP2 of the Staffordshire and Stoke-on-Trent Core Spatial Strategy 2006 – 2026, policy D2 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 and policy H18, B5, B9, B10, B13 and B14 of the Newcastle under Lyme Local Plan 2010, Policies D2 and NC19 of the Stoke on Trent Structure Plan 1996-2011 and policies CSP1 and CSP2 of the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006-2026.

Performance Checks	Date		Date
Consultee/ Publicity Period	10.5.10	Decision Sent Out	
Case Officer Recommendation	30.6.10	8 Week Determination	1.7.10
Management check	1/7/10 GM V		

OFFICER REPORT ON DELEGATED ITEMS

Applicant: Mr. David Dunkley **Application No:** 10/00263/FUL

Location: The Estate House, Main Road, Betley

Description: Extension to existing detached garage

Policies and Proposals in the Development Plan Relevant to This Decision:

West Midlands Regional Spatial Strategy

Policy QE3: Creating a high quality built environment for all

Staffordshire and Stoke on Trent Structure Plan 1996 - 2011

Policy D1: Sustainable Development
Policy D2: The Design and Environmental Quality of Development
Policy N13: Protection of Trees, Hedgerows and Woodlands
Policy NC19: Conservation Areas

Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006 - 2026 (Adopted 2009)

Policy CSP1: Design Quality
Policy CSP2: Historic Environment

Newcastle Under Lyme Local Plan 1996 - 2011

Policy H18: Design of Residential Extensions, where subject to planning control
Policy N12: Development and the protection of trees
Policy B9: Prevention of Harm to Conservation Areas
Policy B10: The Requirement to Preserve or Enhance the Character or Appearance of a Conservation Area
Policy B13: Design and Development In Conservation Areas
Policy B14: Development in or Adjoining the Boundary of Conservation Areas
Policy B15: Trees and Landscape in Conservation Areas

Other Material Considerations

Circular 11/95 – Conditions
Circular 36/78 Trees and Development
BS 5837:2005 – Trees in relation to construction

Relevant National Policy Guidance

PPS1: Delivering Sustainable Development
Companion Guide to PPS1 “The Planning System: General Principles”
PPS5: Planning for the Historic Environment

Supplementary documents

Betley Conservation Area Character Appraisal adopted December 2008
Betley Conservation Area Management Proposals (CAMP) adopted December 2008
Space Around Dwellings (July 2004)

Planning History

2001 01/401/FUL Garage, conservatory and extension to existing outbuildings - Permit

Views of Consultees

Conservation Advisory Working Party raises no objection following the submission of amended plans.

Betley, Balterley & Wrinehill Parish Council raises no objections to the amended design and location subject to the design and location being precisely that featured on the planning authority's website on 27 May 2010. Materials should also match those of the existing adjacent building.

Landscape & Development Section indicated that before they could comment they would require further information to be submitted; a tree survey, tree constraints plan and tree protection plan to B.S.5837:2005 for all trees that may be affected by the proposals with particular reference to the large lime tree shown as T2 on the plan.

Representations

The occupiers of 7 neighbouring properties have been notified with no representations being received.

Applicant/Agents Submission

A design and access statement has been submitted to support the application because the site lies within the conservation area. Its contents can be viewed on the application file or by visiting Public Access on the Councils website.

Key Issues

The application is for a detached garage but the location and design has changed following officer comments. Amended plans have been submitted and the proposal is now to extend the existing single detached garage towards the side of the main dwelling. The proposal is set back from Main Road with the property being within the village envelope of Betley and within Betley Conservation Area, as indicated on the Local Development Framework Proposals Map. Therefore the key issues in the determination of the development are:

- the design of the proposals and the impact of the proposed development on the Conservation Area.
- the impact on trees protected by Tree Preservation Orders.

The design of the proposals and the impact of the proposed development on the Conservation Area

PPS1 (para. 33) states *“Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.”*

Policy B9, B10, B13 and B14 seeks to prevent harm of development on Conservation Areas and a requirement to preserve or enhance the character or appearance of a Conservation Area. The property is located within the Betley Conservation Area and in particular, policy B10 is of importance in this instance.

The proposed extension, following the submission of amended plans, now extends the existing single storey detached garage that is located to the side/ south of the main dwelling. The proposal would measure 6 metres by 5 metres with a pitched roof and a height of 4.8 metres. The front elevation of the proposal would have two garage doors but the existing garage has a garage door and so there would be three doors located on the front elevation.

The existing building is set back from Main Road by a distance of 14 metres but it would be clearly visible from this main vantage point. The proposal due to its form, size and general appearance represents a sympathetic design that would respect the quality and character of the conservation area and street scene in general. The proposal has also been designed to respect the character of the main dwelling and other previous extensions and outbuildings within the residential curtilage. Many of

these extensions and buildings have similar features and fenestration which the proposal attempts to replicate and adopt where possible.

The facing materials to be used have not been specified since the location and design of the building was amended. Therefore a condition is considered necessary detailing the submission of these materials for approval with the applicant previously indicating that none traditional materials may be proposed.

It is considered that the proposed development would enhance the appearance of the conservation area whilst not having any detrimental impact on the character or appearance of the Conservation Area. This being in accordance with policy B9, B10, B13 and B14 of the Local Plan.

Impact on trees covered by tree preservation orders

The previously proposed detached garage was close to a large mature tree and the landscape section of the council requested further information so they could assess the potential impact on this tree. However since these comments the proposal has been amended which has resulted in the proposal extending the existing detached garage. The proposed garage would now be approximately 16 metres away from this tree and so it is unlikely to impinge on the root protection area for this tree. The landscape officer confirmed that a distance of 15 metres is likely to be sufficient for the development not to impinge on the root protection area.

A Yew tree would be removed but this is not protected or of any significance and whilst its replacement is advised it is not considered that a condition to secure this would be necessary.

Therefore, officers are satisfied that no harm would be caused to the mature tree and so the proposal is considered acceptable and in accordance with Policy N12 and B15 of the Newcastle-under-Lyme Local Plan.

Reasons for the grant of planning permission

The proposed development is of a scale and design that is in keeping with the character of the main dwelling house whilst preserving the appearance of the Betley Conservation area and it would not be detrimental to the visual amenity of the area. Taking into account the position of the development it would not result in harm to neighbouring residential amenity levels in terms of visual intrusion, overlooking or loss of light. Nor would the proposed development result in the loss or damage to any significant trees on or adjacent to the site. The proposed development accords with Policy B9, B10 & B15 of the Newcastle under Lyme Local Plan 2010, Policy D2 & Policy NC19 of the Stoke on Trent Structure Plan 1996-2011 and policy CSP1 & CSP2 of the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006-2026.

Recommendation

Permit subject to conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
- R1: To comply with the provisions of Section 91 of the Town and Country Planning Act
2. The development hereby permitted shall be carried out in accordance with the following approved plans and supporting information:-
 - Drawing title 'The Estate House – Proposed garage extension' (scale 1:50), date stamped received by the LPA on 4 June 2010.
 - Illustrative drawings 'Front elevation'; 'Rear elevation' & 'Front/ Side elevation', date stamped received by the LPA on 25 May 2010
 - Photomontage title – 'Front elevation photoshopped', date stamped received by the LPA on 25 May 2010
 - Site location plan (scale 1:1250), date stamped received by the LPA on 30 April 2010

- Block Plan, date stamped received by the LPA on 25 May 2010

R2: For the avoidance of doubt and in the interests of proper planning.

3. No development shall take place until samples of the materials to be used in the construction of external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

R3: In the interests of amenity and to preserve the character and appearance of the conservation area to comply with the requirements of policies D2 & NC19 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 and policies B9, B10 of the Newcastle-under-Lyme Local Plan 2011.

Note to the applicant

1. You are reminded of the need to comply with the conditions attached to the planning permission, failure to do so could lead to enforcement action against the owners of the property.

Performance Checks	Date		Date
Consultee/ Publicity Period	04.06.2010	Decision Sent Out	
Case Officer Recommendation	17.06.2010	8 Week Determination	25.06.2010
Management check			

None relevant to this application.

Views of Consultees

Conservation Advisory Working Party: - No objections subject to careful control over materials.

Parish Council: - Whitmore Parish Council has no objections.

Representations

Nil.

Applicants/Agents Submission

A Design and Access statement has been submitted with the application. Waterfall cottage is set in the courtyard of the original home farm to Whitmore Hall; it was built in 1957 following the demolition of an earlier dwelling. It is of little architectural merit and has little in harmony with the immediate built environment. Minor alterations are planned so that the owner can move into it from the hall following his retirement from active estate management.

The alterations would be of a minor nature. They would not be visible from the Hall.

Key Issues

Waterfall Cottage is within the grounds of Whitmore Hall which is a Grade 1 listed building and is within the Whitmore Conservation Area. It is also within close proximity to the 'Old Stable Block' a Grade II* listed building.

Given the location of the site within the Hall grounds, the relevant policies listed above and the features of the site, the key issues to be considered are its appropriateness in the green belt and area of landscape maintenance, its visual amenity including consideration of the Conservation Area and setting of the listed buildings and neighbour amenity.

Green Belt

The application site is within the Green Belt but not within a village envelope. Policy S3 states that there is a presumption against any form of development subject to certain exception policies. S3(iv) states that a well designed extension or alteration may be acceptable as long as it is not a disproportionate addition over and above the size of the original dwelling.

This stance is derived from PPG 2 that states that, 'Provided that it does not result in disproportionate additions over and above the size of the original building, the extension or alteration of dwellings is not inappropriate in Green Belts'

The proposal would increase the built floor area from 113 square metres to 146 square metres which is an increase of 29.2%. This size of extension is not considered to be disproportionate, so the proposal is acceptable with regard to Green Belt Policy. Therefore very special circumstances do not need to be demonstrated.

Landscape maintenance

The extensions would be within an established built area being a former farmyard and domestic rear area. The modest scale of the development and its appropriate design would therefore have no adverse impact upon the Area of Landscape Maintenance.

Visual Amenity including consideration of its placement within Whitmore Conservation Area and impact upon the setting of Old Stable Block (Grade II*)

The 'cottage' is a brick built house erected in the 1950's. It has the architectural features common at that time and has little in common with the adjoining barn conversion. The 'cottage' is rectangular

with a dual frontage, and double pitch roof with end gables.

The largest element of the proposal is a single storey rear extension to create a garden room. The rear pitch of the roof would be extended down from the main roof slope utilising a 'cat slide' roof above the ground floor to give a roof lit gallery before meeting the new back wall (This gives the impression of two storey extension to some extent). A new french window giving access to the back garden would replace the window in the existing back wall. The appearance of these works is acceptable.

To the side, next to the adjoining barn conversion an existing outbuilding store is to be taken into the house for use as a laundry and office. The flat roofed connection would be replaced by a double pitched one with new front and rear doors. This to would be acceptable improving the overall appearance of the development.

The third element is replacing the existing front door canopy with a brick built porch and steps. There is no objection to this.

Although the property is within the grounds of Whitmore Hall a Grade 1 listed building, due to the layout of the site it does not impact upon the setting of this building. It is however located within a prominent position framing the courtyard of part of the estate that includes the 'Old Stable Block' a Grade II* listed building and consideration needs to be given to this. It is felt that the proposed alterations would actually improve this building of limited architectural merit which would consequently have no adverse impact upon the setting of the Old Stable Block.

The design of the proposals would therefore not detract from the character of the original house, be detrimental to the character of Whitmore Conservation Area or have an adverse impact upon the setting of The Old Stable Block. To ensure the materials are satisfactory a condition will be included requesting these to be submitted to the Local Planning Authority for prior approval.

Neighbour amenity

The cottage is in close proximity to the barn conversion however there are no works which would overshadow or dominate or any new windows which could give rise to loss of privacy. There would be no material loss of neighbour amenity caused by the proposal.

Reasons for the approval of planning permission

The development complies with Policies S3 and N19; and B5,B9,B10 and H18 of the Newcastle under Lyme Local Plan 2010, D2, NC2,NC18 and NC19 of the Stoke on Trent Structure Plan 1996-2011 and CSP1 and CSP2 of the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006-2026 because it is of a scale and design that assimilate with the character of the original dwelling house and would not be detrimental to the visual amenity of Whitmore Conservation Area, the setting of the listed buildings or the surrounding locality. Policy D2 of the Stoke on Trent Structure Plan 1996-2011 is further met in that the development does not result in harm to neighboring residential amenity levels in terms of visual intrusion, overlooking or loss of light.

Recommendation

Permit subject to:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
- R1. To comply with the provisions of Section 91 of the Town and Country Planning Act.
2. No works shall commence until the materials to be used in the construction of the development hereby permitted have been submitted to the Local Planning Authority and approved in writing. The development shall then be built in accordance with the approved details.

R2. In the interests of amenity to comply with the requirements of policy D2 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011, policy H18 of the Newcastle-under-Lyme Local Plan 2011 and policy SP1 of Newcastle under Lyme and Stoke on Trent Core Strategy 2009.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

ROD TRAVERS – WATERFALL COTTAGE DRAWING No 1, Date stamped Received by The Council 11 May 2010.
 ROD TRAVERS – WATERFALL COTTAGE DRAWING No 2, Date stamped Received by The Council 11 May 2010.
 ROD TRAVERS – WATERFALL COTTAGE DRAWING No 3, Date stamped Received by The Council 11 May 2010.

R3. For the avoidance of doubt and in the interests of proper planning.

Note to the Applicant
 N10. (Crime prevention)

Performance Checks	Date		Date
Consultee/ Publicity Period	18.6.2010	Decision Sent Out	
Case Recommendation	5/7/2010	8 Week Determination	6.07.2010
Management check	6/7/10 GM V		

OFFICER REPORT ON DELEGATED ITEMS

Applicant Staffordshire County Council **Application No:** 10/00291/CPO

Location Betley Church Of England Primary School, Church Lane, Betley

Description: Demolition of existing entrance and toilet block extension, and erection of a replacement extension building to comprise of a main entrance, reception, offices, toilet facilities

Policies and Proposals in the Development Plan Relevant to This Decision:

West Midlands Regional Spatial Strategy 2008

Policy QE3: Creating a High Quality Built Environment for all
Policy UR4: Social Infrastructure

Staffordshire and Stoke on Trent Structure Plan 1996 - 2011

Policy D1: Sustainable Development
Policy D2: The Design and Environmental Quality of Development
Policy NC19: Conservation Areas

Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006 - 2026 (Adopted 2009)

Policy ASP6: Rural Area Spatial Policy
Policy CSP1: Design Quality
Policy CSP2: Historic Environment

Newcastle under Lyme Local Plan 2011

Policy B9: Prevention of Harm to Conservation Areas
Policy B10: The Requirement to Preserve or Enhance the Character or Appearance of a Conservation Area
Policy B13: Design and Development In Conservation Areas
Policy B14: Development in or Adjoining the Boundary of Conservation Areas
Policy B15: Trees and Landscape in Conservation Areas

Other Material Considerations include:

National Planning Policy

PPS1: Delivering Sustainable Development (2005)
PPG15: Planning and the Historic Environment (1994)

Companion Guide to PPS1 "The Planning System: General Principles"

Supplementary Documents

Betley Conservation Area Character Appraisal adopted December 2008
Betley Conservation Area Management Proposals (CAMP) adopted December 2008

Relevant Planning History

1996	96/70/CPO	Replacement classroom unit - permit
2003	03/58/CPO	Infill of courtyard to provide teaching area - permit
2005	05/921/CPO	Provision of shelter for covered play area - permit
2009	09/725/CPO	Demolition of existing entrance and toilet block -permit

Consultations and Publicity

It is the County Council's responsibility to carry out consultations and publicity concerning this application but the Borough Council's Conservation Advisory Working Party objected to the previous application but following the amendments they now raise no objections.

Applicants/Agents Submission

A Supporting Statement incorporating Design and Access Statement has been submitted with the application. In the Statement the architect sets out the basis for their design proposals, having outlined their "conservation philosophy". They say that the extension is designed to sit alongside the Victorian school building as a contemporary designed extension. The main entrance is predominantly glazed and its visual appearance is 'lightweight' against the existing brick building. The glazed front (east) main entrance elevation seeks to differentiate between 'old' and 'new'. The proposal aims to create a sense of entrance to the school, something which does not currently exist. They also say that the proposed design reflects elements of the historic architectural language of the existing Victorian school but in a contemporary way. The strong horizontal element of the plinth and the use of brick in the existing Victorian school have influenced the final design of the extension. The design of the two roof structures helps to further reduce its scale and mass. They conclude by stating that this proposal aims to create a well-designed, modern and vibrant, yet modest piece of architecture in an historic context, whilst ensuring the different phases of development of the building can be clearly distinguished, and ensures a coherent relationship between the old and new.

Key Issues

This is a consultation by the County Council. The request for comments was received on 19 May 2010. For any comments that the Borough Council may have on this proposal to be taken into account, they have to be submitted to the County Council by no later than 9 June 2010. The application site is a school within the village envelope of Betley and located within the Betley Conservation area, as indicated on the Local Development Framework Proposals Map.

The planning application is a resubmission following objections to the previous planning application from the Borough Council. The design of the proposal has now been amended following these adverse comments regarding the previous design.

The main issues for consideration in the determination of this application are the design of the proposal and its impact on visual amenity and the appearance of the Conservation Area.

Design and impact on visual amenity and the Conservation Area

Policy B9, B10, B13 and B14 of the Local Plan seek to prevent harmful impact on Conservation Areas and refer to the requirement to preserve or enhance the special character or appearance of a Conservation Area. Policy CSP2 of the recently adopted Core Spatial Strategy also relates to the historic environment whereby sites and areas of special architectural or historic interest should be preserved and enhanced.

The Betley Conservation Area character appraisal identifies that the school was built in 1853 next to the St. Margaret's Church. The appraisal details the current alterations to the school as negative features because they have not been carried out sympathetically. Notwithstanding this the appraisal and the proposals map identifies the school as making a positive contribution to the character of the Conservation Area and as helping the village to provide a key amenity, thus preserving the village community. The proposals map also identifies the school as a focal building, along with the nearby church which illustrates the importance of this part of the CA.

Since the previous objections raised by the Council further discussions have taken place with the applicant. The main issues discussed were the style of roof proposed with the previous flat roof design not considered acceptable.

The proposal is located on the side of the existing building which has a traditional appearance of a Victorian village school that has been extended and altered over the years. The proposal would replace an existing flat roof extension which blends in against the existing building. The proposal would be clearly visible from Church Lane but it is noted that other views from the north and west would be limited due to the mature tree screening on the western boundary and the existing building would also screen views. Church Lane is a key vantage point within the Conservation Area with the Grade 1 Listed St. Margaret's Church and the school building being classed as a focal point, as detailed within the CAMP.

The proposed extension has a mono pitched glazed roof with the front elevation also being predominantly glazed. The front elevation is the main elevation that would be visible from Church Lane. The main bulk of the proposal is towards the rear of the property which, as detailed above, is predominantly hidden from view. The side elevation and rear elevation would be predominantly constructed of facing brick to match the main school building which help it to maintain a traditional appearance. The front elevation of the proposal has been specifically designed to have a contemporary and lightweight appearance which would appear as an extension and as a new focal entrance to the building. The proposal also has a modest height that does not dominate the traditional appearance of the original building or the street scene and the conservation area. It is considered that the contemporary design on the front elevation is now acceptable and it shows a contrast between the old and new.

As discussed the proposal does have a significant floor area, extending out almost to the back line of the original building, and having a footprint of almost twice that of the flat roofed extension that is to be removed. The views, particularly within the street scene and wider conservation area will be limited and so its size, height and use of materials are considered acceptable.

In consideration of the above it is considered that the amended design to the front elevation of the proposal now represents an acceptable design that will both preserve and enhance the quality of this part of the conservation area. Therefore, the proposal is considered to be in accordance with SSSP policy NC19 for conservation areas, the above policies of the Local Plan and CSS policy CSP2.

Decision

That the County Council be informed that Newcastle Borough Council has NO OBJECTIONS to the proposals, subject to conditions for the approval of all facing and roofing materials prior to the development commencing.

Performance Checks	Date		Date
Consultee/Publicity Period	N/a	Decision Sent Out	
Case Officer Recommendation	03.06.2010	Consultation Determination	09.05.2010
Management check			

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

Tuesday 27 July 2010

Reference	Location and Applicant	Development	Remarks	Ward Councillors
10/425/FUL	14 Nantwich Road, Audley RP & L Properties	Retrospective planning application to retain a bungalow as built. Previously approved under Planning Reference 05/662/FUL.	Within the Audley Conservation Area	Councillor Mrs A Beech Councillor Mrs D Cornes Councillor I Wilkes