

# Public Document Pack

**Date of meeting**      Tuesday, 2nd April, 2013  
**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      DECLARATIONS OF INTEREST**

To receive Declarations of Interest from Members on items included in this agenda

**2      MINUTES OF PREVIOUS MEETINGS                                      (Pages 1 - 2)**

To agree as a correct record, the minutes of the meeting held on 12 March, 2013

**3      PREVIOUSLY CONSIDERED APPLICATIONS                              (Pages 3 - 4)**

To receive the decisions of applications which have been previously considered by this Working Party

**4      NEW APPLICATIONS RECEIVED    (Pages 5 - 14)**

To make observations on new applications received.

**5      CONSERVATION AND HERITAGE FUND**

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      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 12 March 2013**

**Present:-** Councillor Miss J M Cooper – in the Chair  
Councillors Allport, Robinson and Wilkes  
Representing Mr F Colella – Staffordshire Parks and Gardens Trust  
Outside Bodies

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Mrs Burnett.

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3. MINUTES OF PREVIOUS MEETINGS**

**Resolved:-** That the minutes of the previous meeting held on 19 February 2013 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</u>	<u>Comments</u>
12/00209/FUL	Barn south of 12 Station Road, Madeley. Mr J Willard. Conversion of existing barn to 3 dwellings including parking and private gardens.	The Working Party supported the principle of the conversion but objected to the bin storage fences to units 1 and 2 in front of the barn and the addition of the porches which disrupted the simplicity of the barn. Bin storage should be located in front of the wall by the trees and car parking removed from in front of the buildings if possible. The roof appears cluttered and the number of roof lights should be

		reduced, especially the number of double roof lights.
13/00092/FUL & 13/00093/LBC	South Lodge, Old Springs Hall, Old Springs, Market Drayton. Mr R Lee. Reinstatement of existing lodge to main hall.	The Working Party supported the restoration of the cartilage listed building and wanted to ensure proper conservation practises were applied.
13/00153/FUL & 13/00128/ADV	Former Cannons & Choices Units, Barracks Road, Newcastle. Mr J Wright. Xercise4Less. Five externally illuminated fascia signs and 1 non-illuminated sign and change of use from A1 to D2.	The Working Party were happy with the logo '4' but not with the sign which incorporated price as part of the signage which they felt had an adverse impact on the amenity of the area given the proximity to the Conservation Area.
13/00141/FUL	Park Manor, Butterton. Mr M Popat. Demolition of existing outbuilding and erection of single storey utility and swimming pool.	The Working Party considered that a more elegant roof from on the swimming pool and junction with existing dwelling would be appropriate due to the potential impact on views from the Conservation Area. The roof is very large and more glazing might help to break up the heaviness of the mass.
13/00163/FUL & 13/00164/LBC	6 Balterley Court, Nantwich Road, Balterley. Mr J Nicholls. Alteration to ground floor window to courtyard.	No objections.

**MISS J M COOPER**  
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
12/00799/FUL	The Hawthorns, Keele University, Quarry Bank Road, Keele	Proposed standby generator and compound	The Working Party felt that the proposal would be harmful to views into and out of the Conservation Area, given the nature of the development, being unsightly and inappropriate and so close to the road edge. Ideally the proposal should be positioned as in Option 1. It was also concerned about environmental and noise pollution and traffic problems during consideration.	Permitted by Planning Committee on 8 <sup>th</sup> March 2013 <a href="http://www.newcastle-staffs.gov.uk/planning/hawthornsgenerator">http://www.newcastle-staffs.gov.uk/planning/hawthornsgenerator</a>
12/00794/FUL & 13/00039/LBC	Lime View, Main Road Betley	Erection of ground floor extension and internal alterations	The Working Party had no objections to the principle of an extension, however, it recommends that the window details of the proposed extension should match the original house or the proposal should contrast and be more lightweight like the adjacent property.	Permitted under delegated powers on 14 <sup>th</sup> March 2013 Permitted under delegated powers <a href="http://www.newcastle-staffs.gov.uk/planning/limeview">http://www.newcastle-staffs.gov.uk/planning/limeview</a>
12/00835/ADV	Keele Hall, Keele	3 freestanding signs	The Working Party found the timber sign (location 1) acceptable but strongly objected to the aluminium plinth for signs 2 and	Permitted under delegated powers on 14 <sup>th</sup> March 2013 <a href="http://www.newcastle-staffs.gov.uk/planning/keelhallsigns">http://www.newcastle-staffs.gov.uk/planning/keelhallsigns</a>

			3, which should be an alternative material such as stone or timber. The map sign at the top of the drive should only be a directional sign at location 2a.	
13/00045/FUL	Boughey Arms, Nantwich Road, Audley	Retention of raised deck area	The Working Party objected to the structure and felt it was an inappropriate design and location that had a detrimental affect on the character and appearance of the Conservation Area.	Permitted under delegated powers on 18 <sup>th</sup> March 2013 <a href="http://www.newcastle-staffs.gov.uk/planning/bougheyarms">http://www.newcastle-staffs.gov.uk/planning/bougheyarms</a>
13/00038/ADV	Lloyds TSB, 46-48 High Street, Newcastle	Various illuminated signs	The fascia sign was acceptable but the Working Party objected to the bright green signs for the poster and cash machine surrounds. The Working Party requested that a note be added to the decision notice so that the number of the property can be included on the fascia sign to enable easier identification of the property.	Permitted under delegated powers on 13 <sup>th</sup> March 2013 <a href="http://www.newcastle-staffs.gov.uk/planning/Lloydshighstreet">http://www.newcastle-staffs.gov.uk/planning/Lloydshighstreet</a>

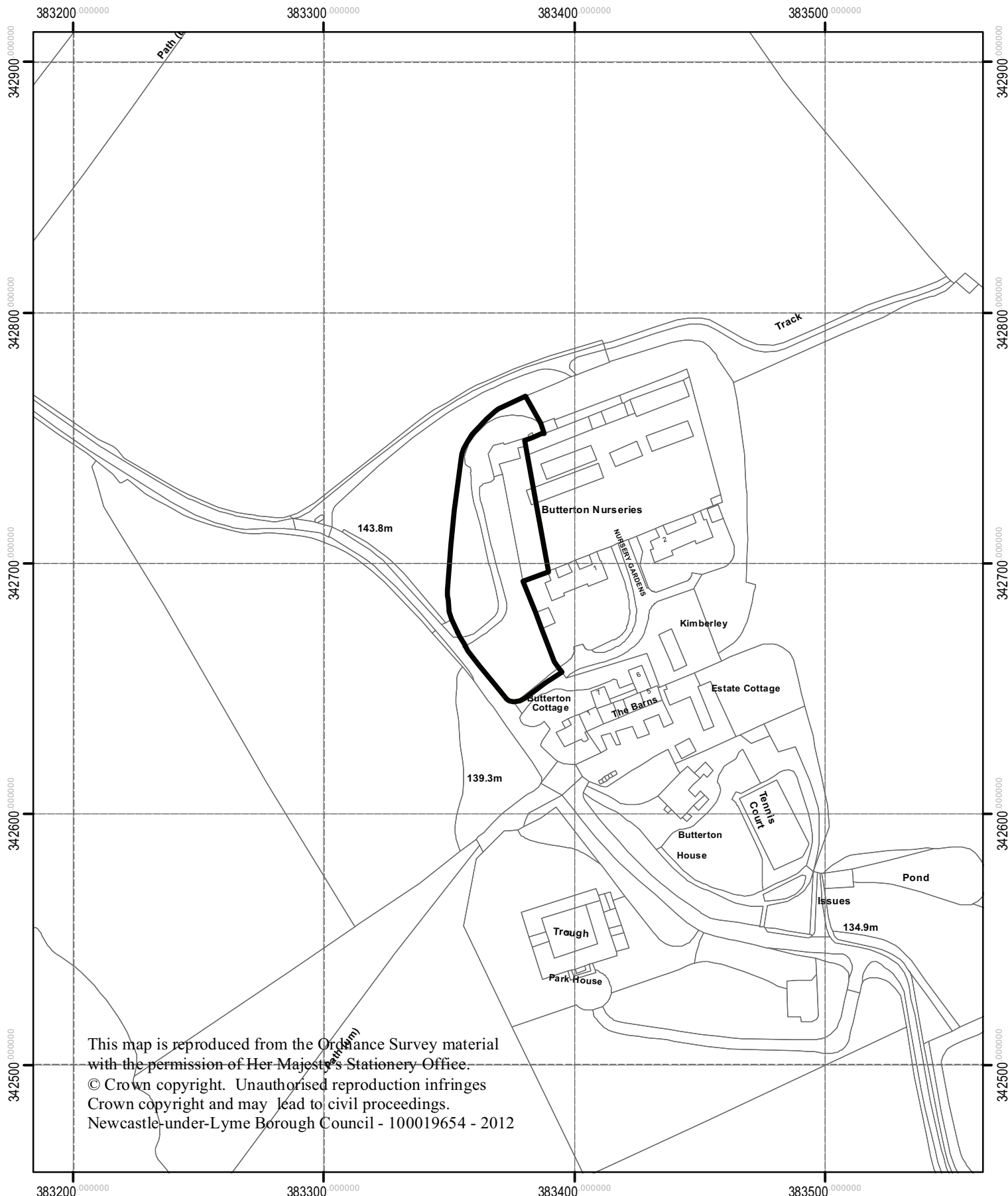
**CONSERVATION ADVISORY WORKING PARTY**

Reference	Location and Applicant	Development	Remarks	Link
13/63/FUL	Butterton Nurseries Park Road Butterton Mr Neville Leath	Garage	Within Butterton Conservation Area	<a href="http://www.newcastle-staffs.gov.uk/planning/buttertongarage">http://www.newcastle-staffs.gov.uk/planning/buttertongarage</a>
13/185/DEEM3	Open Market High Street Newcastle Newcastle-under-Lyme Borough Council	New market stalls	Within Newcastle town centre Conservation Area	<a href="http://www.newcastle-staffs.gov.uk/planning/marketstalls">http://www.newcastle-staffs.gov.uk/planning/marketstalls</a>
13/172/FUL	Gaunts Hatch 45 Sandy Lane Newcastle Mr Sean Lambert	Alterations and extension to existing dwelling house	Adjacent to The Brampton Conservation Area	<a href="http://www.newcastle-staffs.gov.uk/planning/gauntshatch">http://www.newcastle-staffs.gov.uk/planning/gauntshatch</a>
13/203/FUL	15 -17 Nantwich Road Audley ST7 8DH Mr S Jayes	Conversion of existing dwelling into two dwellings, two storey side extension to no.17	Within Audley Conservation Area	<a href="http://www.newcastle-staffs.gov.uk/planning/1517NantwichRoad">http://www.newcastle-staffs.gov.uk/planning/1517NantwichRoad</a>

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13/00063/FUL  
Butterton Nurseries, Park Road,  
Butterton

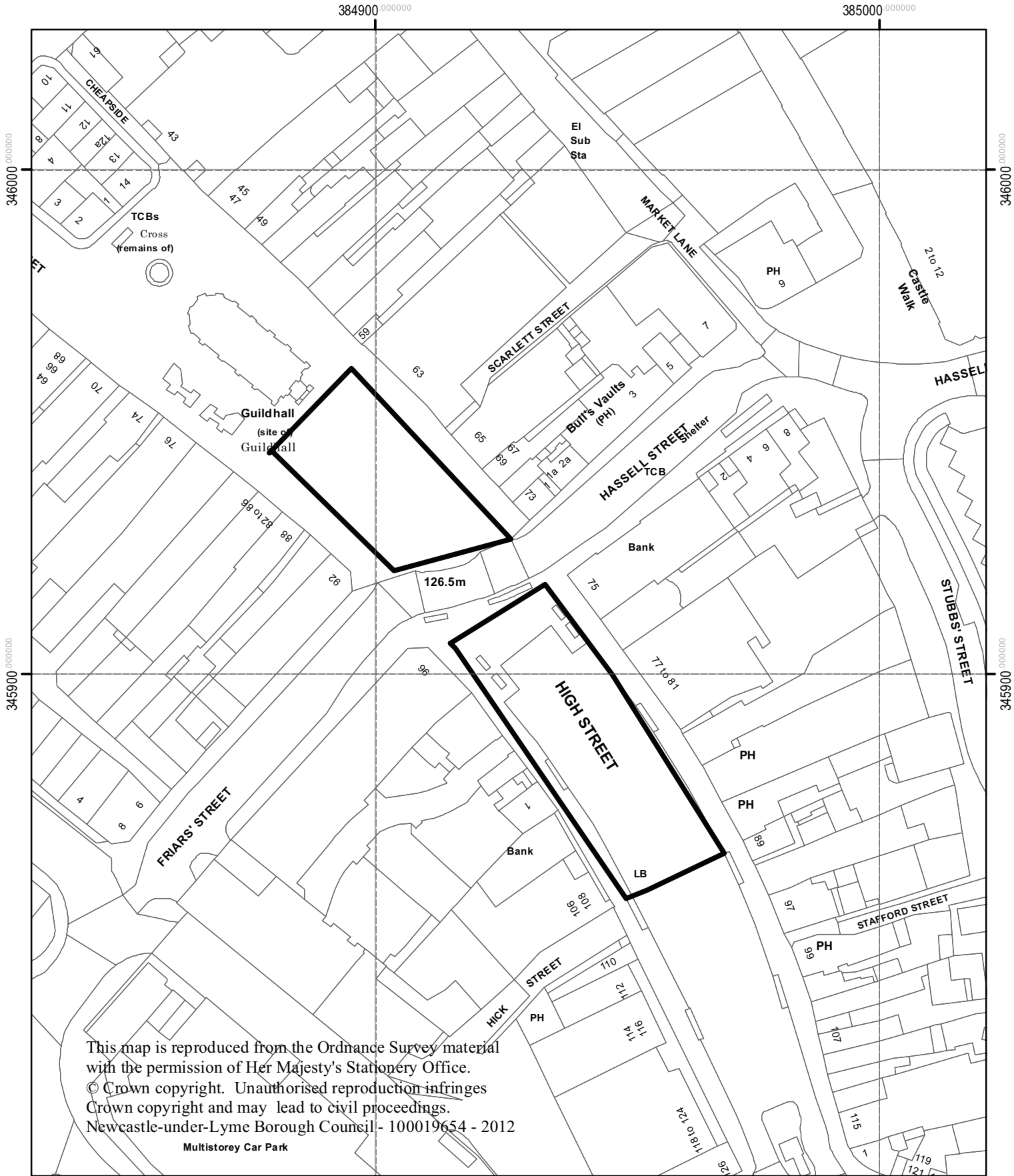


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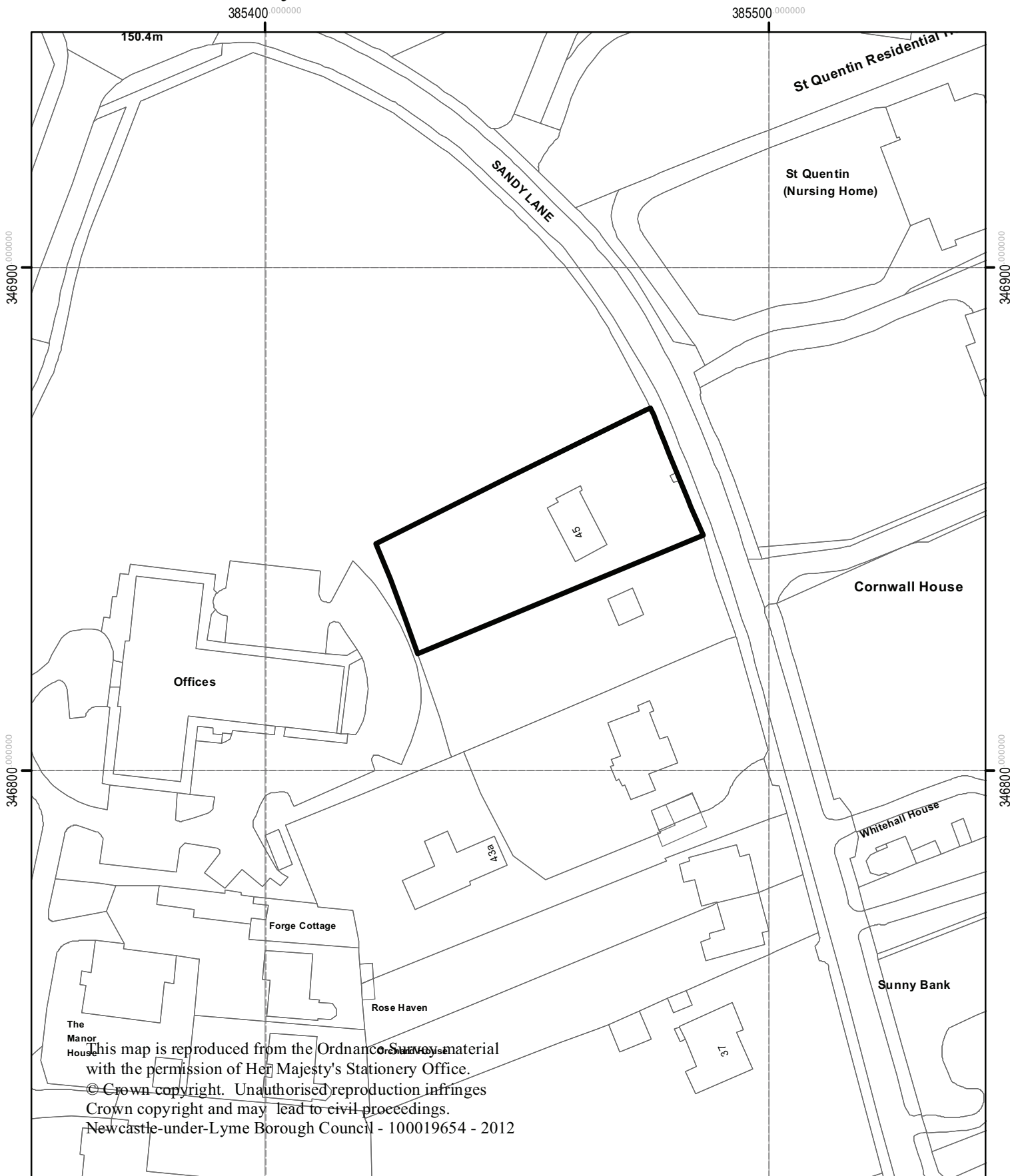
13/00185/DEEM3  
Open Market, High Street  
Newcastle Under Lyme



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Multistorey Car Park

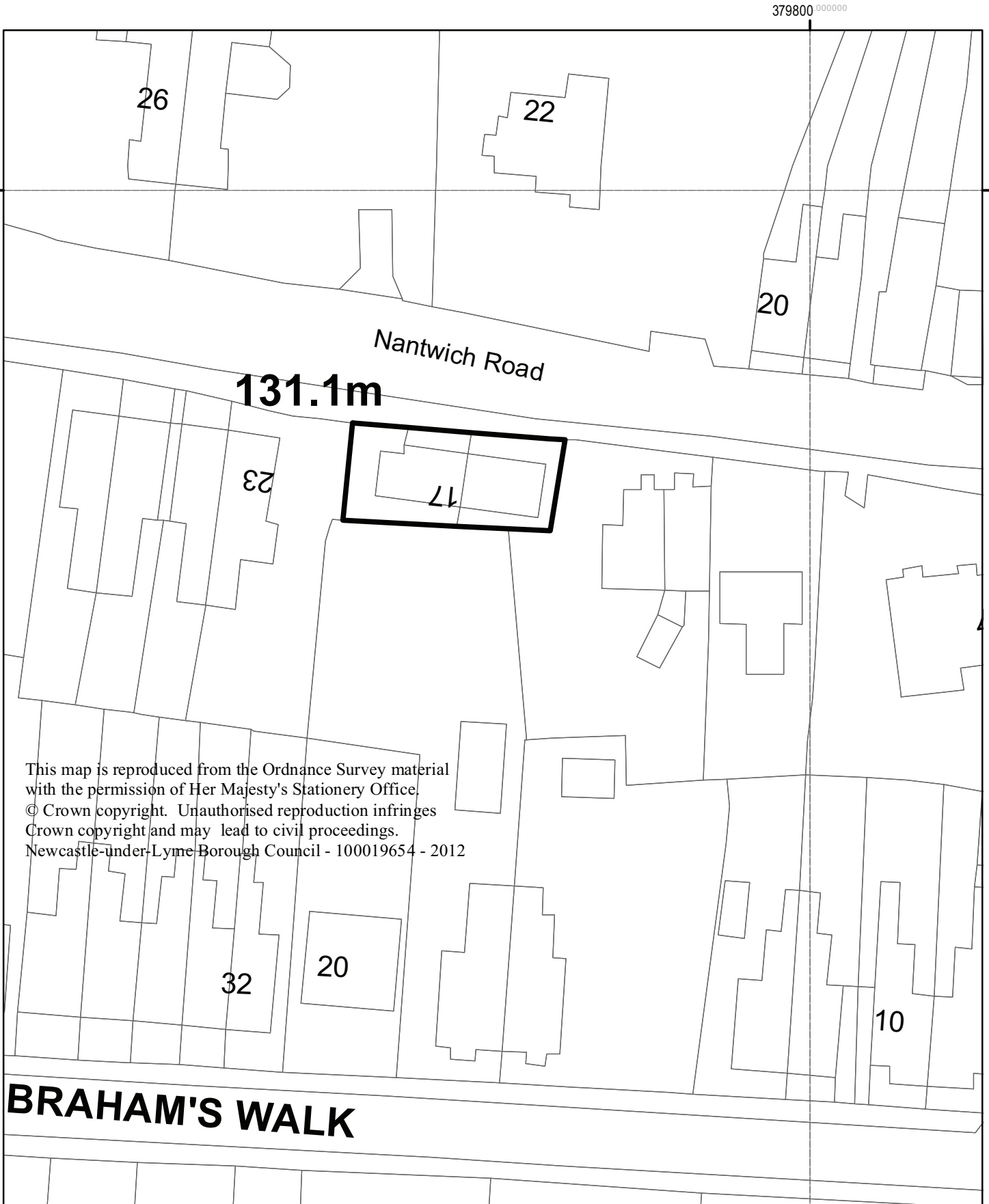


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13/00203/FUL  
15 -17 Nantwich Road  
Audley



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