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CONSERVATION ADVISORY WORKING PARTY

2 April 2013

Present:- Councillor Miss Cooper in the Chair

Councillors Allport and Robinson

Representing Outside Bodies:-

Mrs C Henshaw – Staffordshire Historic Buildings Trust

Mr R Manning – North Staffs Society of Architects

Mr F Colella – Staffordshire Parks and Gardens Trust

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Mrs Burnett

DECLARATIONS OF INTEREST

Mr Colella indicated that he had in the past worked for the applicant for application 13/00063/FUL referred to within item 4 of the agenda, but he had no current involvement with that proposal, or instructions to act on the applicant's behalf in relation to any other matter

MINUTES OF PREVIOUS MEETING

Resolved:- That the minutes of the previous meeting held on 12 March 2013 be agreed as a correct record.

PREVIOUSLY CONSIDERED PLANNING APPLICATIONS

Resolved:- That, having heard from the officer details of the consideration which had been given to the views previously expressed by the Working Party, the decisions be received.

NEW APPLICATIONS RECEIVED

Resolved:- 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>
13/00063/FUL	Butterton Nurseries, Park Road, Butterton. Mr Neville Leath. Garage.	The Working Party expressed concern about the forward position of the proposed garage, relative to the front of the dwelling; that it would hide part of the kitchen garden wall; and about the introduction of a

further element of extension to this dwellinghouse (contrasting in design with that existing), taking into account the degree to which it would already have been extended and the location of the new development on plot 1 of the kitchen garden development. The Working Party had no particular concern about the idea of a freestanding garage on the other side of the parking area but wished to see any details of such a proposal and had some concerns about the likely proximity of such a garage to the house, and possible impact upon important tree cover.

13/00185/DEEM3 Open Market, High Street, Newcastle.
Newcastle Borough Council.
New market stalls.

The Working Party whilst acknowledging that the scale of the new stalls was an improvement upon those that exist, and welcoming the possibility that the scheme brings of opening up views of the southern portico of the Listed Guildhall, considered that the proposed market stalls being very basic structures of an unattractive design represent a missed opportunity to improve the public realm, and could be much improved by being more sculptural in design

13/00172/FUL Gaunt's Hatch, 45 Sandy Lane, Newcastle.
Mr Sean Lambert.
Alterations and extension to existing dwelling house.

The Working Party, noting that the site lies adjacent to rather than within the Brampton Conservation Area, considered that a more appropriate design solution would be to use timber for the rear and side walls of the car port structure

13/00203/FUL 15-17 Nantwich Road, Audley.
Mr S Jayes.
Conversion of existing dwelling into two dwellings,

The Working Party recommended that glazing on the extension be amended to reflect the two pane approach

two storey side extension to No 17.

predominantly found on the existing building, but otherwise had no objection to the proposal. It was considered that the setback approach to the extension was appropriate and would avoid problems of render and roofing mismatch which an extruded form of extension would probably involve, and the degree of setback was acceptable. The Working Party expressed the view that any requirement to provide off-street car parking at this location would be likely to have a significant adverse impact upon the streetscene because of the difference in levels, and they questioned its necessity given the predominance of on-street parking at this location.

12 IRONMARKET, NEWCASTLE - ADVERTISEMENTS

Resolved:- That the Head of Planning be requested to bring before the Working Party at its next meeting a report on the signs now being displayed at the premises

MISS J M COOPER
Chair

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