

Public Document Pack

Date of meeting Tuesday, 9th October, 2012
Time 7.00 pm
Venue Committee Room 1. Civic Offices, Merrial Street,
Newcastle-under-Lyme, Staffs ST5 2AG
Contact Geoff Durham

Conservation Advisory Working Party

AGENDA

PART 1- OPEN AGENDA

- 1 Apologies for Absence**
- 2 DECLARATIONS OF INTEREST**
To receive Declarations of Interest from Members on items included in this agenda
- 3 MINUTES OF PREVIOUS MEETINGS** **(Pages 1 - 4)**
To agree as a correct record, the minutes of the meeting held on 18 September 2012.
- 4 PREVIOUSLY CONSIDERED APPLICATIONS** **(Pages 5 - 40)**
To receive the decisions of applications which have been previously considered by this Working Party.
- 5 NEW APPLICATIONS RECEIVED** **(Pages 41 - 42)**
To make observations on new applications received.
- 6 Location Plans** **(Pages 43 - 52)**
- 7 URGENT BUSINESS**
To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act, 1972.

Members: Councillors Allport, Mrs Burnett (Chair), Miss Cooper (Vice-Chair), Robinson and Wilkes

'Members of the Council: If you identify any personal training / development requirements from the items included in this agenda or through issues raised during the meeting, please bring them to the attention of the Committee Clerk at the close of the meeting'

Officers will be in attendance prior to the meeting for informal discussions on agenda items.

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CONSERVATION ADVISORY WORKING PARTY

Tuesday 18 September 2012

Present:- Councillor Mrs G Burnett – in the Chair

Councillors Allport, Miss Cooper and Robinson
Also in Attendance Mr L Chatterton – Newcastle Civic Society
Mr R Manning – North Staffs Society of Architects
Mr R Redgewell – Newcastle Civic Society

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Wilkes and Mrs Henshaw.

2. DECLARATIONS OF INTEREST

There were none.

3. MINUTES OF PREVIOUS MEETINGS

Resolved:- That the minutes of the previous meeting held on 29 August 2012 be agreed as a true record with the amendment that Councillors Allport, Mrs Burnett and Robinson's apologies are recorded.

4. PREVIOUSLY CONSIDERED APPLICATIONS

Resolved:- That the decision on applications previously considered by this Working Party be received.

5. 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>
12/00458/LBC	Byrne Cottage, Main Road, Betley. Mrs V Edwards. Replace ground floor rear window with timber doors and external flue.	No objections to the new proposed door but the Working Party objected to the external flue due to its appearance and felt that it should be located internally within the chimney breast, as shown. Its impact at roof level would then be minimised.
12/00494/FUL	The Coach House, Butterton Road, Butterton. Mrs S Bradbury. Erection of new brick double	No objections to the garage location, but the Working Party felt that some attempt should be

Conservation Advisory – 18/09/12

	garage and store.	made to match the garage design to the house as well as the materials i.e. hipped roof with extending barge boards.
12/00477/LBC	Old Springs Hall, Old Springs, Market Drayton. Mr & Mrs Lee. Extend the depth of 4 windows on the south-west elevation.	No objections.
12/00482/FUL	Lymewood Cottage, The Green, Clayton, Newcastle. Mr & Mrs Mickleburgh. Two storey side extension.	No objections.
12/00485/FUL	Bus stop, land opposite Castle Hill, New Road, Audley. Audley Parish Council. Erection of a bus shelter.	The Working Party objected to the modern design of the shelter in this important and sensitive location. It would harm the appearance of the Conservation Area and alternative and better shelters should be considered.
12/00559/FUL	9 Brunswick Street, Newcastle. Westlands Estates Ltd. Conversion and alterations to comprise ground floor retail unit with single storey rear extension and change of use of first and second floors to 6 residential units.	No objections.
12/00422/LBC	102 London Road, Knighton. Mrs J Smith. Demolition of two lean-to buildings within the curtilage of a Listed Building	No objections.

6. APPLICATIONS FOR FINANCIAL ASSISTANCE

An application for financial assistance from the Conservation and Heritage Fund for four chest tombs in St Mary's Churchyard, Mucklestone was received.

Resolved:- That the Planning Committee be recommended to approve a grant of £537 for the repair and restoration of four chest tombs at St Mary's Church, Mucklestone. Mr Manning suggested that Loggerheads Parish Council apply to the Barracks Trust for the outstanding funding they require.

7. ANY OTHER BUSINESS

The Working Party discussed the possibility of amending the terms and conditions of the Historic Building Grant Fund for a greater percentage to be awarded to heritage assets on a discretionary basis if the circumstances and significance of certain assets warrant it.

The Conservation Officer to prepare a report for the Working party to consider and make recommendations to the Planning Committee in discussion with the Head of Planning and Development and the Portfolio Holder.

MRS G BURNETT
Chair

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

For reports on all committee decisions, please follow the minutes and agendas search on the Council's website or refer to your copy of the Planning agenda for the permitted date. Reports for delegated items are attached to the agenda.

Reference	Location and Applicant	Development	Working Party Comments	Planning Decision
12/00328/FUL	Laverock Grove & Morningside, Madeley.	Removal of concrete panels and provision of replacement bricks, cavity wall.	No objections.	Permitted under delegated powers 13.9.12.
12/441/LBC	The White House, Madeley.	Replacement windows, conservatory roof and bi-fold doors. New rooflights, alterations to drainage and new bi-fold doors to studio.	No objections, but segmental windows should be utilised ideally as infill panels would not have been original, and windows to be set back to create a recess as per original.	Permitted under delegated powers 12.9.12.
12/00462/ADV	Students Union and shops, Keele University.	Advertisement signs and banners.	No objections to banners and shop signs or logo but level of illumination to be controlled. WP objected to green cladding and suggested render be cleaned or re-painted with cream using colourful lettering to provide feature.	Permitted under delegated powers 17.9.12.
12/00446/FUL	The Old School, Church Bank, Keele.	Proposed new bay extension and reinstatement of former bell tower.	The WP had no objections to the bell tower but had mixed views on bay and whether it should be contemporary or historic approach.	Permitted under delegated powers 18.9.12.
12/00383/FUL	David Weatherhall Medical School, Keele University.	Single storey rear extension two storey side extension and first floor side extension.	No objections.	Permitted under delegated powers 13.9.12.
12/00426/FUL	Highfields Cottage, 6 Maer Village, Maer.	Removal of single storey conservatory and car port and erection of replacements.	No objections.	Permitted under delegated powers 25.09.12.

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Supplementary Planning Guidance

Space Around Dwellings (July 2004)

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD (Nov 2010).

Waste Management and Recycling Planning Practice Guidance Note (January 2011)

Relevant Planning History

None Relevant.

Views of Consultees

Madeley Parish Council: Supported.

Conservation Officer

Three of the houses fall within the Conservation Area. Most of the surrounding houses are finished in brick, so long as the bricks used are a good match there is no objection.

Representations

None.

Applicant's Submission

1 A design and access statement has been submitted with the application, which outlines the following:

The project is for the repair and modernisation of existing Airey type concrete construction properties. The works include:

- Removal of concrete panels and provision of replacement brick and blockwork cavity walls;
- Replacement of roof covering including soffit, fascia and rainwater goods;
- Replacement windows;
- Replacement external doors;
- External works;
- Internal works.

Once completed the properties will look like new builds.

Key Issues

This main feature of this planning application is the replacement of the external concrete walls of existing houses by brick; together with the replacement of windows, doors and rainwater goods which follow from this and new front garden layouts with off street parking.

It is considered that the main issue in the determination of this application is impact on the street scene.

Impact on the Street Scene

The National Planning Policy Framework Section 7 requires good design; it is a key aspect of sustainable development, indivisible from good planning (para 56) and permission should be refused for development of poor design (para 64). Policy D2 calls for development which should be designed to relate to its surrounding context while not excluding innovative and creative designs.

The houses involved in this application are set within a much larger estate of similar houses the remainder of which are of brick construction. 6,8 and 10 Laverock Grove Avenue are half of the semi-detached pairs and the other half of the semi have already changed the appearance of their external walls having a rendered finish, 9 retains its concrete finish. Within the application the new external walls will bring the appearance of the houses into line with the majority of houses on the estate which should improve the overall appearance; three will be odd, this should appear no worse than the existing two and will not outweigh the general improvement. The overall dimensions of the houses will not change; the proposed front garden layouts are acceptable; the proposal complies with policy.

Reasons for the grant of planning permission

The proposal complies with the Aims and objectives of NPPF, Strategic Aim 16 and Policy CSP1 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 and Policy D2 of the Stoke-on-Trent Structure Plan 1996-2011 because its design and finish fit in with the character of the surrounding dwellings and would not be detrimental to the visual amenity of the area.

Recommendation

Permit subject to:

1. **BA01 Commencement within 3 years (full)**
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 house facing bricks to be used in the development hereby permitted shall be TERCA/BAGGERIDGE: Wineburger – Woodland Mixture unless otherwise agreed in writing by the local planning authority.
- 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
3. The development hereby permitted shall be carried out in accordance with the following approved documents:
Aspire Housing Drwg: Project: Moringside & Laverock Grove Madeley – Airey's Properties in Madeley; Received by the Council 11 June 2012;

- Aspire Housing - Drwg: Airey's Type 1 Existing Floor Layouts and Elevations; Received by the Council 19 Jul 2012;
- Aspire Housing – Drwg: Airey's Type 1 Proposed Floor Layouts and Elevations; Received by the Council 19 Jul 2012;
- Aspire Housing – Drwg: Airey's Type 2 Existing Floor Layouts and Elevations; Received by the Council 19 Jul 2012;
- Aspire Housing - Drwg: Airey's Type 2 Proposed Floor Layouts and Elevations; Received by the Council 19 Jul 2012;
- Aspire Housing – Drwg: Airey's Properties No 004 – Block paved Driveway and Low Maintenance garden; Received by the Council 11 Jun 2012;
- Aspire Housing – Drwg: Airey's Properties No 005 – Block paved Driveway and Low Maintenance garden; Received by the Council 11 Jun 2012;
- Aspire Housing – Drwg: Airey's Properties – Proposed surface water Drainage options; Received by the Council 14 Aug 2012;
- Design and Access Statement; Received by the Council 11 Jun 2012;
- E-mail dated 13 August 18.10hr, Aspire Group – Planning Applications re: Airey Planning Applications – **surface water drainage** and **facing brick**; Received by the Council 14 Aug 2012.

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

Performance Checks	Date		Date
Consultee/ Publicity Period	24.08.2012	Decision Sent Out	
Case Officer Recommendation	12.09.2012	8 Week Determination	13.9.2012
Management check	12/9 ESM		

OFFICER REPORT ON DELEGATED ITEMS

Applicant - Mr D Wilson

Application No. 12/00441/LBC

Location – The White House, Poolside, Madeley

Description – Listed Building Consent for replacement windows, replacement conservatory roof, new bi fold doors, new conservation roof lights, alterations to pipe work and drainage, new bifold doors to studio.

Policies and proposals in the Approved 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

Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2011

Policy D2: The Design and Environmental Quality of Development
Policy NC18: Listed Buildings
Policy NC19: Conservation Areas

Newcastle-under-Lyme Local Plan 2011

Policy B6: Extension or Alteration of Listed Buildings
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

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

Policy CSP1: Design Quality
Policy CSP2: Historic Environment

Other Material Considerations include:

National Planning Policy

National Planning Policy Framework

The Secretary of State's announcement of his intention to abolish RSS

The Secretary of State has made it clear that it is the Government's intention to revoke RSSs and the Localism Act 2011, which includes powers to give effect to that intention, received Royal Assent on 15 November 2011. However, pending the making of a revocation order in accordance with the new Act, the RSS remains part of the statutory development plan. Nevertheless, the intention to revoke the RSS and the enactment are material considerations.

Supplementary Planning Guidance

N/A

Planning History

95/00551/FUL and 95/00559/LBC Permitted Conversion to two dwellings

Views of Consultees

The **Conservation Advisory Working Party** - No objections to the proposals however the following improvements should be considered;

- Segmental windows should be utilised ideally as infill panels would not have been original
- As windows are replaced, they should be set back to create a recess as would have been seen originally

Conservation Officer – No objections

Madeley Parish Council – support the application

Representations

No representations received.

Applicants/ Agents submission

The requisite application forms and plans were submitted as well as a design and access statement incorporating a statement of historical significance.

Key Issues

The application is for Listed Building Consent for alterations to the building, including:

- Replacement windows
- Replacement conservatory roof
- New bi fold doors
- New conservation style roof lights
- Alterations to pipe work and drainage
- New bi fold doors to studio

The proposal is a Grade II listed building located within the village envelope of Madeley and the Madeley Conservation Area as indicated by the Local Development Framework Proposals Map.

The key issue in the determination of the application is:

- The design of the proposals and their impact upon the listed building and the Madeley Conservation Area

The design of the proposals and their impact upon the listed building and the Madeley Conservation Area

The NPPF states that,

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation”

It then goes on to state that when determining applications, local planning authorities should take account of;

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness

Policy B6 of the Local Plan indicates that the Council will resist alterations or additions to a listed building that would adversely affect its character or its architectural or historic features. Policy CSP2 of the Core Spatial Strategy also seeks to preserve and enhance the character and appearance of the historic heritage of the Borough.

The proposal is for minor alterations to the internal first floor main bedroom by removing a stud partition wall. The new en suite is then relocated into a storage cupboard and door punched through to gain access from the bedroom. This room is lit by a new conservation style roof light. The other internal change is to the rear by reconfiguring the bathroom and bedroom, gaining more successful spaces and lighting the corridor with another conservation style roof light. Neither of these changes impact on the special interest of the building, indeed moving the en suite at the front of the building enables the unsightly pipe work to be removed and located internally which is an improvement.

As part of this application the applicant has agreed to replace all of the windows with timber casements. Again this regularises the unauthorised works identified under 12/00094/207C1, without the need for any enforcement. It is considered that a condition should be imposed on this element of the work for prior approval which gives a time limit to undertake these works, to ensure they are undertaken to a satisfactory standard that will preserve the character of the Listed Building. This would address the comments of the Conservation Advisory Working Party as the details of the windows would ensure that recessed, segmental windows are provided.

The alterations to the fenestration on the lean to conservatory and outbuilding/studio with contemporary bifold doors, have no impact on the special character of the building and are considered to be an improvement.

Overall it is considered that the proposed alterations to the building would have no adverse impact upon the appearance of the Grade II listed building as well as the Newcastle under Lyme Conservation Area. The proposal therefore accords with Policy D1 of the Staffordshire and Stoke on Trent Structure Plan 1996 – 2011, policies B6, B9, B10, B13 and B14 of the Newcastle under Lyme Local Plan 2011 and the overarching aims and objectives of the NPPF.

Reasons for the grant of planning permission

The proposed alterations to the building would have no adverse impact upon the character or appearance of the Grade II listed building as well as the Madeley Conservation Area. The proposal therefore accords with Policy D1 of the Staffordshire and Stoke on Trent Structure Plan 1996 – 2011, policies B6, B9,

B10, B13 and B14 of the Newcastle under Lyme Local Plan 2011 and the overarching aims and objectives of the NPPF.

Recommendation

Permit subject to the following conditions;

1. **BA01** - 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. **BESPOKE** - The development hereby permitted shall be carried out in accordance with the following approved plans and documents;

- 8156 – 4B Proposed elevations, received 24th July 2012
- 8156-3B Proposed plans, received 24th July 2012
- 8156- 2 Existing elevations, received 24th July 2012
- 8156 – 1A Existing plans – Block and Location Plan, received 24th July 2012
- 8156 Design and Access Statement, received 24th July 2012

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

3. Within 2 months of the date of this permission, full and precise details of the proposed timber casement windows to a scale of not less than 1:5 shall be submitted to the Local Planning Authority for prior approval. Following approval, all existing upvc windows shall be replaced with timber casement windows that accord with the approved details, within 12 months of the date of approval of the details submitted.

R3: To protect the special historic character of this Grade II Listed Building, in accordance with policies B6, B9, B10, B13 and B14 of the Newcastle under Lyme Local Plan 2011 and the aims and objectives of the NPPF.

Note to applicant

The timber casement windows, the details of which are required by condition 3 above, should be segmental windows that are set back from the face of the brickwork to create a recess as would have been seen originally. It is recommended that advice is sought on the details prior to formal submission in accordance with the requirements of the condition.

Performance Checks	Date		Date
Consultee/ Publicity Period	24.8.12	Decision Sent Out	
Case Officer Recommendation	10.9.12	8 Week Determination	18.9.12
Report checked by Back Office			
Management check	10/9 ESM		

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OFFICER REPORT ON DELEGATED ITEMS

Applicant Estates Department, Keele University **Application No** 12/00462/ADV

Location Students Union & Shops, Keele University, Keele

Description Advertisement Signs & Banners

Policies and proposals in the Development Plan relevant to this decision:

West Midlands Regional Spatial Strategy

Policy QE3: Creating a high quality built 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 NC17A: Historic Parks and Gardens: Protection

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

CSP1: Design Quality

CSP2: Historic Environment

Newcastle under Lyme Local Plan 2011

Policy B5: Control of development affecting the setting of a listed building

Policy N17: Landscape Character – General Considerations

Policy N19: Landscape Maintenance Areas

Other Material Considerations:

Relevant National Policy Guidance:

National Planning Policy Framework (March 2012)

Circular 03/07 Town and Country Planning (Control of Advertisement) Regulations 2007

Supplementary Planning Guidance

Staffordshire County Council – Highways Standing Advice 2004

The Secretary of State's announcement of his intention to abolish RSS

The Secretary of State has made it clear that it is the Government's intention to revoke RSSs and the Localism Act 2011, which includes powers to give effect to that intention, received Royal Assent on 15 November 2011. However, pending the making of a revocation order in accordance with the new Act, the RSS remains part of the statutory development plan. Nevertheless, the intention to revoke the RSS and the enactment are material considerations.

Relevant Planning History

There have been several applications on the student union as well as in the immediate vicinity as part of aesthetic improvements to the heart of the campus. A previous signage application was approved for this building however this has not been implemented and subsequently there have been changes to the elevations of the student union (12/312/FUL - approved) and a change in the type of signage wanted by the students.

Views of Consultees

Keele Parish Council provided the following comments,

“There was some concern regarding the need for an illuminated sign, but overall it was felt as a minor refresh to the shop frontage”

Environmental Health have no objections to the application.

Conservation Advisory Working Party provided the following comments,

“No objection to the banners and shop front signs.

No objections to the student logo, however, the level of illumination should be controlled

The Working Party objected to the Student Union green cladding and suggested that the render could be cleaned or repainted with cream/white using colourful lettering to provide the stand-out feature”

The **Conservation Officer** has provided the following comments,

“I have no objections to the new signs for the shops or the banner signs in this location. However the Students Union sign has a poorer quality compared to the other signs that are proposed around the campus. The font doesn't seem to work very well and I do object to the internally illuminated box sign”

Representations

None received

Applicants/agents submission

The requisite application forms and drawings were submitted.

Key Issues

This application is for various advertisement signs on both the students union as well as the adjacent retail. The proposed signage would be in the form of fascia signs advertising the student union and retail units as well as some banner signs relating to the university itself. All the signs would be non illuminated with the exception of the Keele University Student Union logo which is specified to be illuminated with a 1050cd/m² lighting level.

The recently published National Planning Policy Framework now replaces the old PPG 19 which provided guidance on the display of outdoor advertisements. The NPPF still provides guidance on outdoor advertisements and details in paragraph 67 that,

“Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority’s detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts”

The impact of the advertisements on the amenity of the property it relates to and the surrounding landscape

The fascia signage does not have an adverse impact upon the character of the area due to the acceptable design of the proposal. The signage is not too large or dominant and relates in scale to the buildings which they serve. Due to the scale of the building and the location of the signs, they will be viewed independently of one another so the proposals would not create a cluttered appearance. The signs are suitable in scale and size, identifying and informing visitors of the building and the services provided. The applicant has illustrated that the signs are to be white coloured stainless steel signage and this is considered to be acceptable in design giving a modern and quality finish to the building that is to be refurbished. It is not felt that this signage would harm the overall character of the surrounding landscape or the visual amenity of the listed building opposite.

Due to the scale and nature of the proposed banner signs to be placed above the retail units it is not considered that these would have an adverse impact upon the visual amenity of the area.

In terms of the proposed illumination it is felt that this location does not sit perfectly either within Zone E1 (Intrinsically dark areas) or Zone E2 (Rural or small village locations) as specified within Staffordshire County Council Standing Advice. The site is located within the heart of the campus where an existing night time economy exists and the proposed union square hard and soft landscaping scheme had lighting as a key principle within its design. As a result it is felt that lighting in accordance with Zone E2 would be more suitable in this context. A condition should therefore be included specifying that any lighting should not exceed 600cd/m² in line with the standing advice. It is therefore felt that the proposed signage would not have an adverse impact upon the surrounding area taking into account the position of the signage within a historic park and garden and Area of Landscape Maintenance.

The comments raised by the Conservation Officer in relation to the font type to be utilised for the proposed signage is considered justified as it is considered that a more traditional typeface would probably have related to the surrounding union square more acceptably. The planning authority however can only determine the application put in front of them and after consideration, it is felt that in this instance, a refusal on the grounds of the font type could not be sustained.

The proposals would therefore adhere with the principles of policies D2 and NC17A of the Staffordshire and Stoke on Trent Structure Plan as well as policies B5, N17 and N19 of the Newcastle under Lyme Local Plan.

The impact upon public and highway safety

Due to the scale, type and location of the advertisements, it is not considered that any adverse impacts upon public and highway safety would ensue.

Other Matters

The comments raised by CAWP in relation to the green cladding cannot be controlled in this instance as it has already been approved as part of the refurbishment of the building.

Recommendation

Approve subject to the standard conditions plus the following additional conditions;

1. The maximum luminance of any portion of the signs hereby approved shall not exceed 600 candelas m²

Reason: To protect the visual amenities of the area and respect the location of the site in compliance with policy D2 and NC17A of the Staffordshire and Stoke on Trent Structure Plan 1996-2011 and policies B5, N17 and N19 of the Newcastle under Lyme Local Plan and the aims and objectives of the NPPF.

2. The proposed signage shall be installed in accordance with the materials (type and colour) and fixing mechanism specified within the application unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the area and respect the location of the site in compliance with policy D2 and NC17A of the Staffordshire and Stoke on Trent Structure Plan 1996-2011, policies B5, N17 and N19 of the Newcastle under Lyme Local Plan and the aims and objectives of the NPPF.

Informative

The decision hereby issued was made following consideration of the following plans and supporting information;

- Signs BL30, BL31 & BL33 Artwork prepared by Green Brothers Signs Ltd pages 1 and 2 date stamped received by the Local Planning Authority on 26th July 2012
- Signs BL32 Artwork prepared by Green Brothers Signs Ltd pages 1 - 6 date stamped received by the Local Planning Authority on 26th July 2012

Performance Checks	Date		Date
Consultee/Publicity Period	31/8/12	Decision Sent Out	
Case Officer Recommendation	14/9/12	8 Week Determination	18/9/12
Management check	17/9 ESM		

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OFFICER REPORT ON DELEGATED ITEMS

Applicant M. Val Newman

Application No 12/00446/FUL

Location The Old School, Church Bank, Keele

Description – Proposed new bay window extension and reinstatement of former bell tower

Policies and proposals in the Development Plan relevant to this decision:

West Midlands Regional Spatial Strategy

Policy QE1: Conserving and Enhancing the Environment
Policy QE3: Creating a High Quality Built Environment for all
Policy QE5: Protection and enhancement of the historic environment

Staffordshire and Stoke on Trent Structure Plan 2011

Policy D1: Sustainable Forms of development
Policy D2: The design and environmental quality of development
Policy D5A: Green Belt
Policy D5B: Development in the Green Belt
Policy NC1: Protection of the Countryside: General Considerations
Policy NC2: Landscape Protection and restoration
Policy NC19: Conservation Areas

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

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

Newcastle under Lyme Local Plan 2011

Policy S3: Development in the Green Belt
Policy H18: Design of Residential Extensions, where subject to planning control
Policy T16: Development – General Parking Requirements
Policy N17: Landscape Character – General Considerations
Policy N19: Area of Landscape Maintenance
Policy B8: Other Buildings of Historic or Architectural Interest
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

Other Material Considerations

Relevant National Policy Guidance:

National Planning Policy Framework (March 2012)

Supplementary Planning Guidance

Space Around Dwellings (July 2004)

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document (2010)

Waste Management and Recycling Planning Practice Guidance Note (January 2011)

The Secretary of State's announcement of his intention to abolish RSS

The Secretary of State has made it clear that it is the Government's intention to revoke RSSs and the Localism Act 2011, which includes powers to give effect to that intention, received Royal Assent on 15 November 2011. However, pending the making of a revocation order in accordance with the new Act, the RSS remains part of the statutory development plan. Nevertheless, the intention to revoke the RSS and the enactment are material considerations.

Planning History

93/00670/COU	Change of use to dwelling	Permit
96/00242/FUL	Detached garage	Refused
96/00392/FUL	Erection of detached garage	Permit

Views of Consultees

Keele Parish Council supports the application because the proposal represents a visual enhancement.

The **Conservation Officer** raises no objections and considers that the replacement 1950's bay window would be a more appropriate design than the existing bay. She considers that the existing bay was ill designed and its removal will be welcomed. She supports the proposal to reinstate the former bell tower. She concludes that it will not be visible from any significant public views but it is adding a layer of history to the building which has been lost.

The **Conservation Advisory Working Party (CAWP)** raised no objections to the bell tower, but had mixed views on the bay window. They would have preferred consideration of a more contemporary approach rather than a traditional approach and this should be explored by the applicant.

Representations

No letters of representation have been received.

Applicant/ Agents submission

A Design & Access Statement and Heritage Asset Statement has been submitted to support the application.

Key Issues

The application is for a replacement bay window at the side of the property and a new bell tower to the former school that now forms a residential property. The property is located within Keele village which is designated as a conservation area and is located within the North Staffordshire Green Belt and an Area of Landscape Maintenance, as indicated on the Local Development Framework Proposals Map.

The building is also on the Council's Register of Locally Important buildings and structures.

The key issues in the determination of the development are:

- Is the proposal appropriate development within the Green Belt?
- If not appropriate do the required very special circumstances exist?
- The design of the proposals and the impact on the conservation area
- The impact on the landscape quality and the wider visual amenity

Appropriate development within the Green Belt?

Paragraph 79 of the recently published NPPF details that *"The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."*

The NPPF further details in paragraph 89 that local planning authorities should regard new buildings within the Green Belt as inappropriate. Exceptions to this include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building

The existing bay window is a 1950's development that measures 14 cubic metres. The proposed new bay window would measure 35 square metres and so would be a more substantial structure compared to the existing. However, at 35 cubic metres it would be a modest addition to the building that appears to have had very minimal additions and alterations previously.

Due to the size and design of the proposed bay window it is not considered to represent a disproportionate addition to the building and so the harm to the openness of the Green Belt would not be significant.

The reinstatement of the bell tower would also be of a modest size and would not harm the openness of the Green Belt.

The proposed development is therefore classed as appropriate development within the Green Belt and there is no requirement for the applicant to demonstrate that very special circumstances exist.

The design of the proposals and the impact on the conservation area

The NPPF at Paragraph 56 puts great emphasis on design and details that *"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."*

It also indicates in para. 131 that in determining planning applications, local planning authorities should take account of, amongst other things, the desirability of sustaining and enhancing the heritage asset.

The building is on the Council's Register of Locally Important buildings and structures and dates back to the 1850's. It also forms an important part of the Keele Conservation area.

The proposed bay window is designed to have a traditional appearance which would be sympathetic to the appearance of the original building, rather than it adopting a contemporary design that would be a contrast between the old and new. In this regard CAWP felt that a contemporary design should be adopted. However, whilst officers would usually encourage developers to adopt a contemporary design approach, it is considered that the replacement bay window would be more appropriate than the existing bay. It is also considered that due to its traditional design, modest size and discreet location, it would not result in a significant harm to the character and appearance of the building or conservation area. Therefore, it is not considered necessary to seek a contemporary design in this instance.

The bell tower would also be a reinstatement following its previous removal. The bell tower is shown in a photograph submitted by the applicant, as part of the heritage asset statement and it is considered that the design of the proposed bell tower would enhance the appearance of the building within the conservation area.

It is considered that a condition requiring the submission of the proposed brick work and stone should be sought to further ensure that the proposals have an acceptable appearance.

Therefore, the design of the proposal complies with policies of the local plan, as well as the requirements of the NPPF, this being deemed acceptable.

The impact on the landscape quality and the wider visual amenity

As discussed previously, the property is located within an area of landscape maintenance whereby the Councils seeks to maintain the high quality character and appearance of the landscape. The NPPF also details that the planning system should protect and enhance its valued landscapes.

In this instance the proposed bay window is of an acceptable design that would replace an existing bay window which has very limited visual merit within the landscape. The proposal therefore represents an improvement and despite its increased size would not be viewed from the wider area. It also represents an acceptable design and so the harm on the landscape would be minimal.

The proposed bay window and bell tower are considered to maintain the quality of the landscape which would accord with local and national planning policy.

Reasons for the grant of planning permission

The proposed bay window and bell tower are of a size that would not represent a disproportionate addition which would cause harm to the openness of the Green Belt, this being classed as appropriate development within the Green Belt. The proposals are also of a design that would maintain and enhance the character and appearance of the building, Keele conservation area and the landscape quality of the area. The proposed development therefore accords with Policies S3, H18, N17, N19, B8, B9, B10, B13 & B14 of the Newcastle under Lyme Local Plan 2010, Policy D2, D5B, NC2 & NC19 of the Stoke on Trent Structure Plan 1996-2011 and policy CSP1 and CSP2

of the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006-2026 and the requirements of the NPPF.

Recommendation

Permit with the following conditions:

1. **BA01** - The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act

2. **BESPOKE** - The development hereby permitted shall be carried out in accordance with the following approved plans and documents;

- Drawing no. AL 01, AL 02, AL 06, AL 07, AL 08 & AL 09, date stamped received by the Local Planning Authority on the 25 July 2012.
- Design and Access Statement & Heritage Asset Statement, date stamped received by the Local Planning Authority on the 25th July 2012.

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

3. Prior to the commencement of development, details of the types, colours and textures of the materials to be used on the external surfaces of the bay window and bell tower hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

Reason: In the interests conserving the character and appearance of the building and designated conservation area, in order to comply with the requirements of policies B8, B9, B10, B13 & B14 of the Newcastle under Lyme Local Plan 2010, 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 and the aims and objectives of the NPPF.

Performance Checks	Date		Date
Consultee/ Publicity Period	08.09.2012	Decision Sent Out	
Case Officer Recommendation	17.09.2012	8 Week Determination	20.09.2012
Management check	18/9/12 GM NV		

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OFFICER REPORT ON DELEGATED ITEMS

Applicant Keele University

Application No 12/00383/FUL

Location David Weatherall Medical School, Keele University

Description Single storey rear extension, two storey side extension and first floor side extension

Policies and proposals in the Development Plan relevant to this decision:

West Midlands Regional Spatial Strategy 2008

Policy PA4 Development related to H/FE and Research Establishments and Incubator Units

Policy QE1 Conserving and Enhancing the Environment

Policy QE3 Creating a High Quality Built Environment for All

Policy QE5: Protection and Enhancement of the historic environment

Policy QE6: The Conservation, Enhancement and Restoration of the Region's Landscape

Staffordshire and Stoke on Trent Structure Plan 2011

Policy D1: Sustainable Forms of Development

Policy D2: The Design and Environmental Quality of Development

Policy NC1: Protection of the Countryside: General Considerations

Policy NC2: Landscape Protection and Restoration

Policy NC17A: Historic Parks and Gardens: Protection

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 2011

Policy E8 Keele University and Keele Science Park

Policy N17 Landscape Character – General Considerations

Policy N19 Areas of Landscape Maintenance

Other Material Considerations

Relevant National Policy Guidance:

National Planning Policy Framework

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD (2010)

Planning for Landscape Change – Supplementary Planning Guidance to the Structure Plan

The Secretary of State's announcement of his intention to abolish RSS

The Secretary of State has made it clear that it is the Government's intention to revoke RSSs and the Localism Act 2011, which includes powers to give effect to that intention, received Royal Assent on 15 November 2011. However, pending the making of a revocation order in accordance with the new Act, the RSS remains part of the statutory development plan. Nevertheless, the intention to revoke the RSS and the enactment are material considerations.

Relevant Planning History

The medical school was built following the approval of a planning permission in 2001. No other permissions have taken place since at the site.

Consultation responses

Keele Parish Council supports the application stating the following, "The Parish Council notes and approves the fact that the extension to Medical School is well below the roofline of the building and cannot therefore have an adverse impact on the view from the urban core of Newcastle looking towards the much to be valued green amphitheatre surround to the town"

Environmental Health have no objections to the application subject to conditions relating to the following;

- Unexpected contamination
- Importation of soil/material

as well as an informative relating to importation of waste materials to facilitate construction

Conservation Advisory Working Party has no objections to the proposals.

Conservation Officer has no objections to the proposals.

Garden History Society has not responded within the statutory timeframe so it must be assumed that they have no comments to make.

The **Highway Authority** have no objections to the proposal. An assessment was made in regards to NTADS and no contribution is required as it is considered that this development proposal would not generate sufficient additional quantifiable trips onto the highway network within the PM peak.

The **Landscape Development Section** have no objections to the proposals subject to an appropriate condition ensuring that tree protection fencing is installed and maintained throughout the construction period for this development. They also specified that,

"From the information provided it appears that the proposed extensions, services and access track are at a sufficient distance from the adjacent woodland which is protected by Tree Preservation Order number 2. The installation of protective fencing will ensure that the woodland trees can be adequately protected throughout the construction phase"

Representations

No representations received.

Applicants/agents submission

The requisite planning and application forms were submitted. A design and access statement was also submitted.

Key Issues

The application is for full planning permission for a single storey rear extension, two storey side extension and first floor side extension. The extensions proposed are to be constructed in materials that match the existing property. The site lies within an area surrounded by the Green Belt, but not within it, and within an Area of Landscape Maintenance all as indicated on the Local Development Framework Proposals Map.

The main issue for consideration in this application is;

- Design of the Proposals taking into account its location adjoining a Grade II historic park and garden and within an area of landscape maintenance

Design of the Proposals

The building is a fairly modern designed building utilising a mixture of traditional materials and modern cladding. The proposal is to sympathetically extend the building in a manner that will not detract from the design of the original building. Due to the scale of the building, the proposed extensions will appear subordinate and the approach taken by the architect is to design the extension in a manner so that it appears as part of the original rather a design feature in its own right. This is felt to be a carefully considered approach and would provide a development that integrates well. The applicant has indicated that the materials would match the existing property which is felt to be acceptable and to ensure this is the case, a condition would be included as part of any permission.

In terms of the location of the proposed developments, this again appears to have been carefully considered and would not appear prominent (single storey extension) or extend further into the landscape in terms of scale and mass (first floor being built above existing footprint and two storey being built within existing projection limits of the building). The proposed development is not therefore considered to have an adverse impact upon the adjacent grade II historic park and garden or the area of landscape maintenance.

Other Matters

No highway safety concerns would be raised by the proposed development which is set on the wider university campus with parking spaces available as well as a regular bus service.

The conditions recommended by Environmental Health are felt to be justified in this instance as they cover eventualities that may occur and if they are not required they would not impact upon the development.

Due to the location of the proposals in relation to the nearest trees and the inclusion of a condition relating to tree protection fencing, the development would not have an

adverse impact upon the short term or long term future of trees covered by a tree preservation order.

Although details have been specified within the application form that solar panels are proposed on the roof, no details have been provided on the roof plan so it is assumed that no roof panels are proposed. If roof panels are proposed in the future they could still be undertaken as permitted development as long as they adhere with the conditions specified within the General Permitted Development Order.

Reason for the Grant of Planning Permission

The proposed development would assimilate well with the existing building in design terms utilising the same design principles and materials. The proposals would therefore have no adverse impact upon the setting of the Historic Park and Garden and the Area of Landscape Maintenance. The proposed development therefore accords with the principles of Policies D1, D2 and NC17A of the Stoke on Trent Structure Plan 1996-2011, policies N17 and N19 of the Newcastle under Lyme Local Plan 2011 as well as Policies CSP1 and CSP2 of the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006-2026 and the aims and objectives of the NPPF.

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.

Reason: 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;

- Ground Floor Plan Proposed Drawing No: PL(SK) 01 Rev. E date stamped received by the LPA on 4th July 2012
- First Floor Plan Proposed Drawing No: PL(SK) 02 Rev. C date stamped received by the LPA on 4th July 2012
- Proposed Elevations (Sheet 1 of 2) Drawing No: PL(SK) 03 Rev. C date stamped received by the LPA on 4th July 2012
- Proposed Elevations (Sheet 2 of 2) Drawing No: PL(SK) 04 Rev. C date stamped received by the LPA on 4th July 2012
- Proposed Site Plan Drawing No: PL(SK) 07 Rev. B date stamped received by the LPA on 4th July 2012
- Roof Plan Proposed Drawing No: PL(SK) 10 Rev. A date stamped received by the LPA on 4th July 2012

Reason: 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 development hereby permitted shall be those specified within the application form and plans unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the visual amenities of the area and respect the location of the site in compliance with policy D2 and NC17A of the Staffordshire and Stoke on Trent Structure Plan 1996-2011, policy N19 of the Newcastle under Lyme Local Plan 2011 and the aims and objectives of the NPPF.

4. In the event that contamination is found or is suspected to be present, at the site when carrying out the approved development then development shall be halted (unless otherwise agreed in writing with the Local Planning Authority), and it must be reported in writing to the Local planning authority. An investigation and risk assessment must be undertaken, in accordance with the requirements of BS10175 (2001) – Investigation Of Potentially Contaminated Sites Code of Practice, BS8485 (2007) Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments, and CLR 11 Model Procedures For The Management Of Land Contamination, issued by The Environment Agency, and any remedial proposals submitted and agreed in writing prior to the recommencement of the development.

Prior to commencement of the proposed use of the site written confirmation that no contamination was found or suspected or if remedial actions were required independent validation that proposed remedial measures have been carried out in accordance with the agreed scheme. The validation report shall contain:

- (i) A full description of the works undertaken in accordance with the Remediation Proposals.
- (ii) Results of any additional monitoring or testing carried out between the submission of the Remediation Proposals and the completion of remediation works.
- (iii) Movement permits of all materials taken to and from the site
- (iv) A statement signed by the developer or the approved agent, confirming that all the works specified in the Remediation Proposals have been completed.

Reason: In accordance with the aims and objectives of the NPPF.

5. No top soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development a suitable methodology for testing this material should be submitted to the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency testing schedules criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing to by the Local Planning Authority. Further information regarding the requirements of Newcastle under Lyme Borough Council can be obtained from <http://www.newcastle-staffs.gov.uk/general.asp?id=SXC118-A7804E47&cat=562> or 01782 742 595

Reason: In accordance with the aims and objectives of the NPPF.

6. Prior to the commencement of development, Tree Protection Fencing to BS5837:2012 should be installed for the adjacent woodland to the

North covered by Tree Preservation Order number 2. This protective fencing shall then be maintained throughout the construction period.

Reason: To ensure the protection of trees covered by Tree Preservation Order number 2 in accordance with policy N12 of the Newcastle under Lyme Local Plan.

Informative

Importation of waste materials to facilitate construction

You are advised that should any non virgin materials be brought onto site as part of the development e.g. construction and demolition arisings, road planings, recovered aggregates, or, should there be a need to dispose of materials on site for example by burying or burning that an exemption from a requirement to hold an Environmental Permit may be required from the Environment Agency. In certain cases an application for an Environmental Permit may be required.

Further details can be obtained from the Environment Agency:

Web: <http://www.environment-agency.gov.uk/>

Enquiries: 08708 506506

Performance Checks	Date		Date
Consultee/ Publicity Period	5/9/12	Decision Sent Out	
Case Officer Recommendation	11/9/12	8 Week Determination	17/9/12
Management check	12/9 ESM		

OFFICER REPORT ON DELEGATED ITEMS

Applicant Mr Elphinstone-Walker

Application No 12/00426/FUL

Location Highfields Cottage, 6 Maer Village

Description Removal of existing single storey conservatory/utility room and car port/store and erection of replacement single storey extension and car port

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

Staffordshire and Stoke on Trent Structure Plan 1996 - 2011

Policy D1: Sustainable Development
Policy D2: The Design and Environmental Quality of Development
Policy NC1: Protection of the Countryside: General Considerations
Policy NC2: Landscape Protection & Restoration
Policy NC19: Conservation Areas

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

CSP1: Design Quality
CSP2: Historic Environment

Newcastle Under Lyme Local Plan 1996 - 2011

Policy H18: Design of Residential Extensions, where subject to planning control
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 N17: Landscape Character – General Considerations
Policy N19: Area of Landscape Maintenance

Other Material Considerations

Relevant National Policy Guidance:

National Planning Policy Framework

Supplementary documents

Space Around Dwellings (July 2004)

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document (2010)

Waste Management and Recycling Planning Practice Guidance Note (January 2011)

The Secretary of State's announcement of his intention to abolish RSS

The Secretary of State has made it clear that it is the Government's intention to revoke RSSs and the Localism Act 2011, which includes powers to give effect to that intention, received Royal Assent on 15 November 2011. However, pending the making of a revocation order in accordance with the new Act, the RSS remains part of the statutory development plan. Nevertheless, the intention to revoke the RSS and the enactment are material considerations.

Circular 11/95 – Conditions

Planning History

None relevant in the determination of this planning application

Views of Consultees

Conservation Advisory Working Party have no objections to the proposal specifying that it will create a more unified scheme.

Maer and Acton Parish Council – No response was received by the due date so it must be assumed that they have no comments to make.

The **Conservation Officer** provided the following comments on the application, "I have no objections to the proposal but would like to condition the brick for approval and that the traditional style window is timber, as the existing one is and as specified in the statements. Otherwise I think the extension will tidy up the rear garden and will not cause any harm to the character of this building or the Conservation Area"

Natural England have no objections to the proposal subject to the LPA assessing and considering the possible impacts resulting from this proposal on the following;

- Protected Species
- Local Wildlife Sites
- Biodiversity Enhancements

Representations

No representations were received

Applicant/ agents submission

A design and access statement as well as a heritage asset statement has been submitted to support the application because the site lies within the Maer Conservation Area. Its contents can be viewed on the application file or by visiting Public Access on the Council's website.

Key Issues

The application is for planning permission for the removal of existing single storey conservatory/utility room and car-port/store and erection of replacement single storey extension and car-port. The property is a semi-detached cottage within Maer village which is designated as a Conservation Area and is within an area of landscape

maintenance, as indicated on the Local Development Framework Proposals Map. It is therefore considered that 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 and landscape maintenance area
- The impact upon neighbouring occupiers in terms of amenity

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

Paragraph 56 of the NPPF puts great emphasis on design and details that *“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”*

Policy H18 refers to the design of residential extensions, where subject to planning control. The policy states:

“Proposals to extend dwellings will be favourably considered, subject to other policies in the Plan, so long as the following requirements are satisfied:

- i) The form, size and location of each extension should be subordinate to the design of the original dwellings.*
- ii) The materials and design of each extension should fit in with those of the dwelling to be extended.*
- iii) The extension should not detract materially from the character of the original dwelling or from the integrity of the original design of the group of dwellings that form the street scene or setting.”*

The properties are within the Maer Conservation Area and policies B9, B10, B13 and B14 seek to prevent harm of development on Conservation Areas and a requirement to preserve or enhance the character or appearance of a Conservation Area.

The proposals would extend beyond the rear elevation by approximately 15.5 metres in an ‘I’ shape configuration with a dual pitched roof with a smaller glazed element immediately adjacent to the house. Although the extension is fairly large in scale it must be noted that it is not significantly greater than the existing extensions and this proposal would create a more unified extension than is currently seen (piecemeal extensions) Although the extension would not meet the requirements of policy H18 in relation to being subordinate in the strictest sense it is considered that overall the aims and objectives of the policy would be met. Due to the scale and nature of the single storey proposal located at the rear of the property not readily visible from public vantage points, it is not considered that the extension would adversely impact upon the character of the existing cottage and subsequently Maer Conservation Area and the surrounding maintenance which is specified as an Area of Landscape Maintenance. The applicant has specified that materials to match the existing building would be used in the form of reclaimed brick and tiles as well as timber windows. The Conservation Officer has requested that the bricks are conditioned for approval however it is considered that due to the location and the construction of the extension that this is not required in this instance. A condition would therefore be included specifying that the materials should match the existing.

In consideration of the above and subject to necessary conditions being imposed, the proposal represents an acceptable design within the conservation area with limited views due to the location of the proposals at the rear of the property. The proposals

would result in existing disjointed extensions and an outbuilding being replaced which is not considered to raise any issues and high hedgerows on the front boundaries would further limit views from any main vantage points.

It is considered that the proposed development would enhance the appearance of the conservation area consequently having no detrimental impact on the character or appearance of the Conservation Area. The proposals would also maintain the character and quality of the landscape and so the proposals are in accordance with policies N19, B9, B10, B13 and B14 of the Local Plan.

The impact upon neighbouring occupiers in terms of amenity

Due to the scale and nature of the extension and its location in relation to the adjoining property (Jubilee Cottage) no adverse impact in relation to residential amenity would ensue.

Other Matters

Due to the scale and nature of the proposals and the developments primarily being replacements for existing extensions, it is not considered that there would be any adverse impacts upon protected species or local wildlife sites and it would not be justified in terms of Circular 11/95 to ask for biodiversity enhancements.

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 Maer Conservation area and it would not be detrimental to the visual amenity of the area of landscape maintenance. 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. The proposed development accords with policies H18, N19, B9, B10 & B15 of the Newcastle under Lyme Local Plan 2010, policies D2, NC1, NC2 & NC19 of the Stoke on Trent Structure Plan 1996-2011 and policies CSP1 & CSP2 of the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006-2026 as well as the aims and objectives of the NPPF.

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.

Reason: 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;
 - Proposed Conditions – Drawing M Sheet No. 2 date stamped received by the LPA on 11th July 2012.
 - Site Plan/Roof Plan – Sheet No. 3 date stamped received by the LPA on 11th July 2012.

- Site Plan 1/200 – Sheet No. 3B date stamped received by the LPA on 31st July 2012.

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

3. The external facing materials to be used in the development hereby proposed shall match in colour, type and texture those of the existing property and the windows shall be timber in construction. The development shall then be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: 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 and 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.

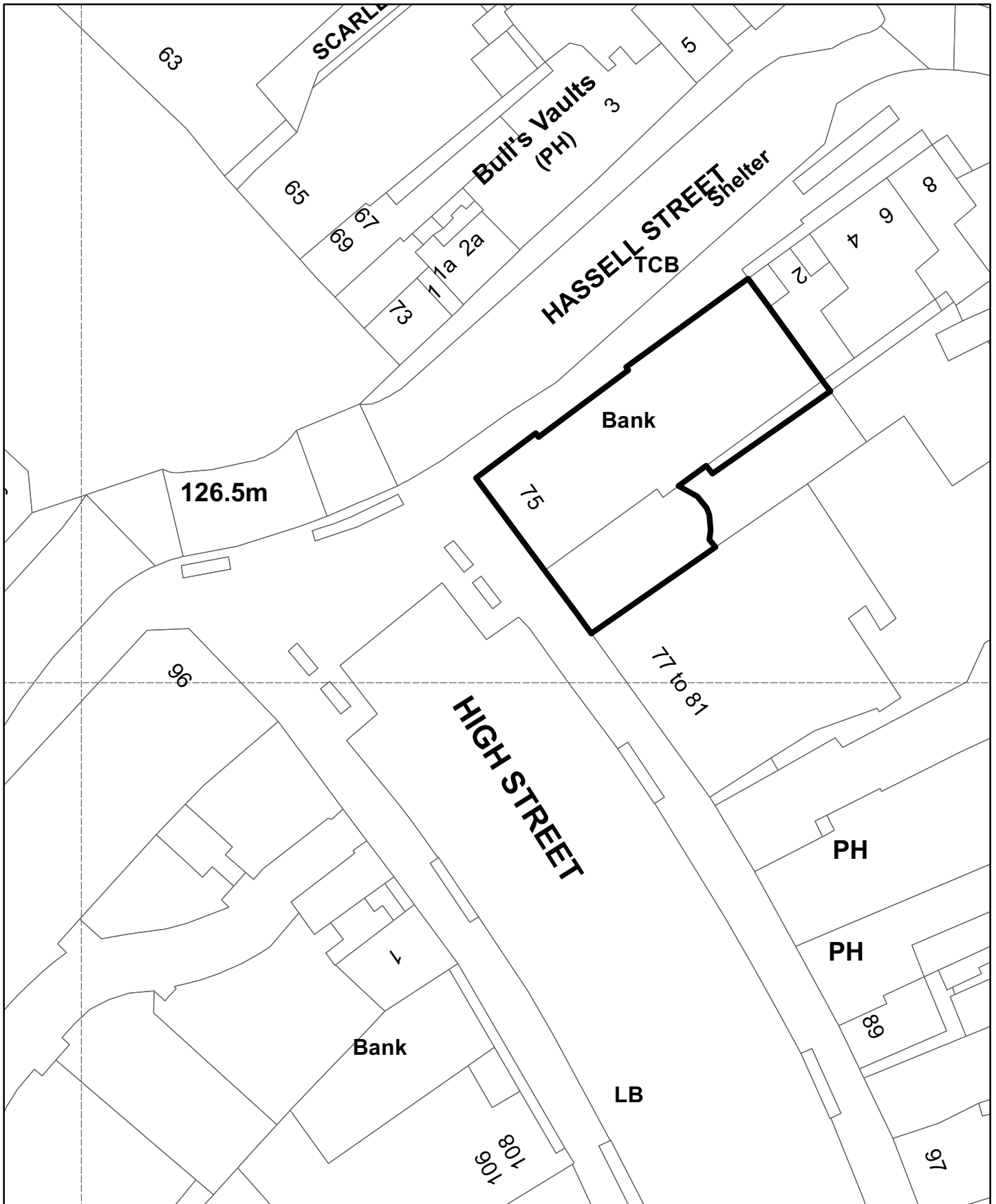
Performance Checks	Date		Date
Consultee/ Publicity Period	31/8/12	Decision Sent Out	
Case Officer Recommendation	25/9/12	8 Week Determination	25/9/12
Management check	25/9 ESM		

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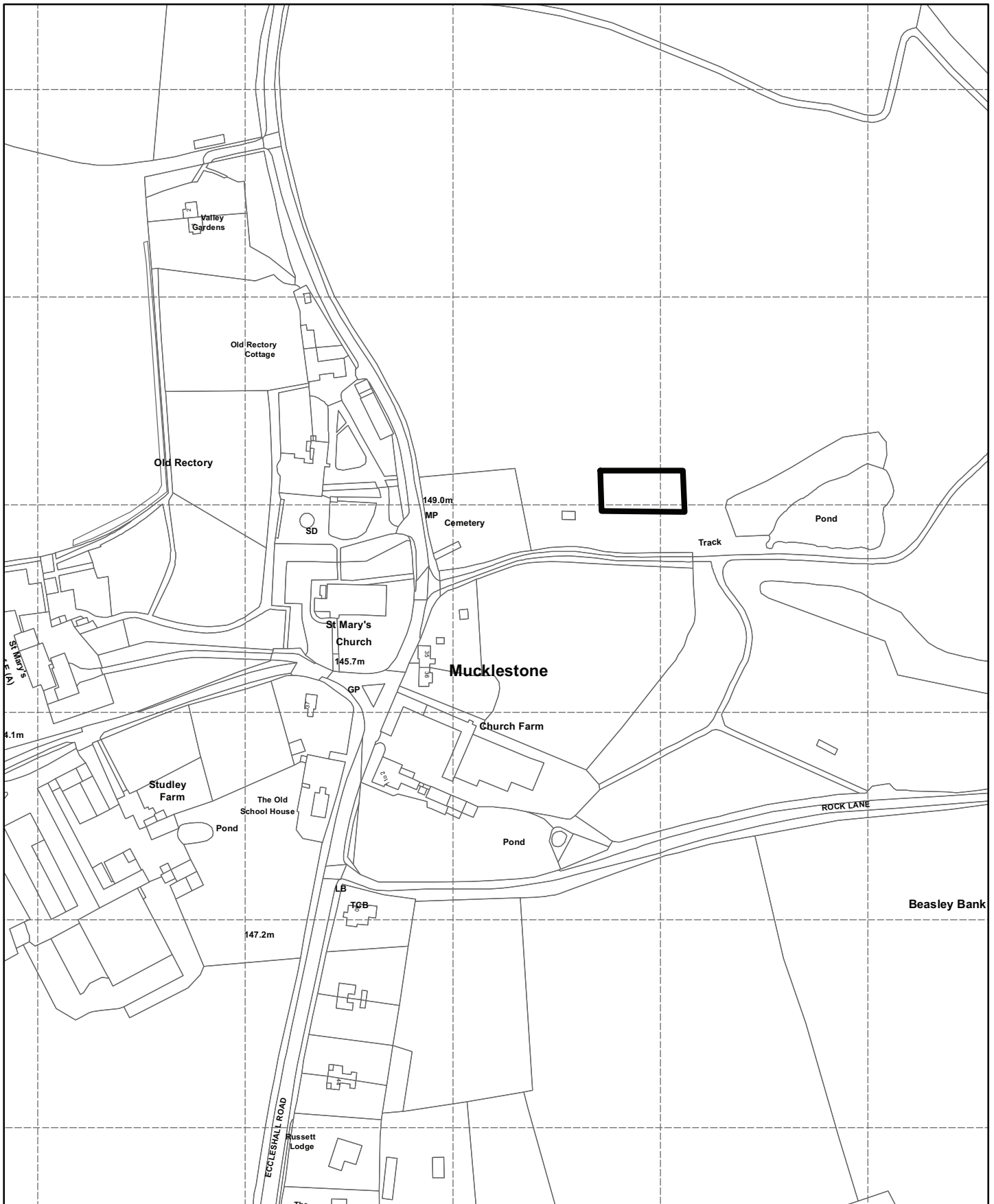
CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Ward Councillors
12/00374/FUL	Mucklestone Nurseries, Rock Lane, Mucklestone. Mr W Friend.	Installation of 208 ground photovoltaic solar panels.	Adj to Mucklestone Conservation Area.	Cllr Howells Cllr Loades Cllr Peers
12/00499/REM	Land off Market Drayton Road, Loggerheads. Stoke and Staffs Fire & Rescue.	Approval of access, appearance, landscaping, layout and scale for erection of community Fire Station (11/00475/OUT).	Affects the setting of a listed building.	Cllr Howells Cllr Loades Cllr Peers
12/00551/FUL	Store Rear of Mellards Warehouse, Market Lane, Newcastle. Mr W Mercer.	Conversion of existing former warehouse to rear of Mellards Warehouse to create ground and first floor office and café.	Within Newcastle Town Centre Conservation Area and on Councils Register of Locally Important Buildings.	Cllr Taylor Cllr Mrs E Shenton
12/00565/LBC	The Guildhall, High Street, Newcastle.	Installation of out of hours police help point on NW entrance of Guildhall.	Affects Grade II listed building and within town centre conservation area.	Cllr Taylor Cllr Mrs E Shenton
12/00579/ADV & 12/00582/LBC	Nat West Bank, 75 High Street, Newcastle. Royal Bank of Scotland Group.	Replacement signage and ATM surrounds.	Affects Grade II listed building and within town centre conservation area.	Cllr Taylor Cllr Mrs E Shenton

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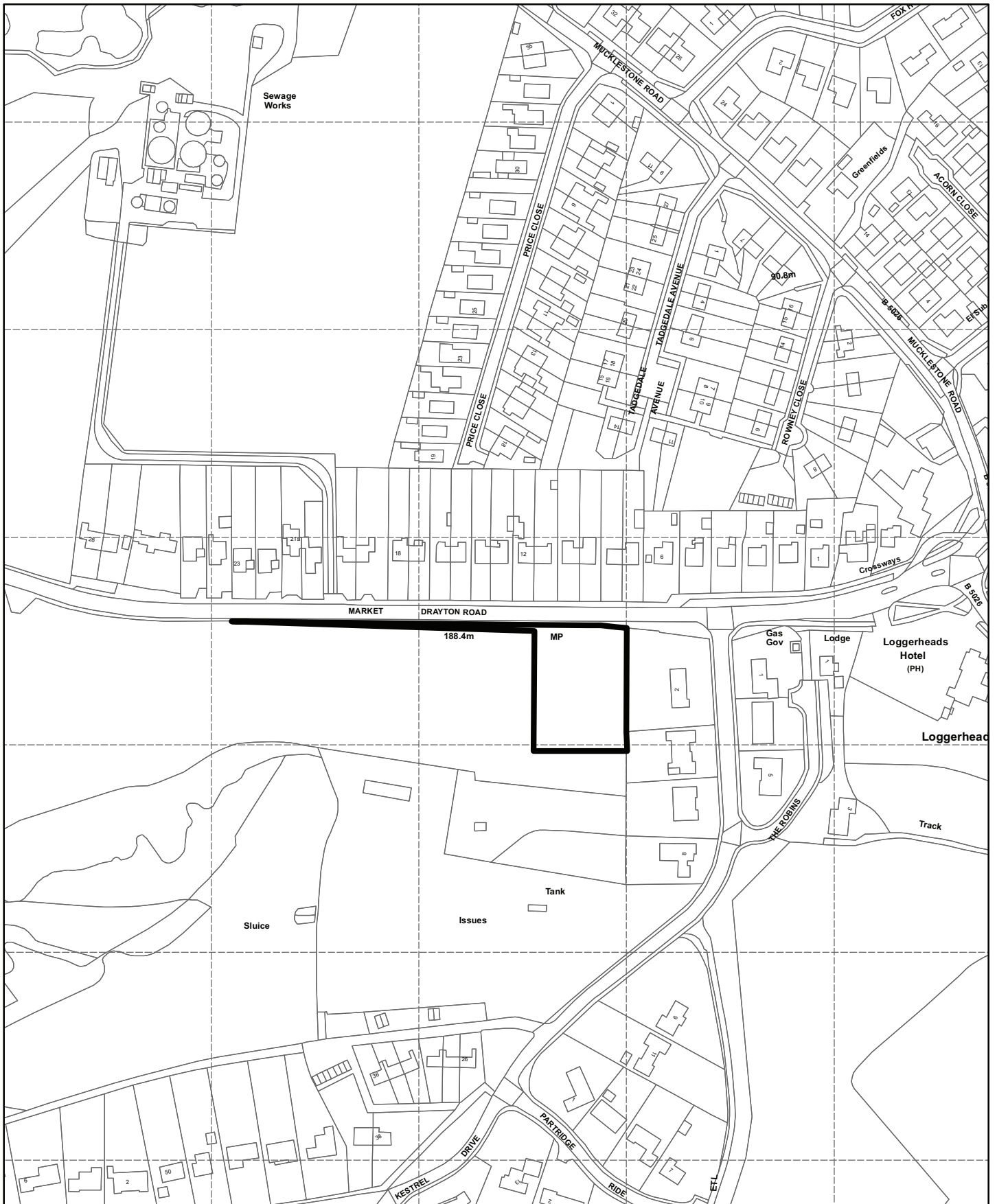


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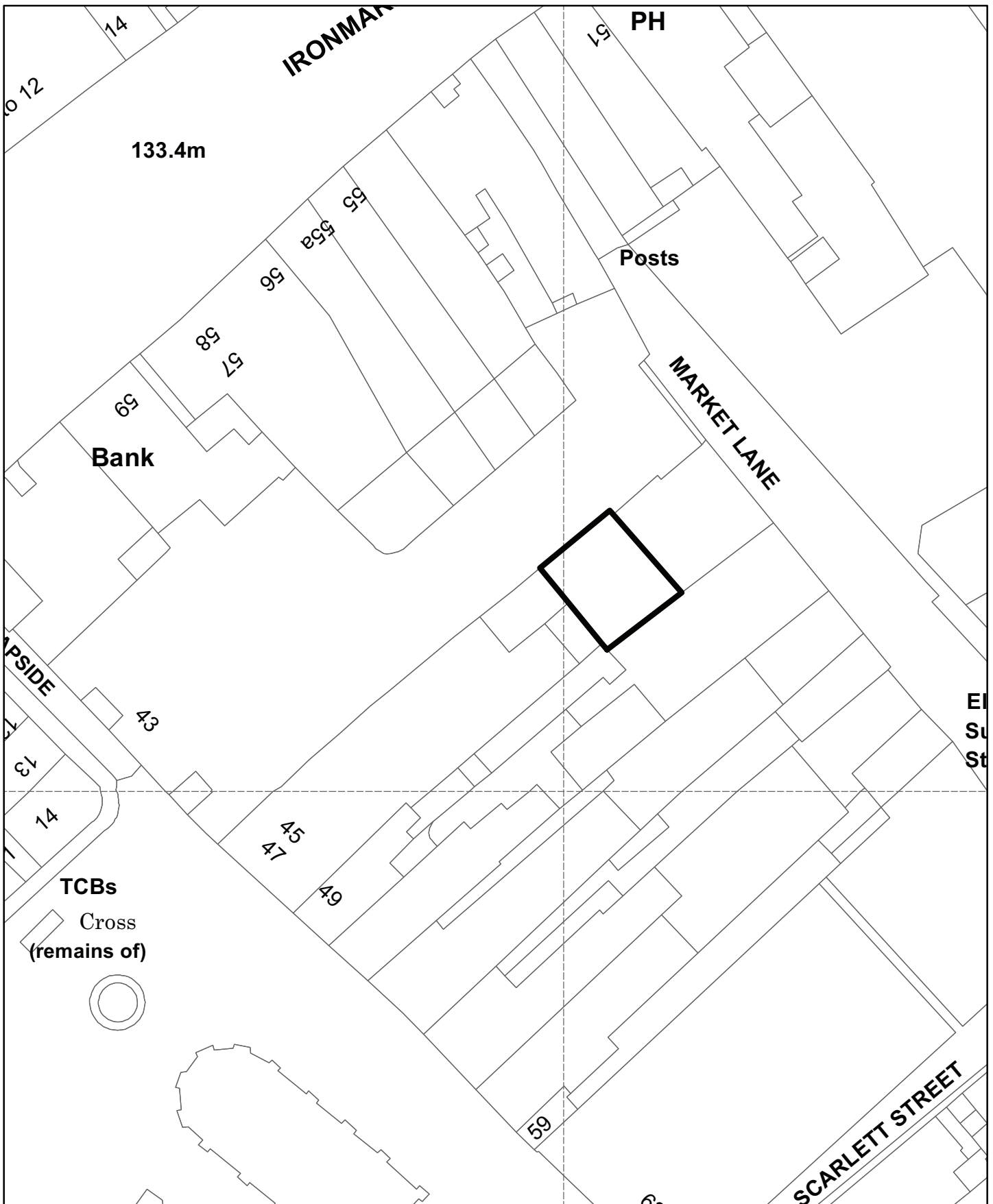


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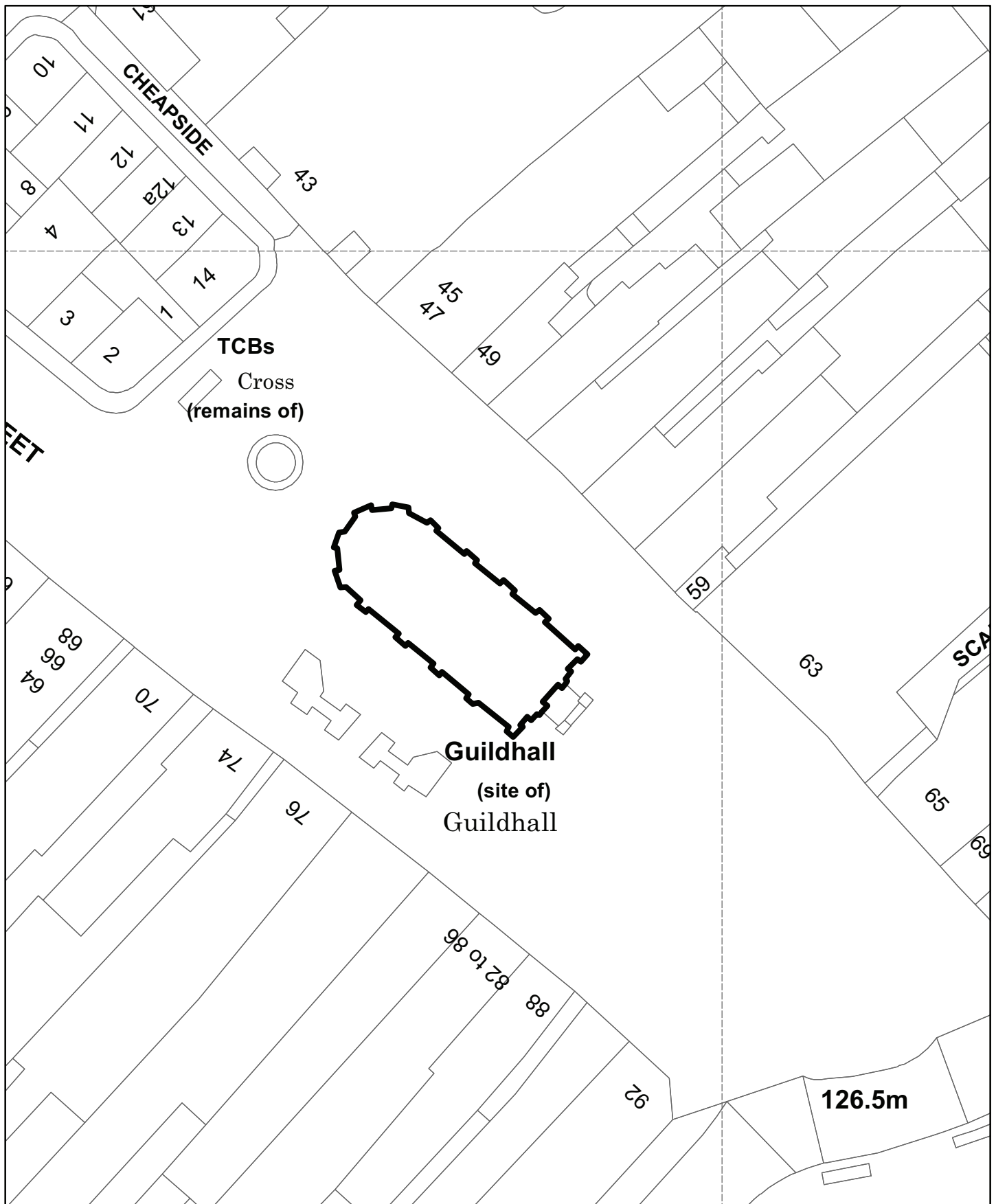
12/00499/REM Land Off Market
Drayton Road, Loggerheads



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