

Public Document Pack

Date of meeting Tuesday, 18th June, 2013
Time 7.00 pm
Venue Committee Room 1, Civic Offices, Merrial Street,
Newcastle-under-Lyme, Staffordshire, 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 28 May, 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 - 26)

To make observations on new applications received.

5 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.

This page is intentionally left blank

CONSERVATION ADVISORY WORKING PARTY

Tuesday 28 May 2013

Present:- Councillor Mrs Gillian Burnett – in the Chair

Councillors Allport, Miss Cooper, Robinson and Wilkes

Representing Mr P Chatterton - Newcastle Civic Society
Outside Bodies Mr F Colella – Staffordshire Parks and Gardeners Trust
Mr R Redgewell – Newcastle Civic Society

1. APOLOGIES FOR ABSENCE

An apology for absence was received by Mrs C Henshaw.

2. DECLARATIONS OF INTEREST

There were none.

3. MINUTES OF PREVIOUS MEETINGS

Resolved:- That the minutes of the previous meeting held on 14 May 2013 be agreed as a correct record.

4. PREVIOUSLY CONSIDERED PLANNING 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>
13/00285/FUL	Station House, Leycett Lane, Leycett. Mr & Mrs I Kelsall. Two storey rear extension, erection of rear veranda and associated alterations.	No objections.
13/00357/ADV	Cooltrader, Castle Walk, Newcastle. Mr Paul Stubley. Illuminated fascia sign and projecting sign.	No objections but the Working Party noted that the sign had already been erected.
13/00358/LBC & 13/00359/ADV	John Pass, 12 Ironmarket, Newcastle. Mr Glyn Morrey.	The Working Party objects to the erection of the second flag which is

Removal of existing signage and replace with new signage (resubmission of 12/00704/LBC).

unauthorised and illegal. Even the flag which has consent has not been located in exactly the position that was granted consent. The second flag is unnecessary and adds clutter to the front elevation to the property due to the close proximity of both of the flags. The clock which has consent was to be located at the opposite end of the shop frontage and therefore had more balance to the visual impact of the signage. The retrospective applications show disregard for the process and should be refused as harmful to the special character of the Listed Building and Conservation Area.

13/00353/TDET

Footpath, 5 King Street, Newcastle.
WHP (Wilkinson Helsby Projects) Ltd.
Telecommunications cabinet.

No objections.

13/00352/TDET

Land adj 21 Ironmarket, Newcastle.
WHP (Wilkinson Helsby Projects) Ltd.
Telecommunications cabinet.

No objections in principle, but recommends that to reduce the impact of street clutter, and therefore visual harm and potential trip hazards, the cabinet should be located on the same side of the street as the existing cabinet. This street has a lot of signage clutter and the cabinet has the potential to have a harmful impact on the character of the Conservation Area in this location.

6. ENTERPRISE AND REGULATORY REFORM ACT 2013 - CHANGING HERITAGE PROTECTION IN ENGLAND

Resolved:- That Members note the report.

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

(i) Old Vicarage, Mow Cop (Ref 13/14003/HBG)

Resolved:- That the Working Party agree to the recommendation to award £2170.

(ii) The Garden House, 21 Larchwood, Keele University (Ref 13/14002/HBG)

Resolved:- That the Working Party agree to the recommendation to award £2890.

(iii) Garden Wall at Roche House, 5 Court Walk, Betley (Ref 13/14004/HBG)

Resolved:- That the Working Party agree to the recommendation to award £2285.

8. AUDLEY CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN SUPPLEMENTARY DOCUMENT

Resolved:- That the Working Party commend to the Planning Committee the Audley Conservation Area and Management Plan Supplementary Planning Document.

9. URGENT BUSINESS

There was none.

**MRS G BURNETT
Chair**

This page is intentionally left blank

**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.

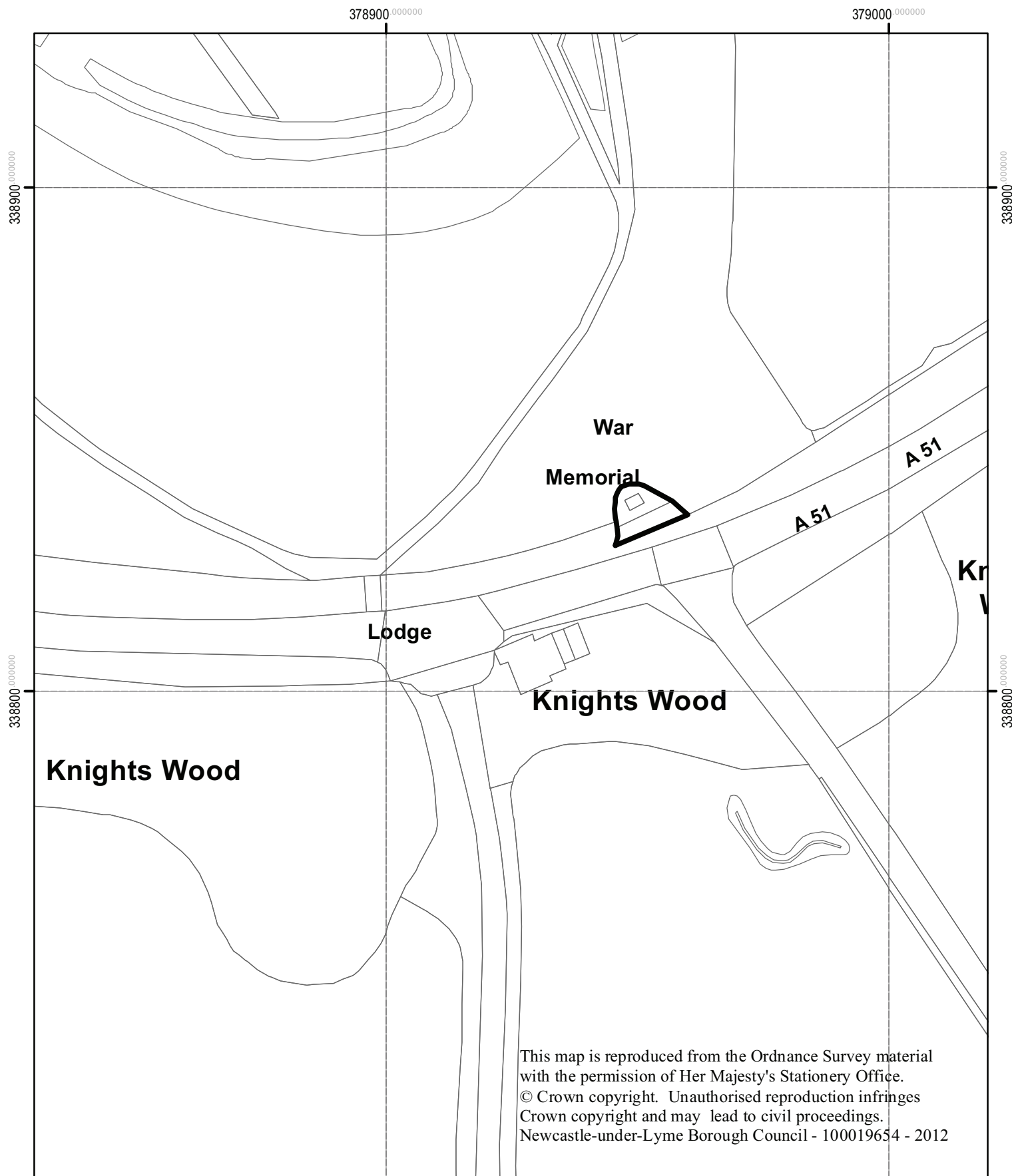
Reference	Location and Applicant	Development	Working Party Comments	Planning Decision
12/00775/LBC	Mrs D Bennison, Audleys Cross Farm, Newcastle Road, Market Drayton	Retention of UPVC windows	The Working Party considered that the introduction of UPVC into this historic protected building was not appropriate 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 development but no conclusion was reached. In general terms the Working Party felt that a view from Planning Committee over such matters would be important.	Refused under delegated powers on 16 th May 2013 http://www.newcastle-staffs.gov.uk/planning/audleyscross
13/00229/FUL	Mr Gholamali, 19 Curzon Street, Basford	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	Permitted under delegated powers on 29 th May 2013 http://www.newcastle-staffs.gov.uk/planning/19curzon

			not original. They wish to ensure that the windows will have this appearance as the plans are unclear and not conclusive.	
13/00281/FUL	Dr French, Roche House, 5 Court Walk Betley	Rebuilding of garden wall.	No objections.	Permitted under delegated powers on 3 rd June 2013 http://www.newcastle-staffs.gov.uk/planning/rochehouse
13/00282/ADV	Roebuck Centre, High Street, Newcastle	3 externally illuminated signs	No objections	Permitted under delegated powers on 4 th June 2013 http://www.newcastle-staffs.gov.uk/planning/roebucksigns

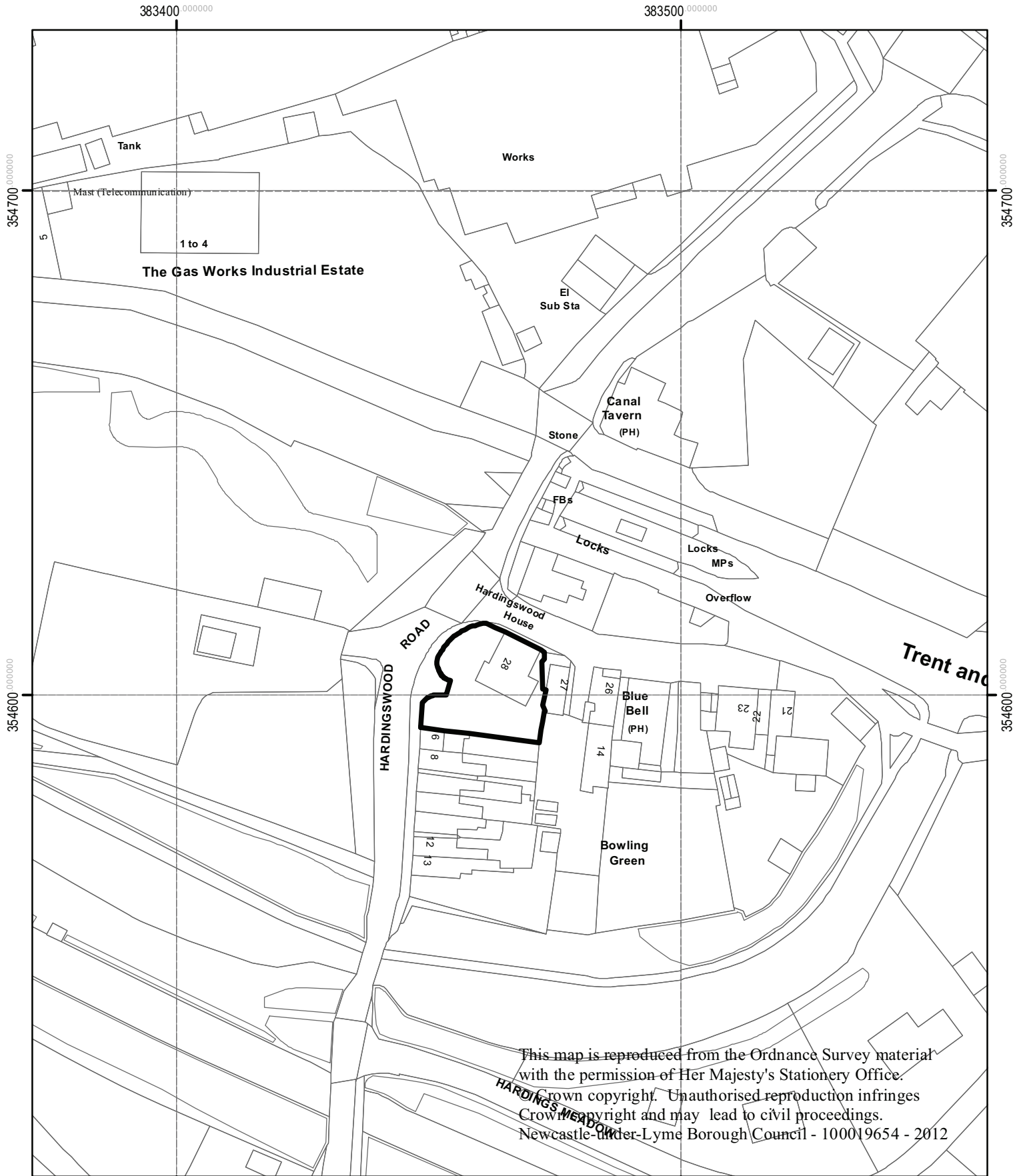
CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Link
13/00340/FUL	War Memorial, Maer Maer Parish Council	Replacement access steps to memorial with handrails and erection of dwarf retaining wall.	Within Maer Conservation Area	http://www.newcastle-staffs.gov.uk/planning/maermemorial
13/00387/FUL	28 Hardingswood, Kidsgrove Mr Stanworth	Single storey side extension	Within Trent and Mersey Canal Conservation Area	http://www.newcastle-staffs.gov.uk/planning/28hardingswood
13/00399/FUL	Holy Trinity Church, London Road, Newcastle Rev P Griffin	Variation of application 12/00157/FUL to change railings and to allow gate to open outwards	Within Newcastle Town Centre Conservation Area.	http://www.newcastle-staffs.gov.uk/planning/holytrinityrev
13/00403/FUL	Whitmore Hall, Three Mile Lane, Whitmore Mr G Cavenagh-Mainwaring	Proposed use of Whitmore Hall and its curtilage as a wedding venue.	Affecting a Grade I listed building, its curtilage and Whitmore Conservation Area.	http://www.newcastle-staffs.gov.uk/planning/whitmorehall
13/00407/FUL	12 Sidmouth Avenue, Newcastle Mr S Lewis	Single storey rear extension	The Brampton Conservation Area	http://www.newcastle-staffs.gov.uk/planning/12sidmouth
13/00408/FUL & 13/00409/ADV	17 Ironmarket, Newcastle William Hill Organisation Ltd	Installation of new shop front and illuminated fascia sign and projecting sign.	Within Newcastle Town Centre Conservation Area	http://www.newcastle-staffs.gov.uk/planning/17ironmarket
13/00412/FUL	6 North Street, Stubbs Walk Mr J McGourlay	Single storey extension	Within Stubbs Walk Conservation Area	http://www.newcastle-staffs.gov.uk/planning/6north

<p>13/00441/FUL</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 8</p>	<p>Field House, Main Road, Betley Mr G Shufflebotham</p>	<p>Demolition/removal of existing attached garage and garden shed and erection of two storey extension to side of existing dwelling.</p>	<p>Within Betley Conservation Area.</p>	<p>http://www.newcastle-staffs.gov.uk/planning/fieldbetley</p>
<p>13/00451/FUL</p>	<p>Former Mellards Warehouse, Market Lane, Newcastle Mr B Mercer</p>	<p>Proposed brick wall and galvanised steel railings to yard with vehicular and pedestrian access gates.</p>	<p>Within Newcastle Town Centre Conservation Area and Locally Important Building</p>	<p>http://www.newcastle-staffs.gov.uk/planning/mellardswall</p>



This page is intentionally left blank

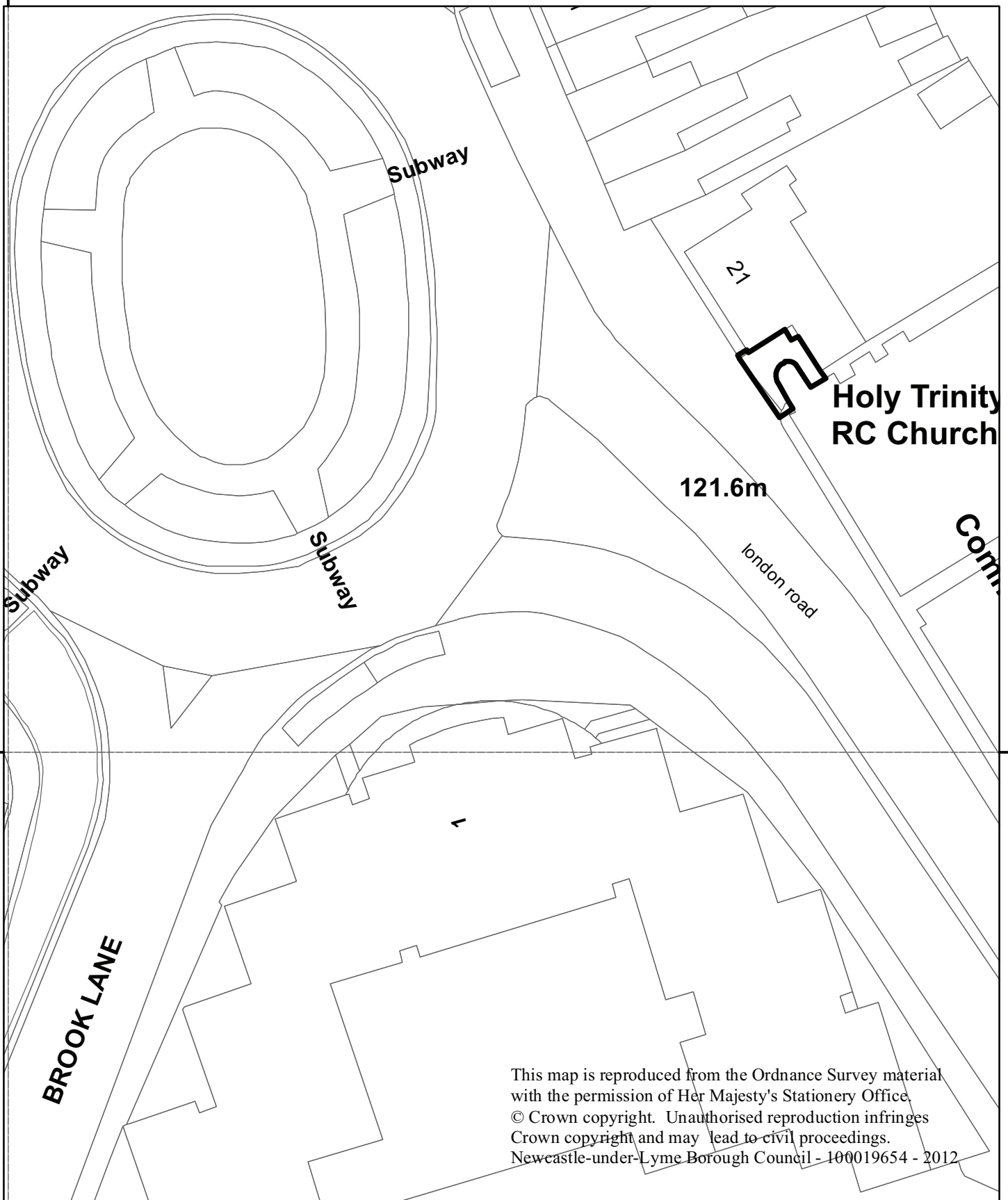


This map is reproduced from the Ordnance Survey material with the permission of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to civil proceedings. Newcastle-under-Lyme Borough Council - 100019654 - 2012



This page is intentionally left blank

385000 000000



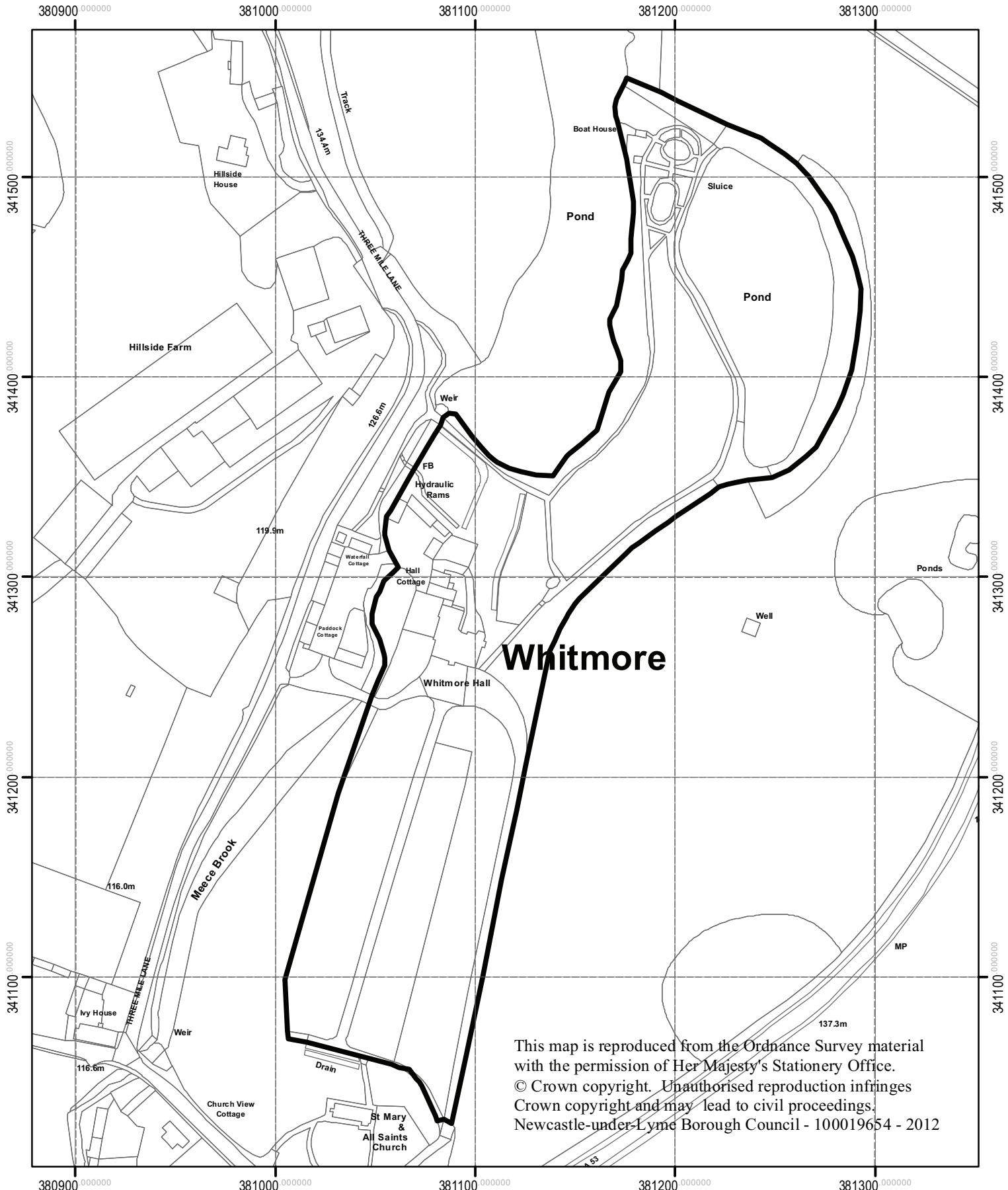
This map is reproduced from the Ordnance Survey material with the permission of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to civil proceedings. Newcastle-under-Lyme Borough Council - 100019654 - 2012

385000 000000



This page is intentionally left blank

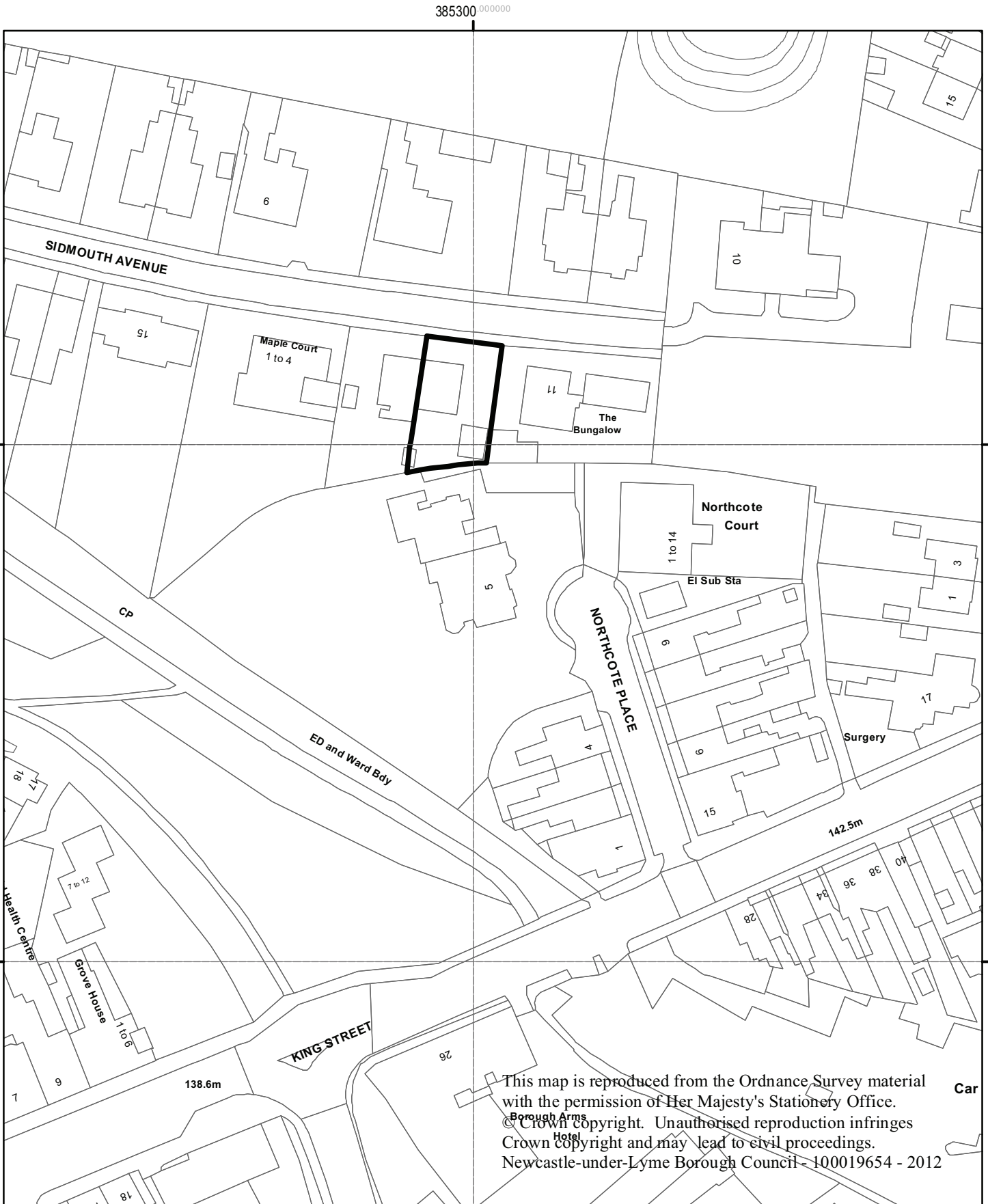
13/00403/FUL
 Whitmore Hall, Three Mile Lane,
 Whitmore



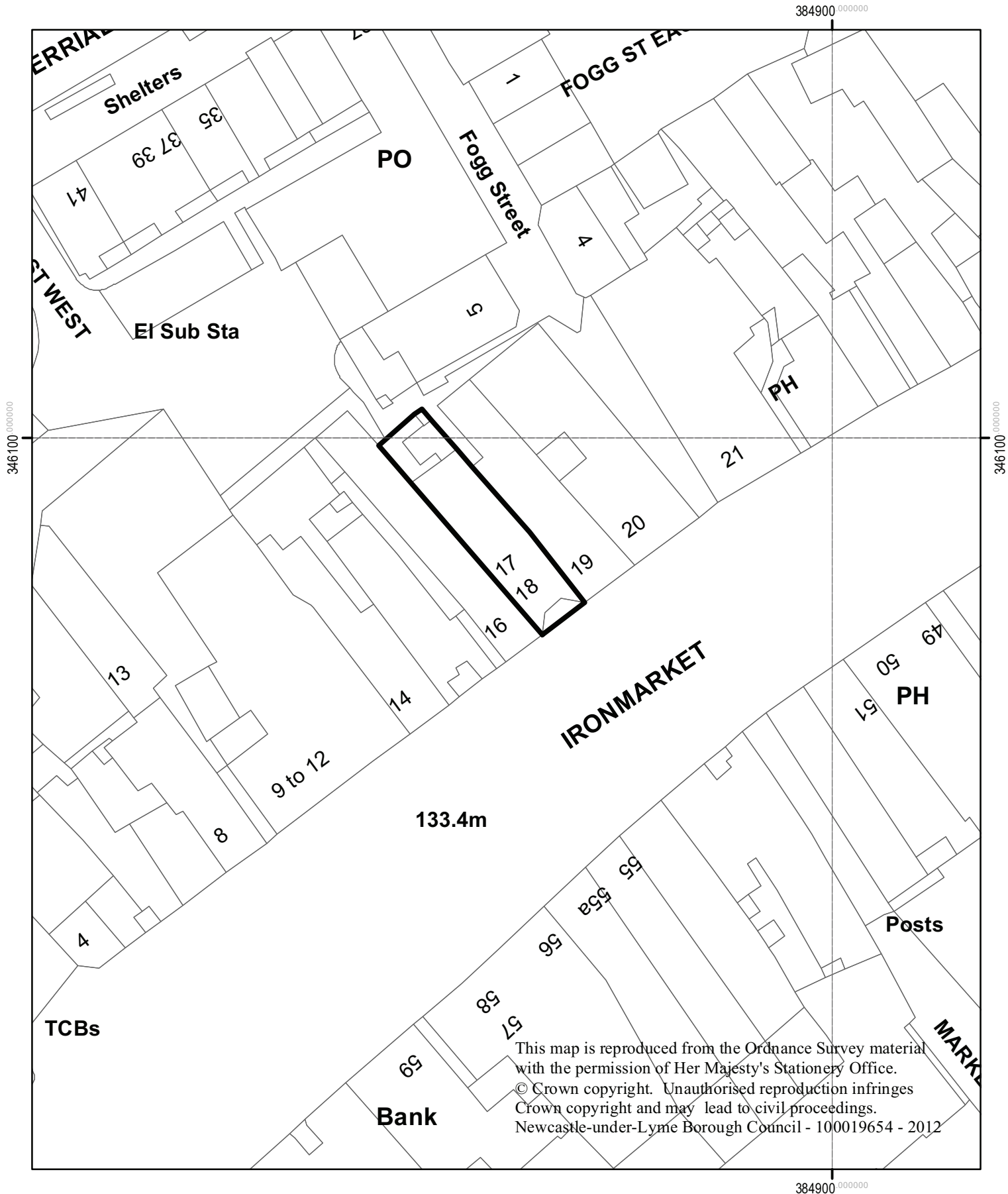
This map is reproduced from the Ordnance Survey material with the permission of Her Majesty's Stationery Office.
 © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to civil proceedings.
 Newcastle-under-Lyme Borough Council - 100019654 - 2012



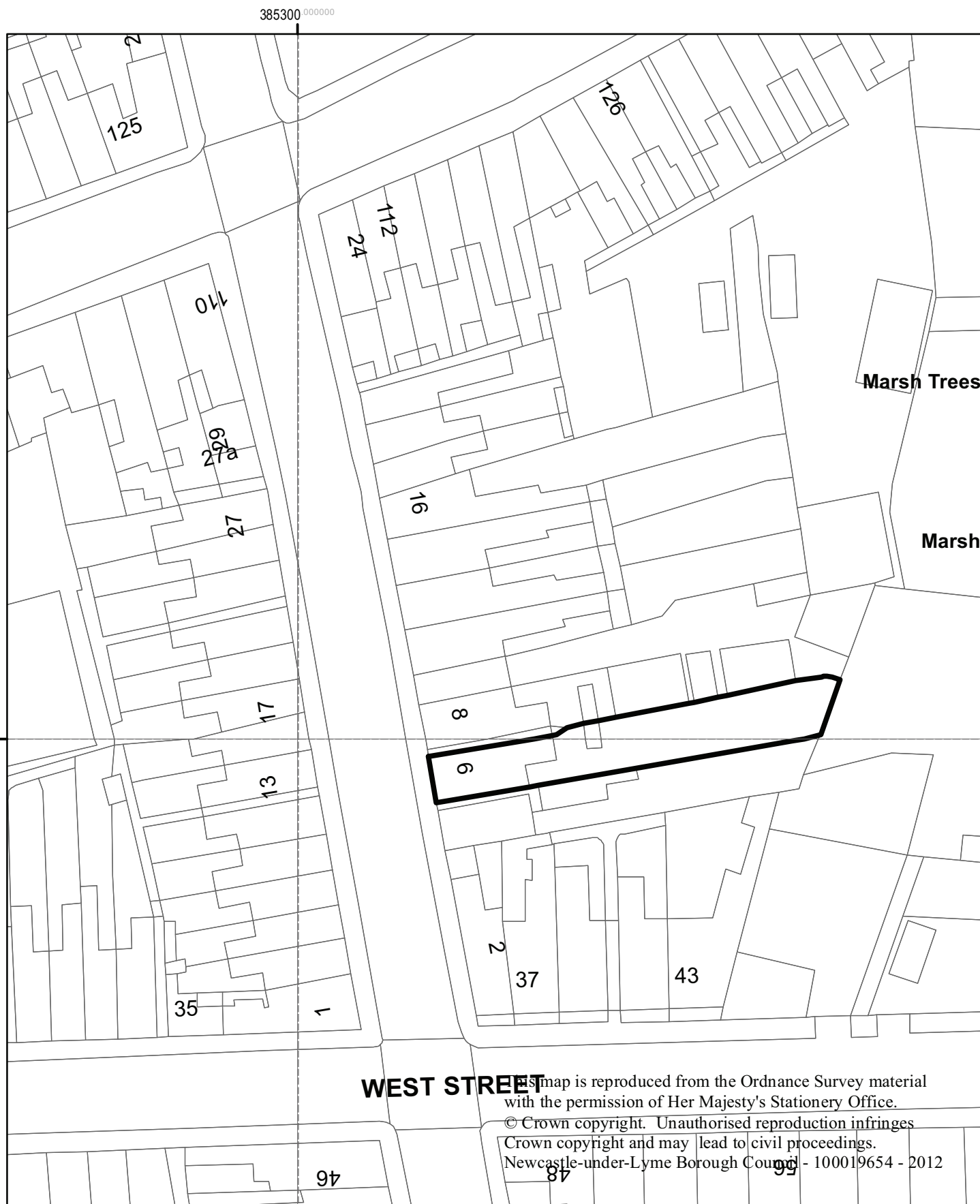
This page is intentionally left blank



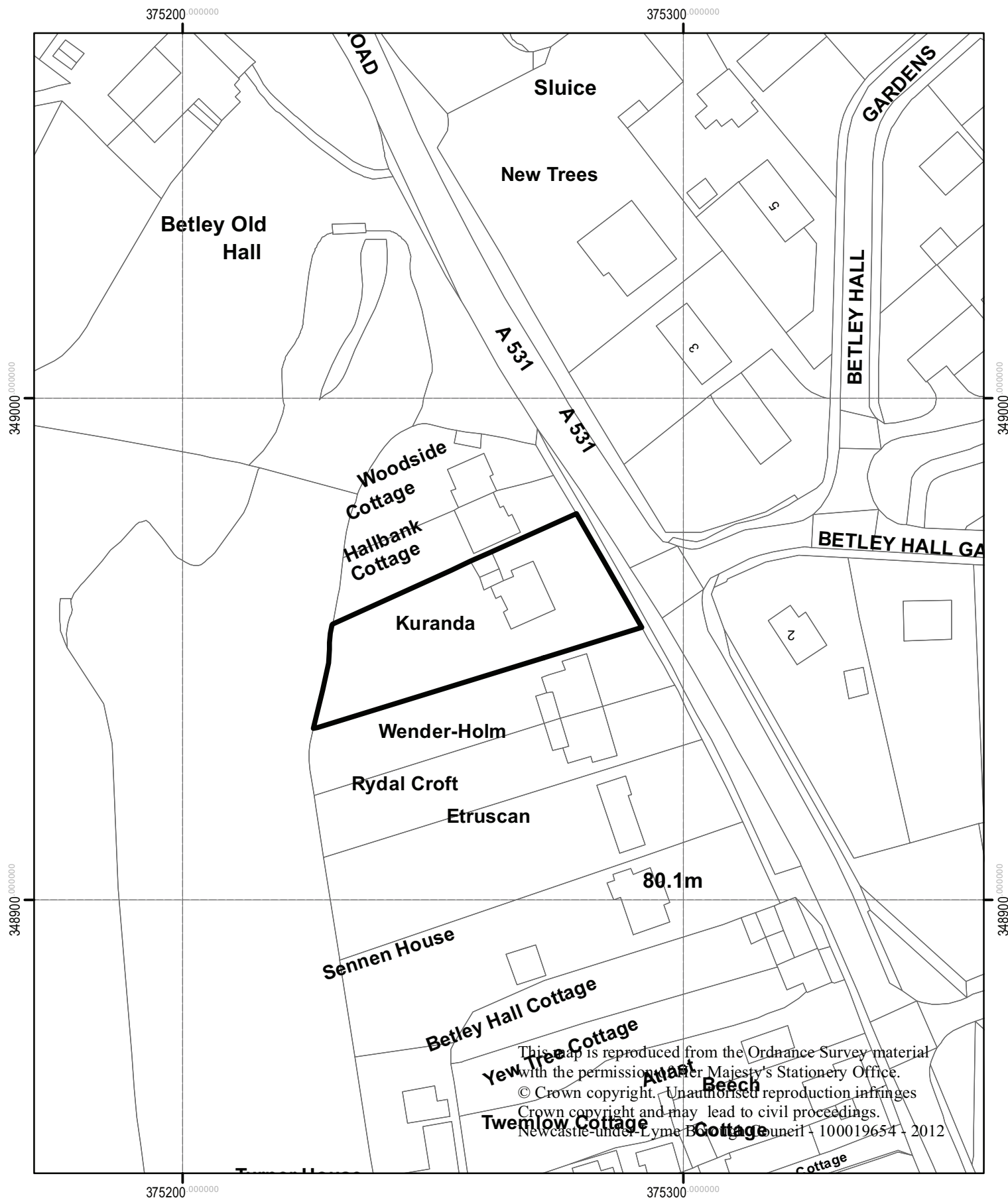
This page is intentionally left blank



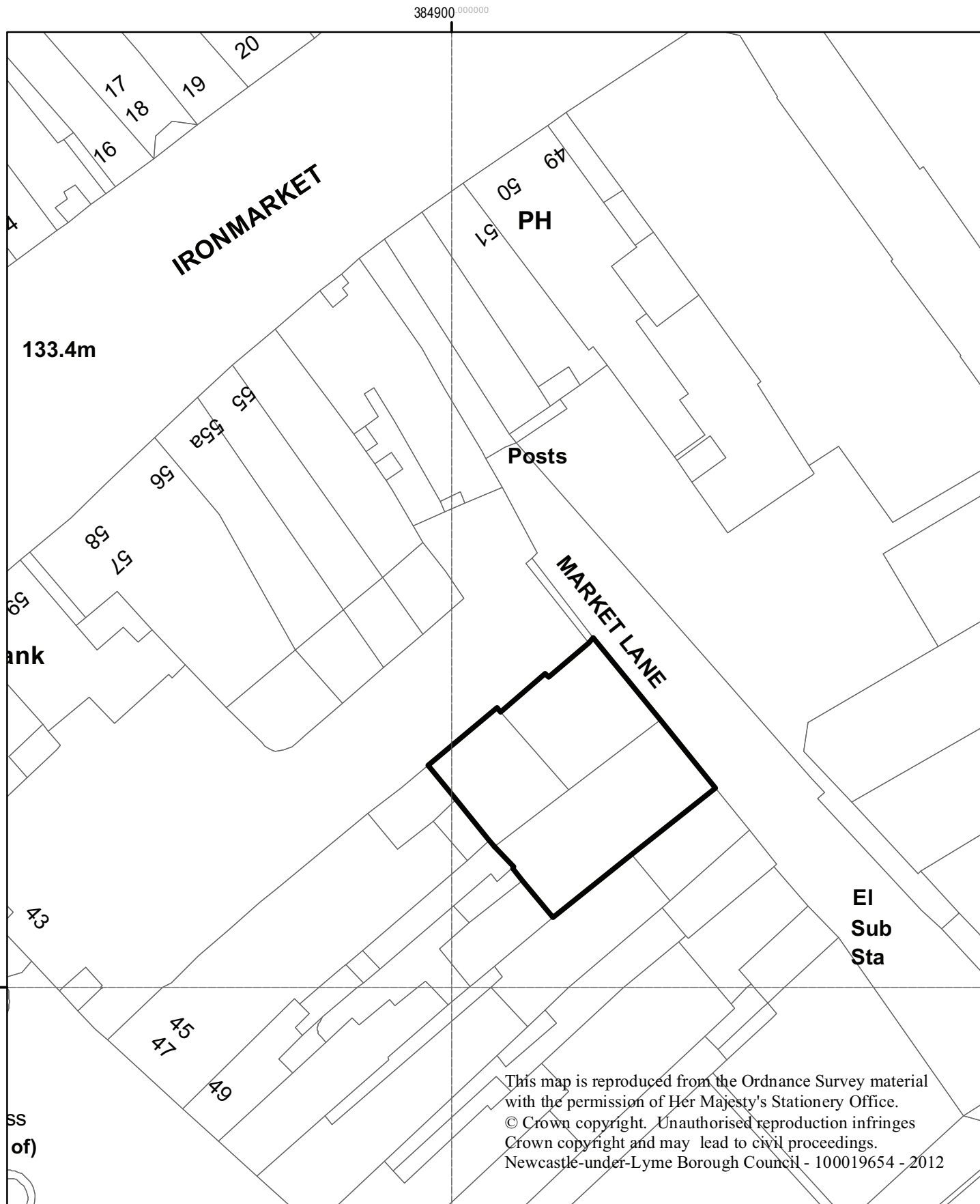
This page is intentionally left blank



This page is intentionally left blank



This page is intentionally left blank



This page is intentionally left blank