

Public Document Pack

Date of meeting Tuesday, 20th November, 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 MEETING** **(Pages 1 - 2)**
To agree as a correct record, the minutes of the meeting held on 30 October 2012.
- 4 APPLICATIONS PREVIOUSLY CONSIDERED** **(Pages 3 - 4)**
To receive the decisions of applications which have been previously considered by this Working Party
- 5 NEW APPLICATIONS FOR CONSIDERATION** **(Pages 5 - 12)**
To make observations on new applications received.
- 6 APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANTS) FROM THE CONSERVATION AND HERITAGE FUND** **(Pages 13 - 14)**
To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the officer
- 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.

CONSERVATION ADVISORY WORKING PARTY

Tuesday 30 October 2012

Present:- Councillor Mrs G Burnett – in the Chair
Councillors Allport, Miss Cooper, Robinson and Wilkes

Representing Outside Bodies:-
Mr Redgewell – Newcastle Civic Society
Mr R Manning – North Staffs Society of Architects
Mr B Proctor – Audley Rural Parish Council

1. APOLOGIES FOR ABSENCE

An apology for absence was received from Mr Chatterton of Newcastle Civic Society.

2. DECLARATIONS OF INTEREST

There were none.

3. MINUTES OF PREVIOUS MEETING

Resolved:- That the minutes of the meeting held on 9 October 2012 be agreed as a correct record.

4. PREVIOUSLY CONSIDERED APPLICATIONS

Resolved:- That the decisions 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(s)</u>	<u>Comments</u>
12/00503/COU	Former Specsavers, 35 High Street, Newcastle. Mr D Pick. Change of use from A1 shop to A2 (financial and professional services) and A3 (restaurants and cafes).	No objections although the Working Party would wish any details of proposals for external alterations to the property including flues associated with the A3 use to come before it for comment.
12/00575/FUL	Safex House, 46 Church Street, Audley. Safex Supplies Ltd. Division of existing offices to form	Object on the grounds that the development, by reason of its design and lack of fenestration and

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2 units and two-storey residential block.

interest on prominent elevations, fails to address its location and reflect the character of adjoining properties and would, accordingly, have a detrimental impact upon the appearance and character of the Audley Conservation Area.

12/00609/FUL

Bradwell Nursing Home, Old Hall Drive, Bradwell.
Huggies Day Nursery.
Single storey extension to provide additional 16 bedrooms.

No objections in terms of the impact of the development on the setting of the Listed Hall provided external materials are used matching those used on previous extensions.

**MRS G BURNETT
Chair**

**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 can be found in the public access section of the Council's website and a direct link to the application is provided in the last column.

Reference	Location and Applicant	Development	Working Party Comments	Planning Decision
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.	Permitted under delegated powers 26 October 2012. www.newcastle-staffs.gov.uk/planning/busaudley
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	Permitted under delegated powers 25 October 2012. www.newcastle-staffs.gov.uk/planning/102london
12/00374/FUL	Mucklestone Nurseries, Rock Lane, Mucklestone. Mr W Friend.	Installation of 208 ground photovoltaic solar panels.	No objections but Miss Cooper wished it to be considered at next meeting in case further information is received.	Permitted under delegated powers 1 November 2012. www.newcastle-staffs.gov.uk/planning/nurseries
12/00551/FUL	Mellards Warehouse, Market Lane, Newcastle. Mr Mercer.	Conversion of existing former warehouse to office and café.	No objections but members sought a condition requiring building recording to be carried out during works.	Permitted under delegated powers 6 November 2012. www.newcastle-staffs.gov.uk/planning/mellards

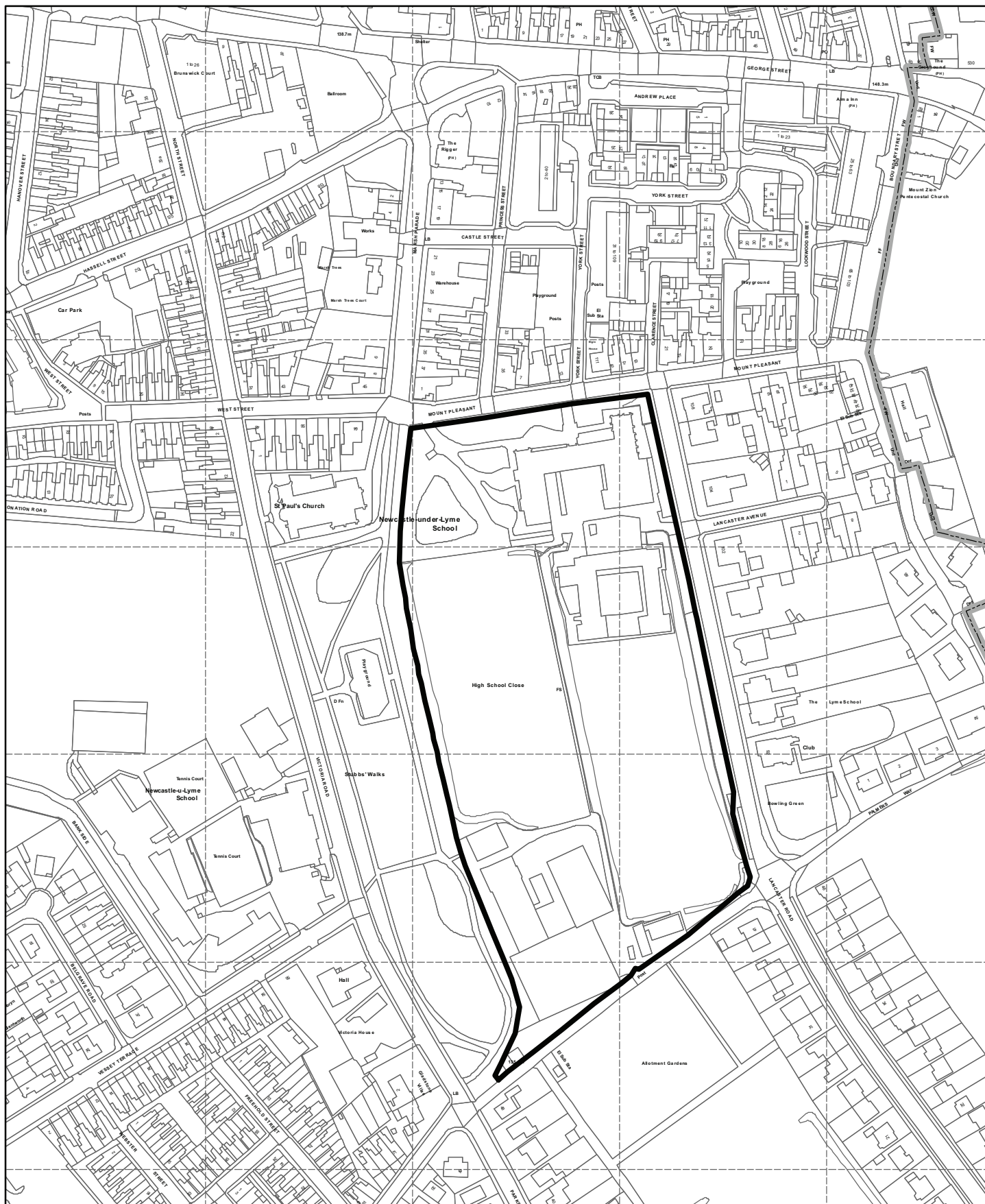
12/00565/LBC	The Guildhall, Newcastle.	Installation of police help point.	WP objected due to impact on appearance of the building and damage caused to fabric of building.	Permitted under delegated powers 19 October 2012. www.newcastle-staffs.gov.uk/planning/guildhall
12/00579/ADV & 12/00582/LBC	Nat West, 75 High Street, Newcastle.	Replacement sign.	WP objected to the application due to the amount of signs proposed and advised that hanging signs as opposed to box signs should be proposed.	Permitted under delegated powers 7 November 2012. www.newcastle-staffs.gov.uk/planning/natwest

CONSERVATION ADVISORY WORKING PARTY

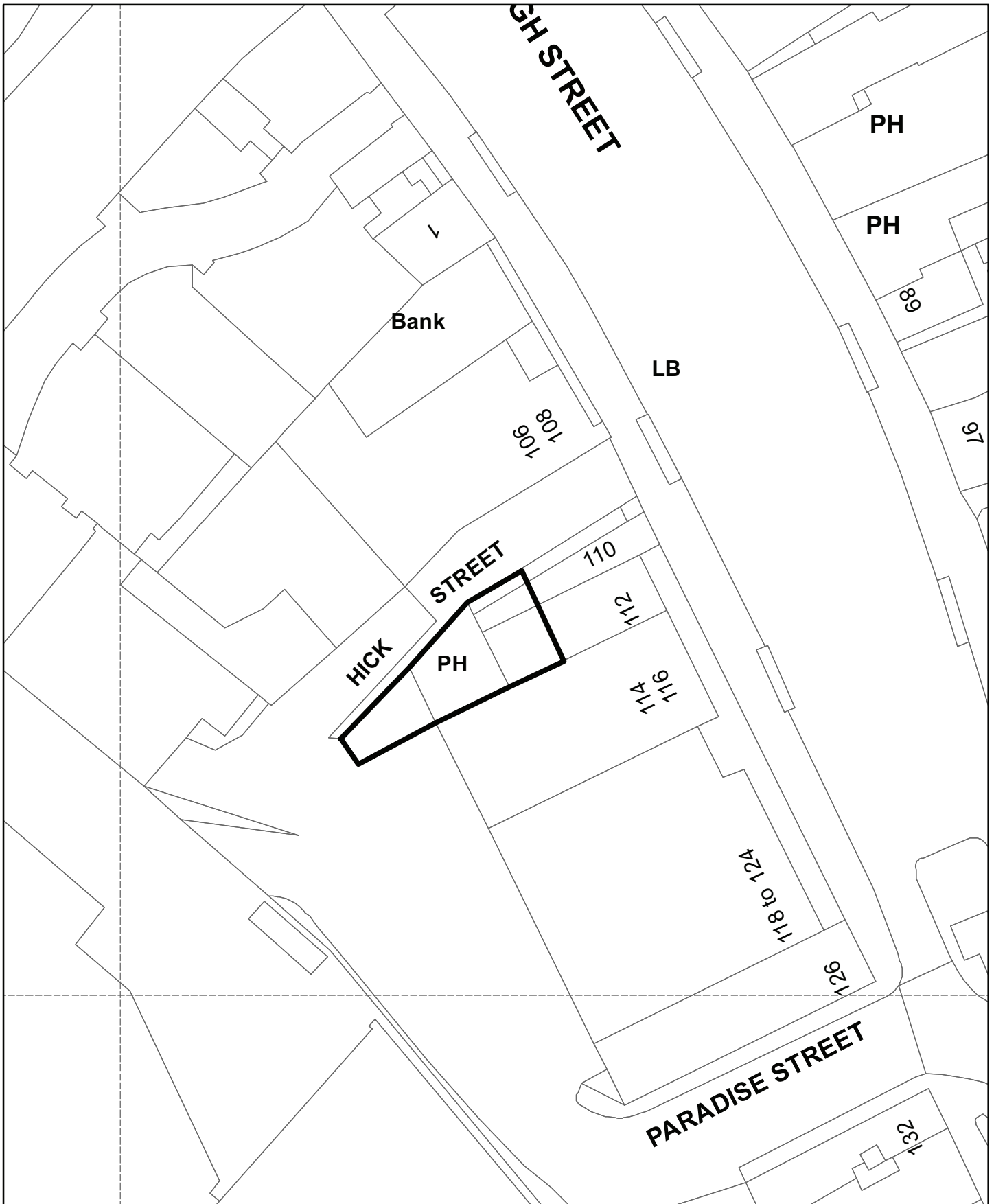
Reference	Location and Applicant	Development	Remarks	Link
12/00646/FUL	Newcastle under Lyme School, Mount Pleasant, Newcastle.	Demolition of west elevation of quadrangle (Block B) to facilitate infilling of courtyard and formation of new west frontage. External alterations to part of south elevation.	Within Stubbs Walk conservation area	www.newcastle-staffs.gov.uk/planning/nulschool
12/00178/FUL	Blues Wine Bar, Hick Street, Newcastle. Mr David Goodwin.	Increase the height of retaining and boundary walls to rear yard.	Within Newcastle town centre Conservation Area	www.newcastle-staffs.gov.uk/planning/bluesbar
12/00645/LBC	Old Stables, Tyrley Wharf, Tyrley. Mr and Mrs Bennett.	Installation of ground and first floor windows and replacement of garage door with window, 2 additional rooflights to roof space.	Affecting a Grade II Listed Building, and within Shropshire Union Canal Conservation Area.	www.newcastle-staffs.gov.uk/planning/oldstables

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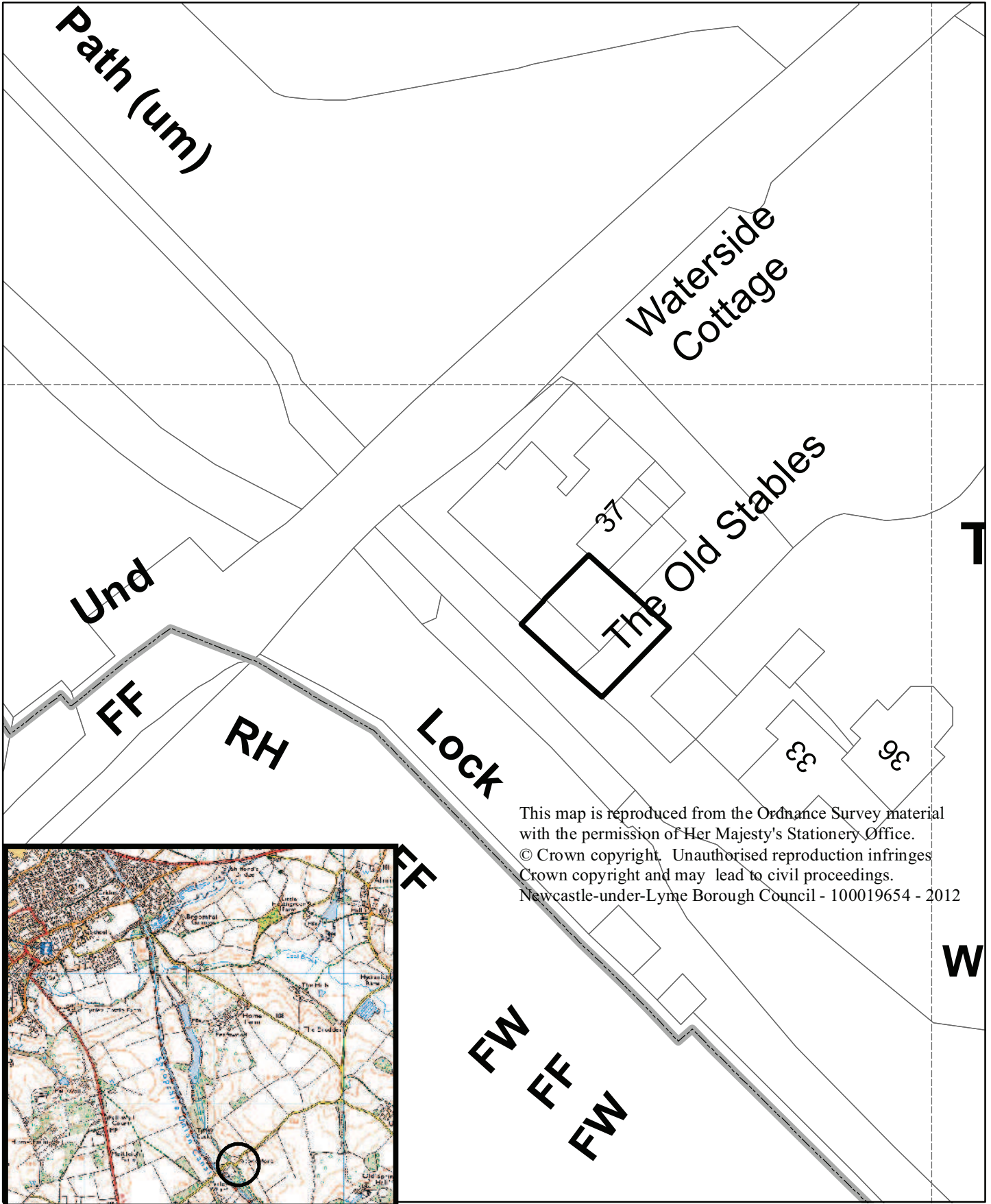
12/00646/FUL Newcastle under Lyme School, Mount Pleasant, Newcastle under Lyme



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APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANTS) FROM THE CONSERVATION AND HERITAGE FUND

Purpose of Report

To consider an application for financial assistance towards the cost of the repair of the following building of special architectural and historic interest.

Recommendation

That the Conservation Advisory Working Party recommends that the Planning Committee approve a grant of £3,912 for the Clod Hall, Almington, subject to the appropriate standard conditions.

Clod Hall, Little Heath Green, Almington, (Ref: 12/13003/HBG)

Clod Hall is a modest timber framed building and is Grade II listed. The application is for the complete re-thatching of the building which is required due to a number of leaks into the main property. The Council gave a small grant of £940 towards the over-thatching of the property in 2002 but this has not lasted and it is necessary to properly re-thatch the building.

As the building is listed it is eligible for a grant of up to 20% towards the cost of the work which has been quoted at costing £19,560.

Financial Implications

There is sufficient funding to meet this grant application at over £68,000 in the fund, which allows for commitments.

Conclusions

This grant application meets all the Council's criteria for the repair and restoration of the heritage asset. The views of the Conservation Advisory Working Party will be reported to the Planning Committee.

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