

Public Document Pack

Date of meeting Tuesday, 14th May, 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 - 4)

To agree as a correct record, the minutes of the meeting held on 23 April, 2013.

3 PREVIOUSLY CONSIDERED APPLICATIONS (Pages 5 - 6)

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

4 NEW APPLICATIONS RECEIVED (Pages 7 - 16)

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 any of the items included in this agenda or through issues raised during the meeting, please bring them to the attention of the Democratic Services Officer at the close of the meeting.

Meeting Quorum

16+= 5 Members; 10-15=4 Members; 5-9=3 Members; 5 or less = 2 Members.

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

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 23rd April, 2013

Present:- Councillor Mrs Gillian Burnett – in the Chair
Councillors Allport, Miss Cooper, Henshaw, Manning, Robinson and Wilkes
Representing Mrs C Henshaw, Staffordshire Historic Buildings Trust
Outside Bodies Mr R Manning, North Staffs Society of Architects

1. **APOLOGIES FOR ABSENCE**

Apologies were received from Mr Colella and Mr Chatterton.

2. **DECLARATIONS OF INTEREST**

There were none.

3. **MINUTES OF PREVIOUS MEETINGS**

Resolved:- That the minutes of the previous meeting held on 2 April 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>
12/00775/LBC	Audley's Cross Farm, Newcastle Road, Market Drayton. Mr D Bennison. Retention of UPVC windows.	The Working Party considered that the introduction of UPVC into this historic protected building was not appropriate both in terms of it being an inappropriate and non-historic material and being inherently unsuitable and therefore impacted on the special character of the Listed Building. Discussion took place over the issue of enforcement over such

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		development but conclusion was reached. In general terms the Working Party felt that a view from Planning Committee over such matters would be important.
13/00224/FUL	20 King Street, Newcastle. Staff kitchens and bedrooms. Conversion of first floor showroom to three apartments.	No objections. The Working Party supported the economic use of the upper floors.
13/00228/FUL	Land adjacent to 41 Sneyd Terrace, Silverdale. Mr S Hulse. Erection of a pair of semi-detached houses.	The Working Party were concerned about the orientation of the proposed houses and their relationship with the existing grain and historic pattern of development which as proposed could have a harmful impact on the character of the Conservation Area. They suggest further consideration is given to the layout of the houses and parking on the plot to reflect the existing pattern of development.
13/00229/FUL	19 Curzen Street, Basford, Newcastle. Mr R Gholamali. Replacement windows to front elevation.	The Working Party considered that the introduction of the sliding sash windows to the upper floors to match the original shape and proportions of the other adjacent and the interest which that adds to the terrace outweighs the use of UPVC given that the windows are not original. They wish to ensure that the windows are not original. They wish to ensure that the windows will have this appearance as the plans are unclear and not conclusive.
13/00281/FUL	Roche House, 5 Court Walk, Betley.	No objections.

Dr T French.
Repair and restoration of garden
wall.

6. **12 IRONMARKET, NEWCASTLE**

Resolved:- That the report be received.

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

The White House, Poolside, Madeley (Ref 13/14001/HBG)

Resolved:- That the Planning Committee approve a grant of £747 for the White House, Poolside, Madeley.

COUNCILLOR MRS GILLIAN 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 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.

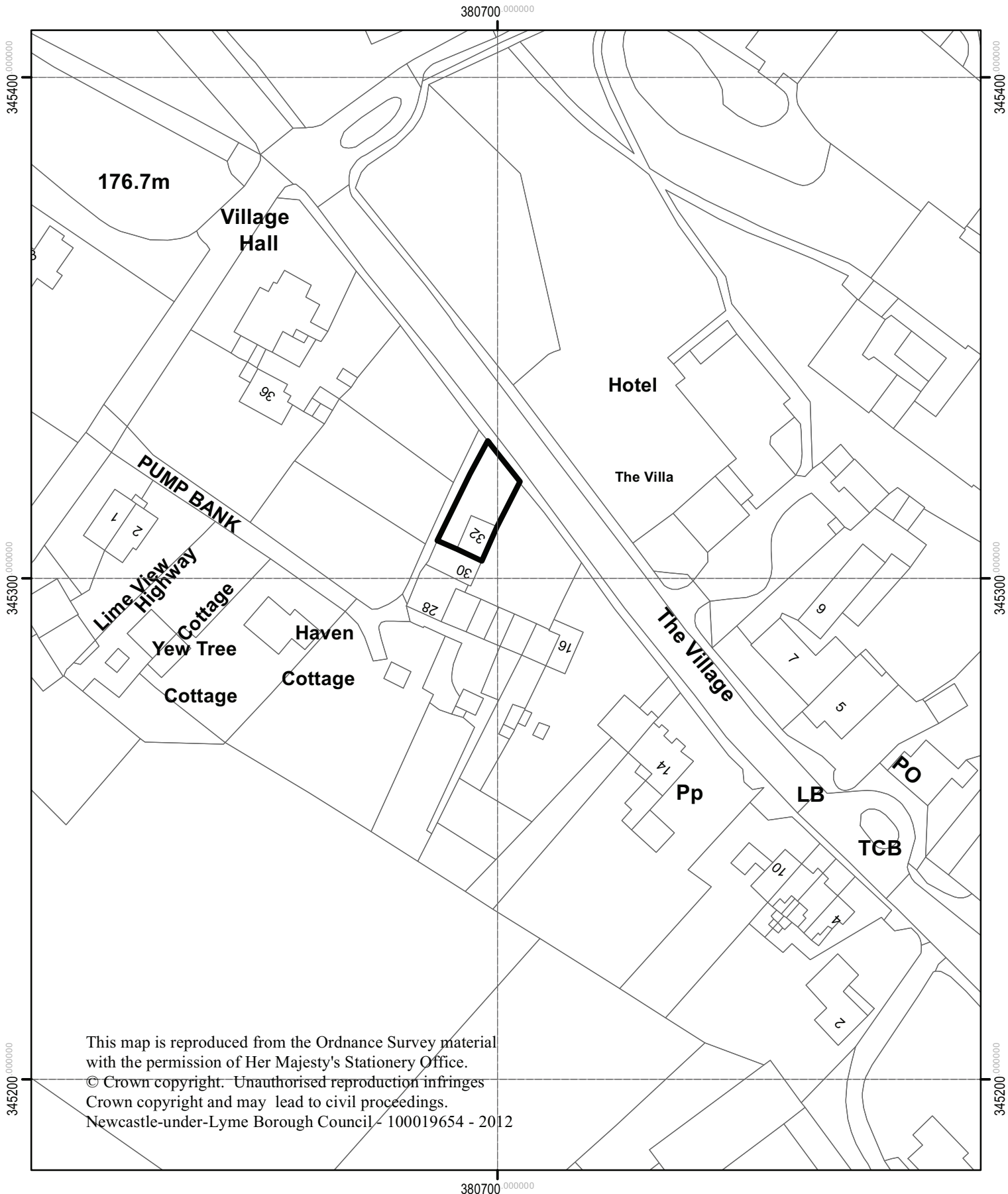
Reference	Location and Applicant	Development	Working Party Comments	Planning Decision
13/00141/FUL	Park Manor, Butterton Mr Popat	Erection of single storey utility and swimming pool	The Working Party considered that a more elegant roof from on the swimming pool and junction with existing dwelling would 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.	Permitted under delegated powers on 1 th April 2013 http://www.newcastle-staffs.gov.uk/planning/parkmanor
13/00163FUL & 13/00164/LBC	6 Balterley Court, Balterley Mr Nichols	Alteration to ground floor window to courtyard	No objections	Permitted under delegated powers on 17 th April 2013 http://www.newcastle-staffs.gov.uk/planning/6balterley
13/00185/DEEM3	Newcastle Town Centre 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	Permitted by Planning Committee on 24 th April 2013 http://www.newcastle-staffs.gov.uk/planning/marketstalls

			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	Gaunts Hatch, 45 Sandy Lane, Newcastle	Alterations and extension to existing 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	Permitted under delegated powers on 25 th April 2013 http://www.newcastle-staffs.gov.uk/planning/gauntshatch

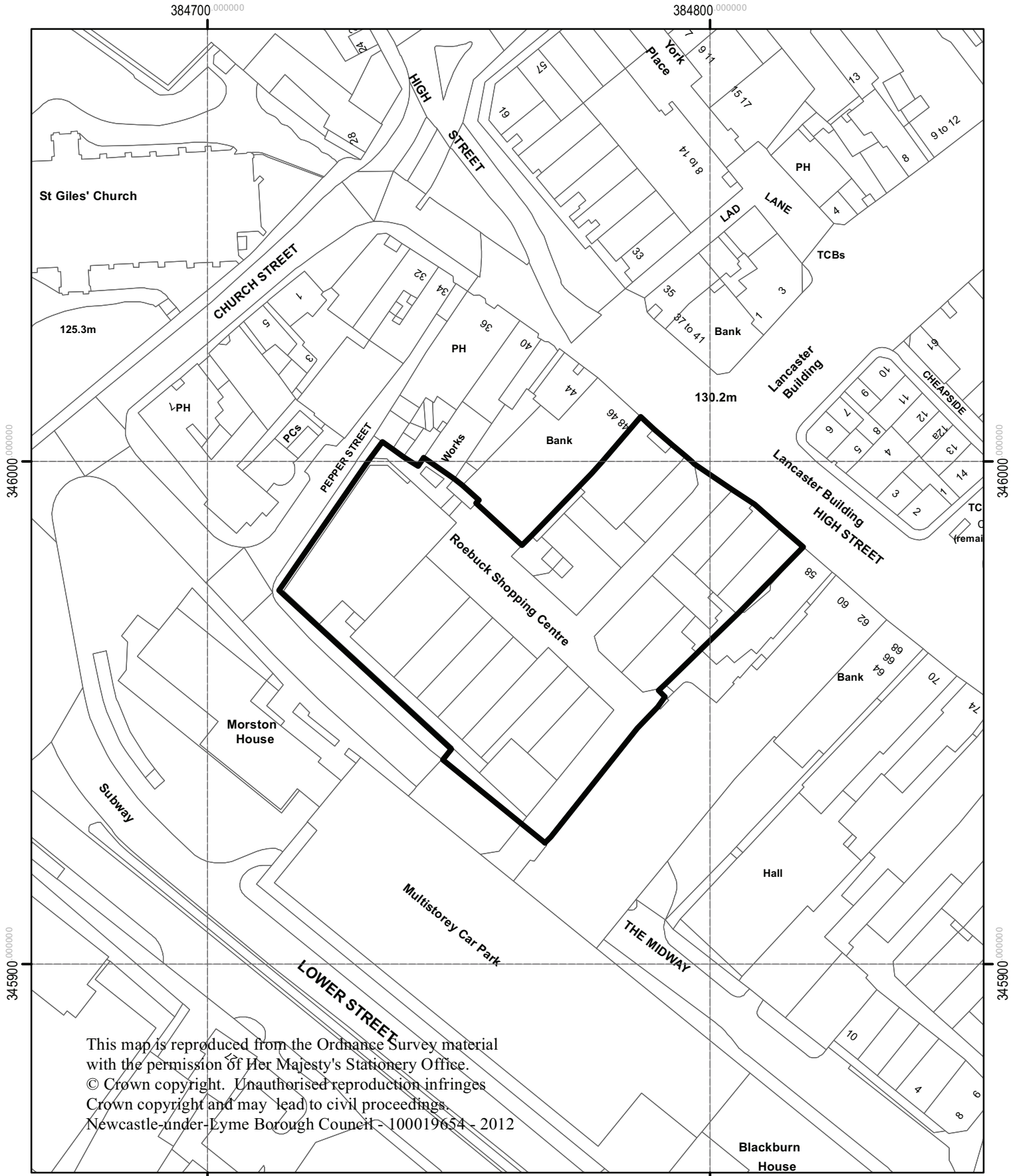
CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Link
13/00279/FUL	28 The village, Keele Mr Wilkinson	Single storey extension	Within Keele village Conservation Area.	http://www.newcastle-staffs.gov.uk/planning/28village
13/00282/ADV	Roebuck Centre, High Street, Newcastle	3 externally illuminated signs	Within Newcastle Town Centre Conservation Area	http://www.newcastle-staffs.gov.uk/planning/roebucksigns
13/00297/ADV	Keele University	Variouse advertisement signs	Within Keele Historic park and garden	http://www.newcastle-staffs.gov.uk/planning/keelesigns2
13/00328/LBC	33-34 Tryley cottage, Tryley Locks	Replacement windows/doors and timber porch, new timber cover to cellar steps and replace existing greenhouse with timber shed	Within Shropshire Union Canal Conservation Area	http://www.newcastle-staffs.gov.uk/planning/33tryleylocks

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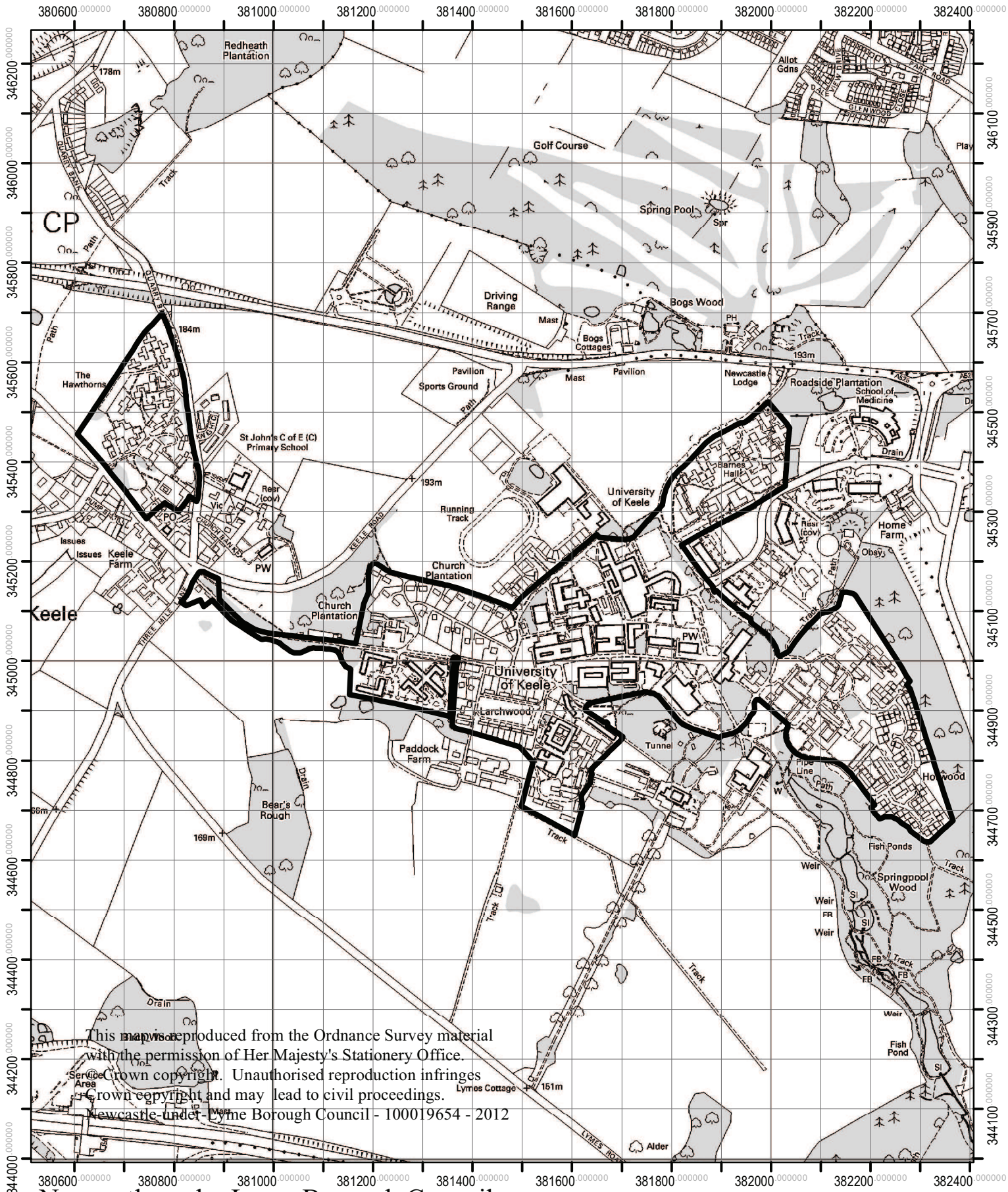
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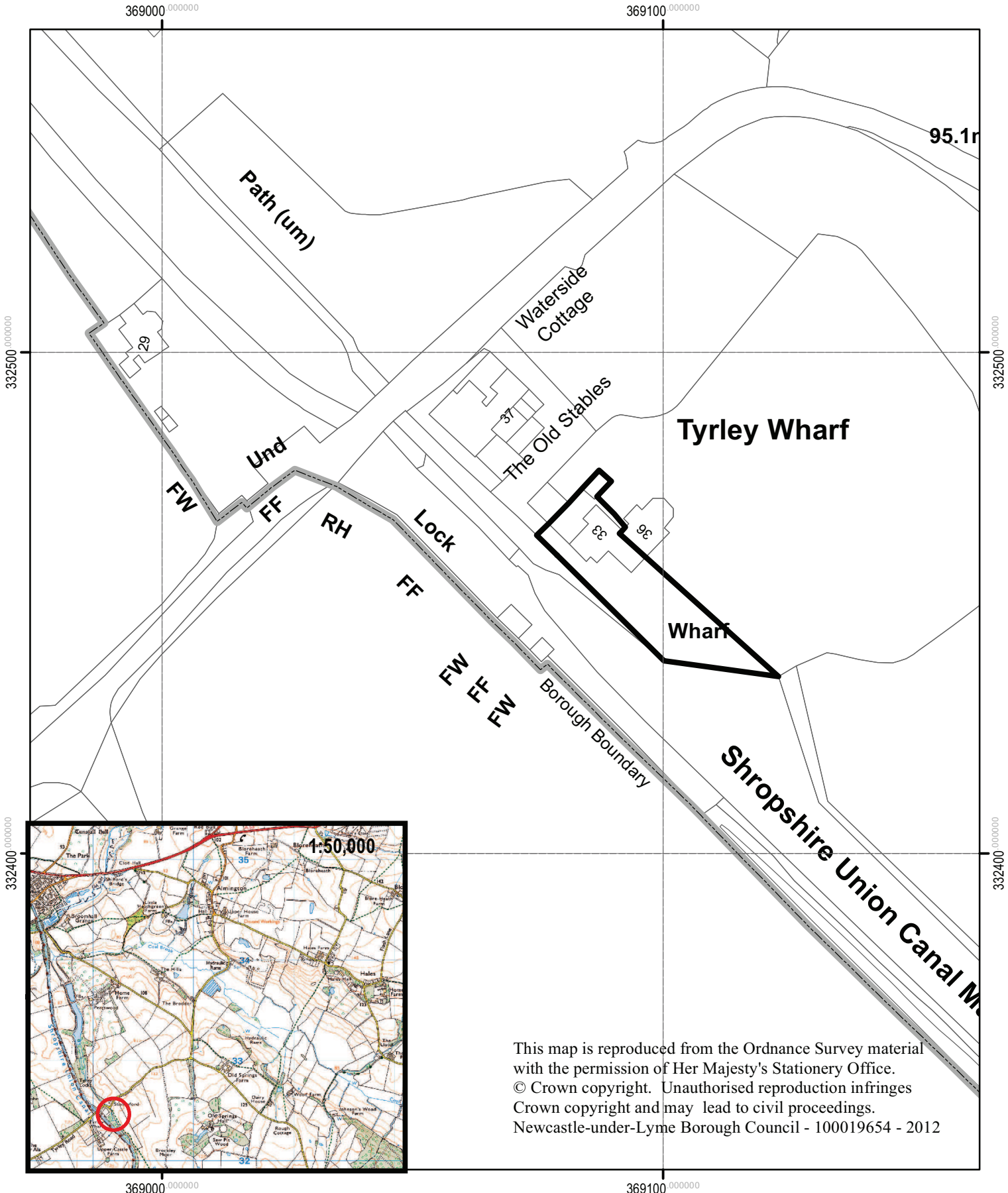
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