

Public Document Pack

Date of meeting Tuesday, 1st October, 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 10th September 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 Quorums :- 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.

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CONSERVATION ADVISORY WORKING PARTY

Tuesday 10 September 2013

Present:- Councillor Mrs G Burnett – in the Chair

Councillors Allport, Miss Cooper, Robinson and Wilkes

Representing Outside Bodies Mr L Chatterton - Newcastle Civic Society
Mr R Manning - North Staffs Society of Architects
Mr R Redewell – Newcastle Civic Society
Parish Councillor G White - Madeley Parish Council
Parish Councillor Ms S Roberts - Madeley Parish Council

1. APOLOGIES FOR ABSENCE

Apologies were received from Mr Colella.

2. DECLARATIONS OF INTEREST

There were no declarations of interest stated.

3. MINUTES OF PREVIOUS MEETINGS

Resolved:- That the minutes of the meeting held on 20 August be agreed as a correct record subject to the recording of Councillors Allport and Robinson as being in attendance.

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:-

App No	Proposed development and name of applicant	Comments
13/00424/FUL	The Hawthorns and Keele Campus University. Keele Seddon Ltd. Proposed student accommodation on campus and residential development of 92 dwellings (amended plans).	The Working Party has no objections to the proposed amendments but requests that the school drop off parking operates as a one way system and that the parking should be set diagonally
13/00611/FUL	22 Waterside Close, Madeley.	No objections.

Conservation Advisory – 10/09/13

	Mr & Mrs Beard. Rear conservatory.	
13/00615/FUL	The Raj, Poolside, Madeley. Mr M Ali. Single storey extension.	No objections.
13/00629/ADV	Dominos Pizza, Barracks Road, Newcastle. Dominos Pizza UK. Two illuminated fascia signs and one internally illuminated projecting sign.	No objections.
13/00634/FUL	David Weatherall Building, Keele University. Keele Facilities Management. First floor extension.	No objections.
13/00645/FUL	Land off Maer Lane, Maer. Mr M Gainham. Proposed agricultural barn.	No objections if the proposed barn is relocated to the corner of the field and the stables removed in order that the impact of the barn on the landscape will be minimised.
13/00652/LBC 13/00653/LBC & 13/00654/LBC	3, 4 & 5 Birches Farm Mews, Madeley. Retention of UPVC windows and doors.	The Working Party regrets the introduction of UPVC into the mews development but reluctantly accepts that in this instance the change does not significantly harm the character of the Conservation area, taking into account the new build element of this part of the development and that it is not as visible as other parts of the mews. It was felt however, that the windows at number 4, given the colour, did stand out and should only be retained if the windows and doors were painted to match the rest of the development. Given the life cycle of UPVC windows, wood should be re-introduced when the windows are next changed.

13/00668/ADV

Former Burton Menswear. 1-3
Ironmarket, Newcastle.
Caffe Nero.
Externally illuminated lettering to
existing fascia and externally
illuminated projecting sign.

The Working Party are
frustrated that the
applicant has not waited
for the decision before
carrying out the work but
has no objections to the
signage.

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 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
13/00407/FUL	12 Sidmouth Ave, Newcastle	Single Storey extension	No Objections	Permitted under delegated powers on 2nd September 2013. http://www.newcastle-staffs.gov.uk/planning/12sidmouth
13/00063/FUL	Butterton Nurseries, Park Road, Butterton	Garage	The Working Party expressed concern about the forward position of the proposed garage, relative to the front of the dwelling; that it would hide part of the kitchen garden wall; and about the introduction of a further element of extension to this dwellinghouse), The Working Party had no particular concern about the idea of a freestanding garage on the other side of the parking area but wished to see any details of such a proposal and had some concerns about the likely proximity of such a garage to the house, and possible impact upon important tree cover.	Refused under delegated powers on 18 th July 2013 http://www.newcastle-staffs.gov.uk/planning/buttetongarage

13/00527/FUL	Eversley, The Brampton	Single storey extension	The Working Party had no objections to the proposal providing the bricks used are conditioned to be a good match	Permitted under delegated powers on 13 th September http://www.newcastle-staffs.gov.uk/planning/eversley
13/00496/FUL	Newcastle Bridge Club, 6 King St	Disabled access ramp and steps	The Working Party were divided in their opinion on this application with some members objecting to the ramp on the grounds of harm being caused to the visual amenity of the area by the ramp in terms of its appearance in the Streetscene, interfering with the design of the historic building and in relation to its encroachment onto the highway and increasing street clutter in this location. Other members, however, felt that this was no worse than the impact that Copthall House had on the appearance of the Conservation Area	Permitted under delegated powers on 17 th September http://www.newcastle-staffs.gov.uk/planning/6kingstreet
13/00532/FUL	Whitmore Riding School	Change of use of existing barn into single dwelling including cladding of rear outrigger	No objections subject to matching bricks.	Permitted under delegated powers on 17 th September http://www.newcastle-staffs.gov.uk/planning/whitmorebarn

CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Link
13/00579/OUT	1 Chapel Street, Bignall End Executors of Clifford Richards	Outline application for demolition of existing property & outbuildings, construction of detached property and set of semi detached properties.	Adjacent to a listed milepost	http://www.newcastle-staffs.gov.uk/planning/bignallmilepost
13/00710/ADV	Warren James, 32 Castle Walk, Newcastle Warren James Ltd (Mr Guy Lightowler)	Internally illuminated fascia sign and projecting sign	Within Newcastle Town Centre Conservation Area	http://www.newcastle-staffs.gov.uk/planning/32castlewalk
13/00595/FUL	25 Hill Terrace, Audley Mr John Baddeley	Raised decked area in rear garden	Within Audley Conservation Area	http://www.newcastle-staffs.gov.uk/planning/25hill
13/00631/FUL	Tollet House, Main Road, Betley Mr Dave Healings	Erection of detached double garage with gym above and alterations to existing garage to form games room	Within Betley Conservation Area	http://www.newcastle-staffs.gov.uk/planning/tollet
13/00647/FUL	Jubilee Cottage, 5 Maer Village Mr Cliff Buckley	Demolition of rear extension and erection of new garage and rear extensions	Within Maer Conservation Area	http://www.newcastle-staffs.gov.uk/planning/5maer
13/00680/FUL	Meadow View Minn Bank Aston Mr Neil Backes	Replacement boundary wall	Affects a Grade II curtilage listed barn	http://www.newcastle-staffs.gov.uk/planning/Meadowview
13/00685/FUL	Manor House Farm, Park Lane, Ashley Mr N Edge	Installation of 30kWe ground mounted solar PV system	Adjacent to listed building	http://www.newcastle-staffs.gov.uk/planning/Manorhouse
13/00705/ADV	Keele Chapel, Keele University	Freestanding monolith sign	Within Keele Historic Park and Garden.	http://www.newcastle-staffs.gov.uk/planning/keelechapelsign

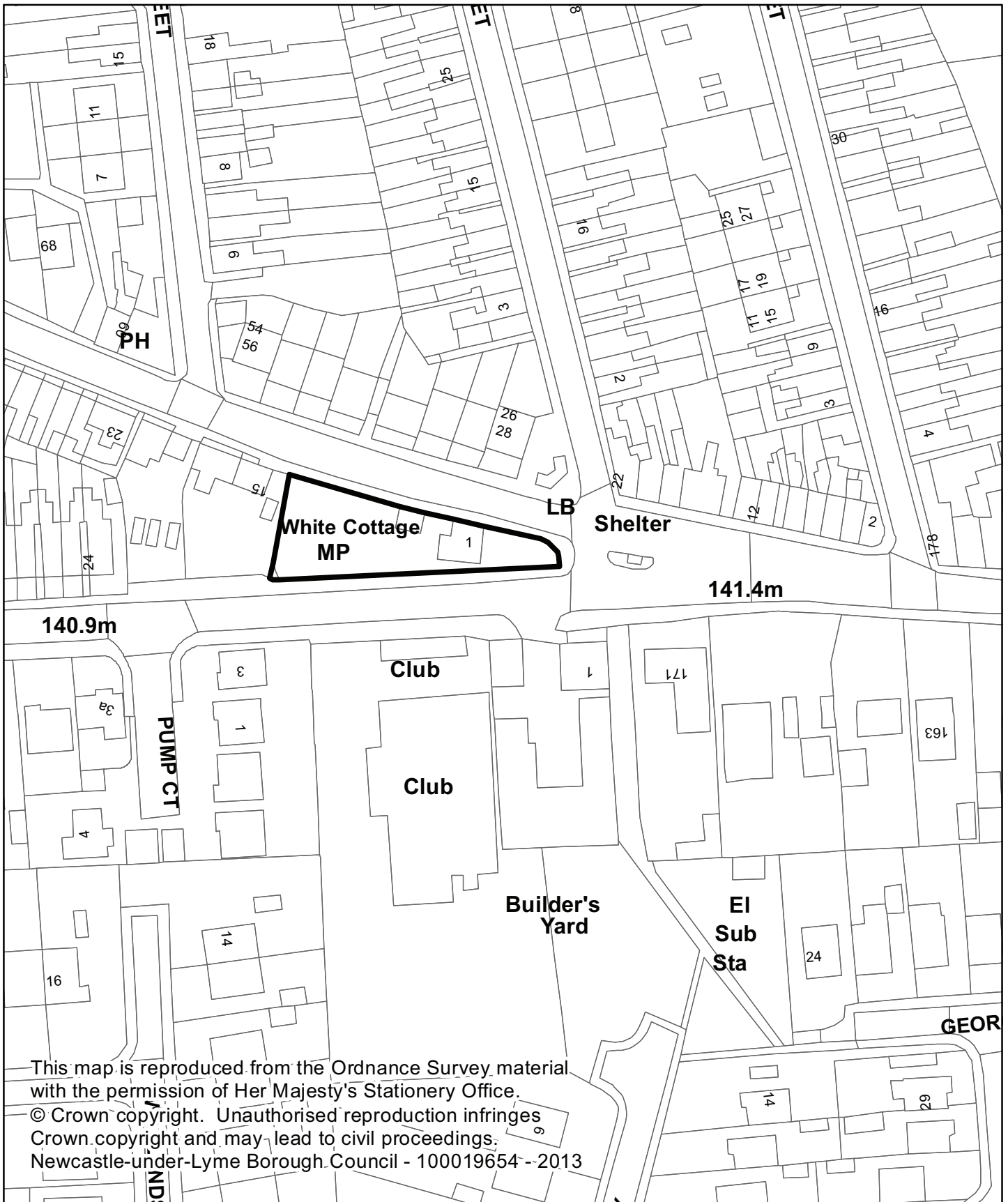
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Land At The Junction Of
Blackfriars Road And Lower
Street Newcastle
Aldi UK Ltd (G Brown)

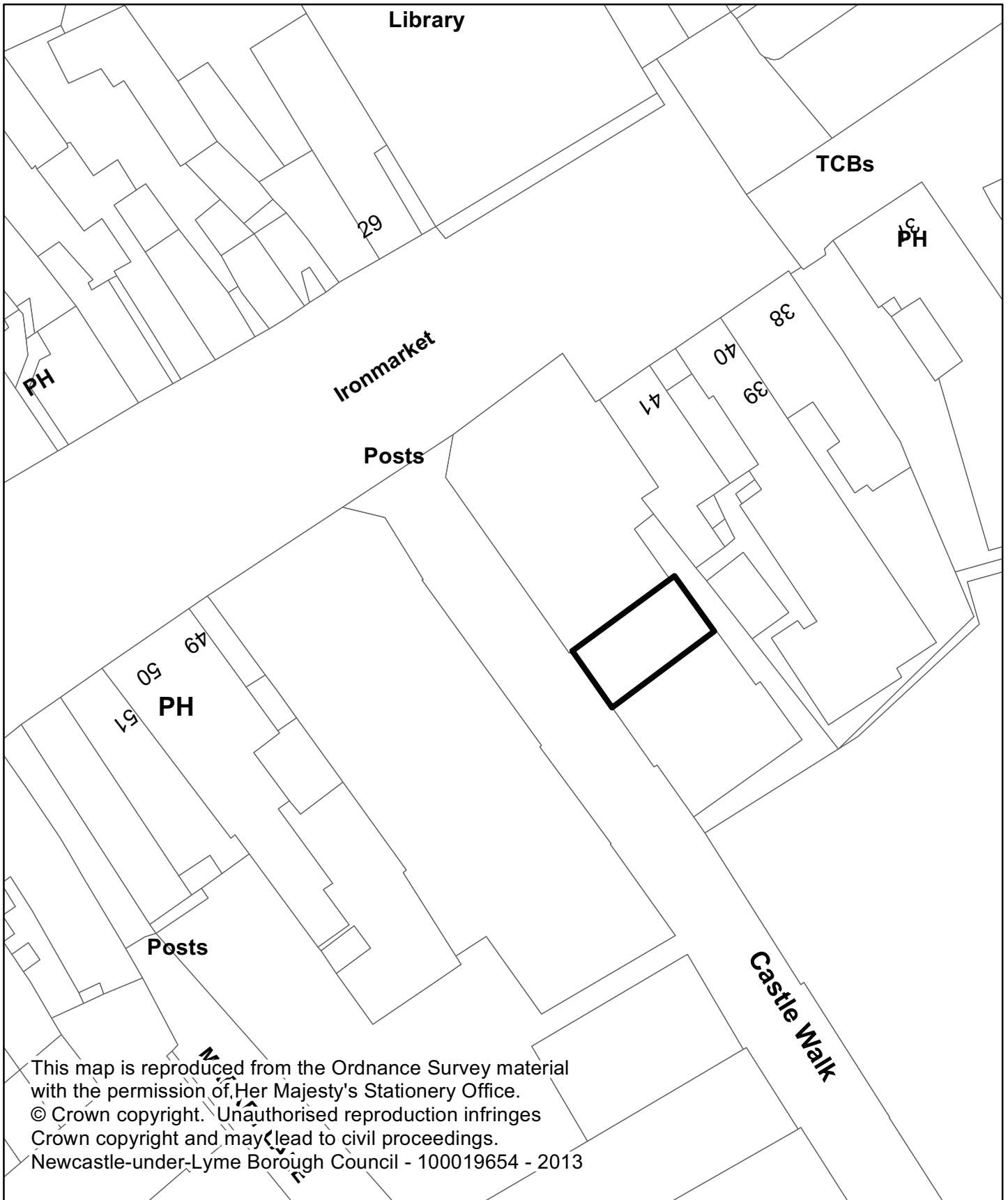
Construction of new foodstore
(Class A1) with associated car
parking, servicing and landscaping.

Adjacent to Newcastle
Town Centre
Conservation Area

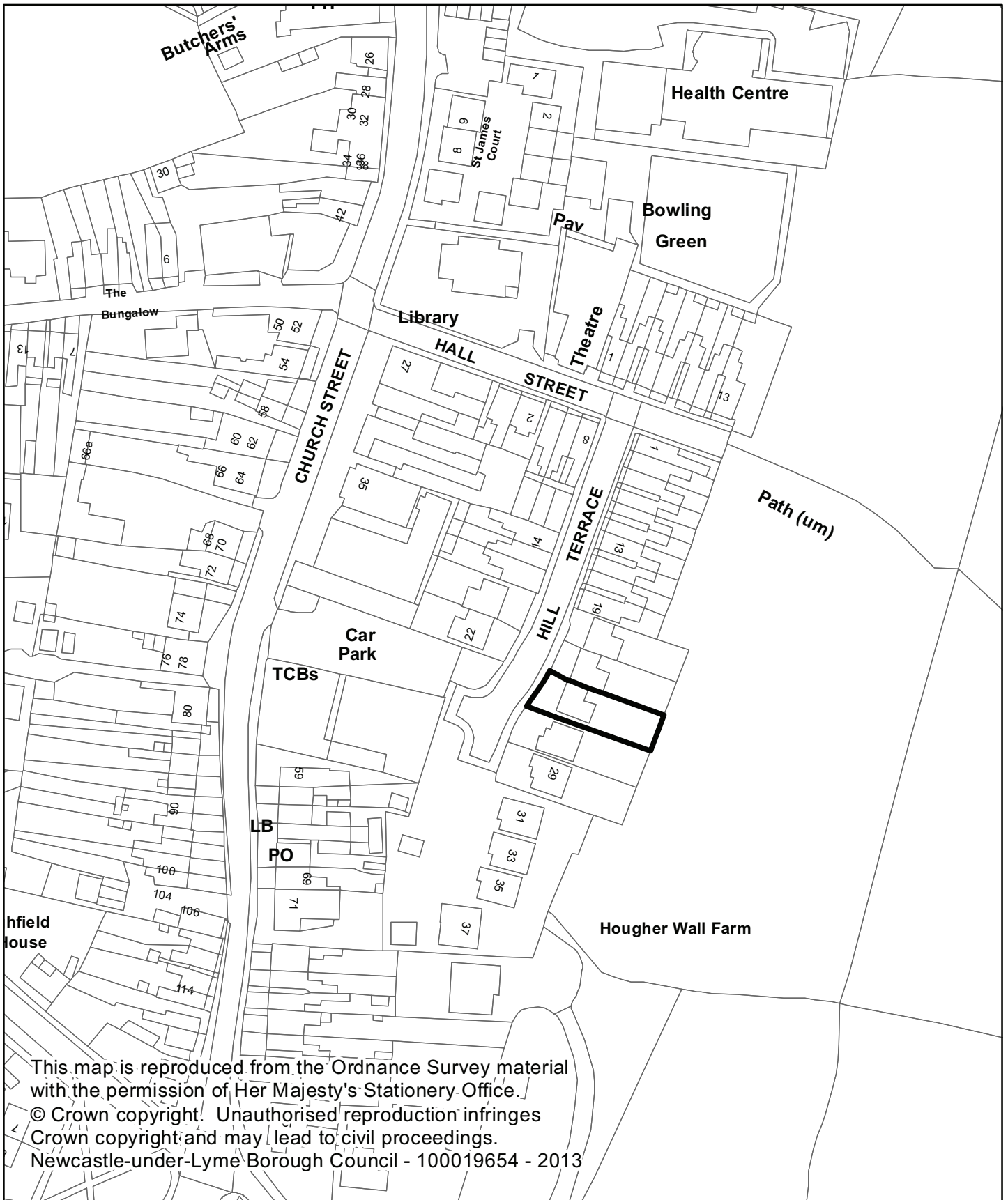
<http://www.newcastle-staffs.gov.uk/planning/aldistore>



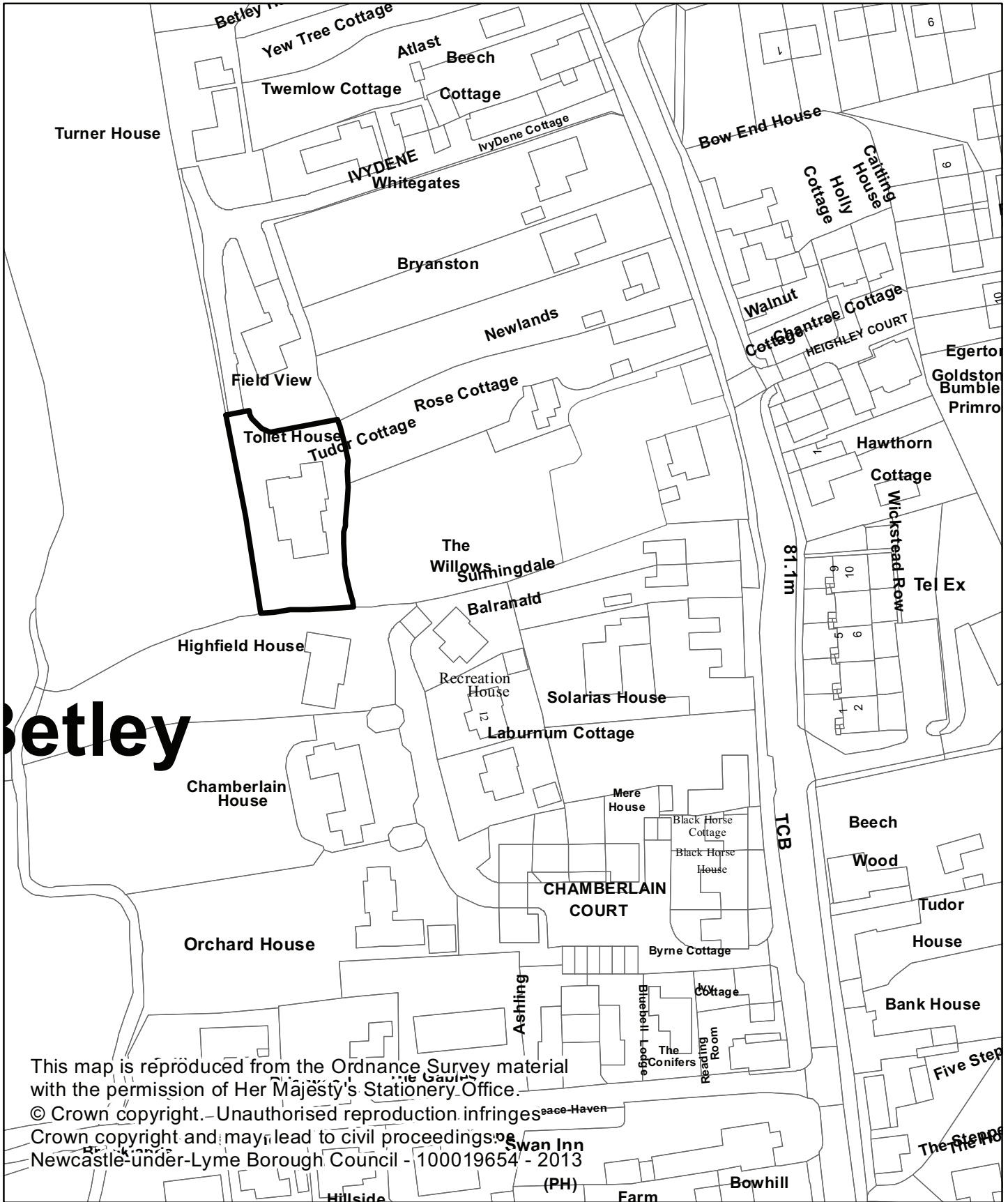
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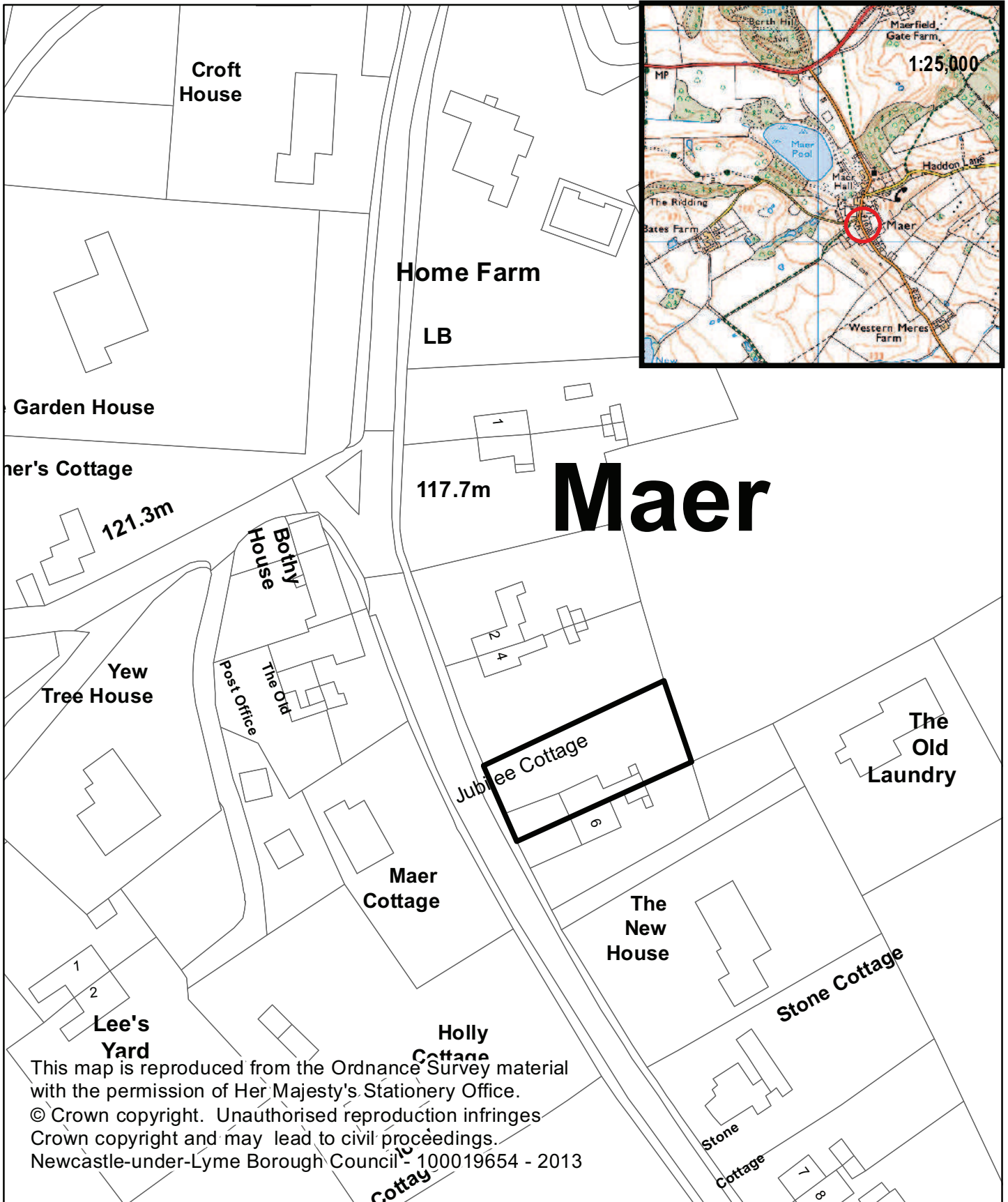
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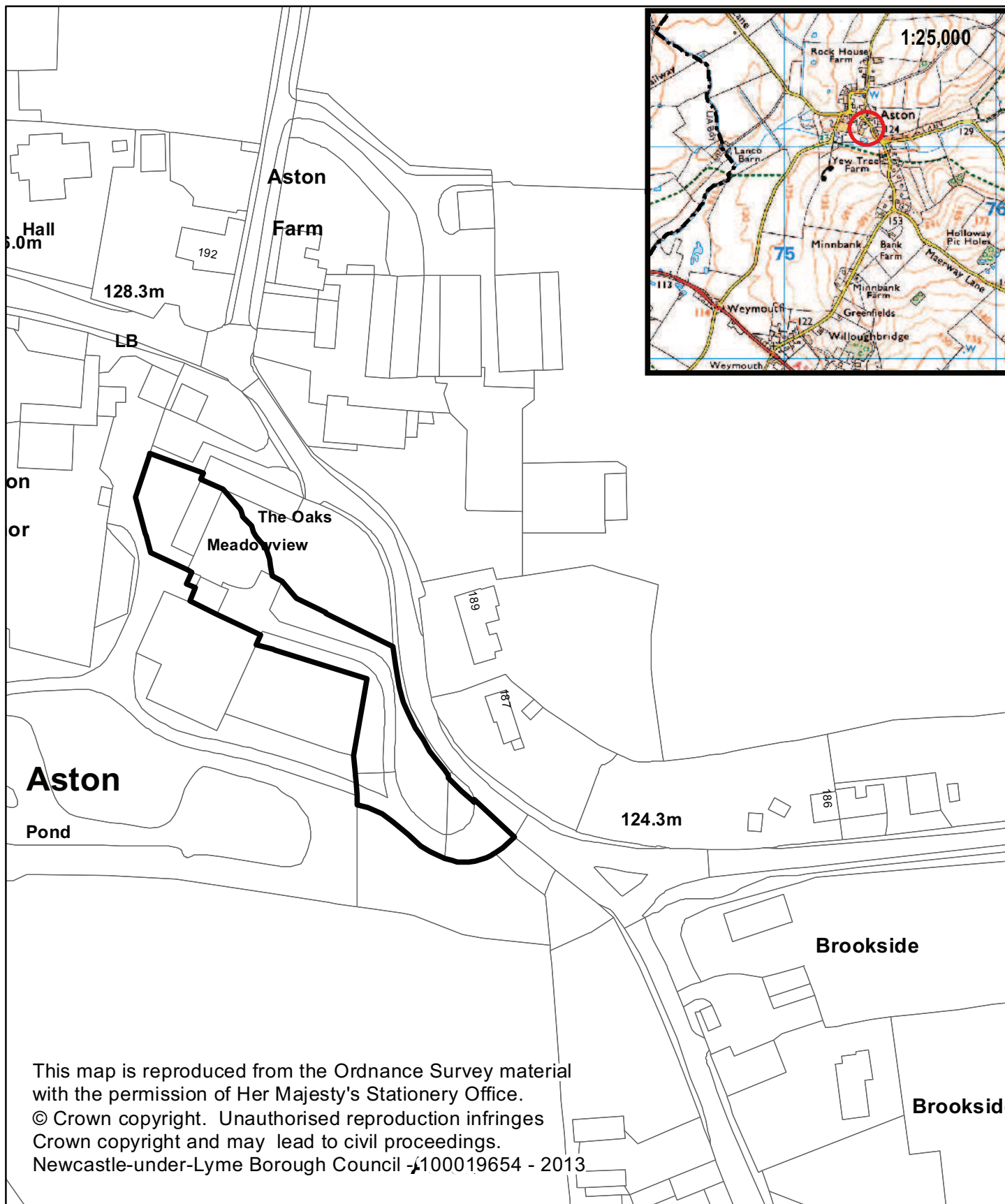
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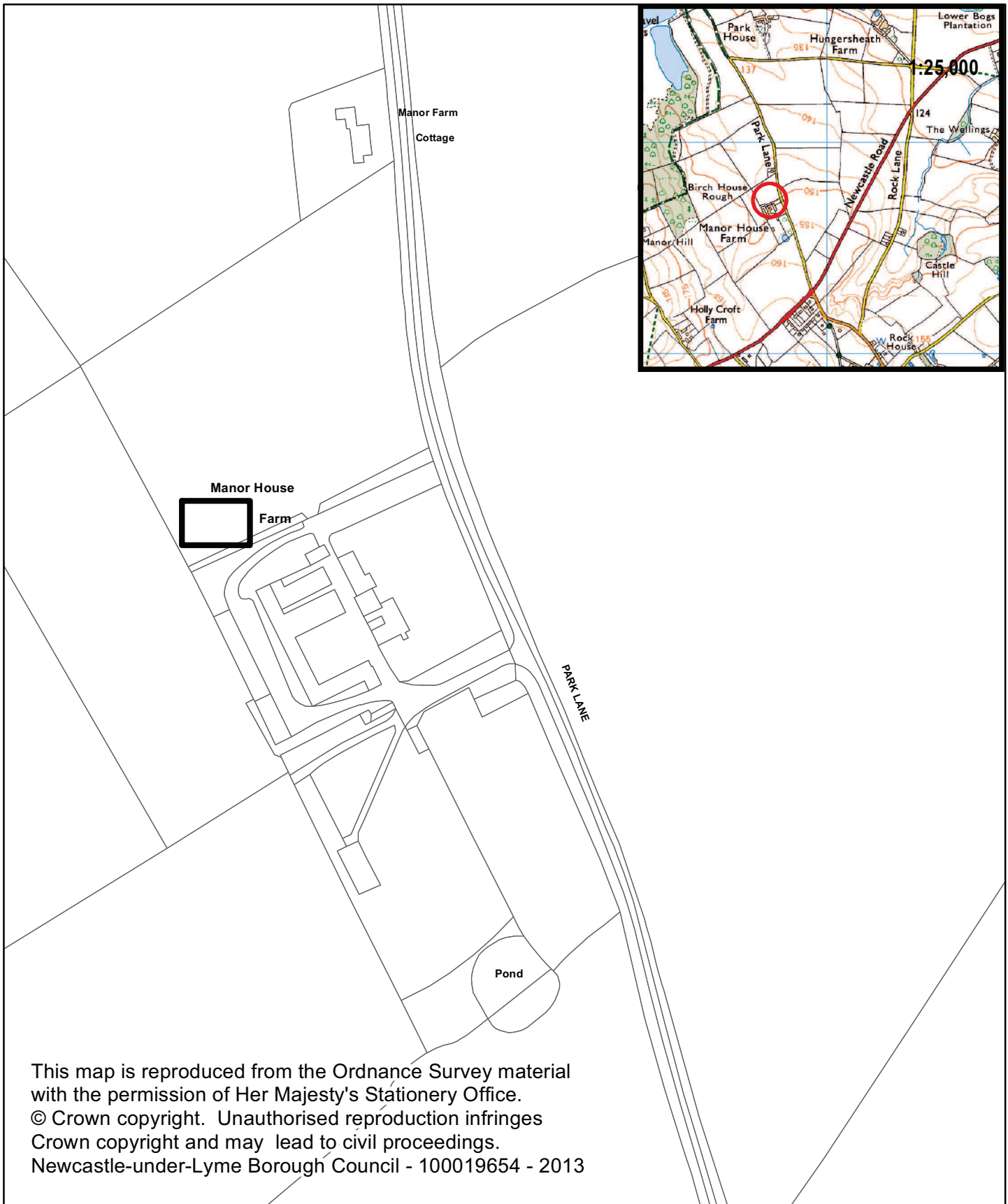
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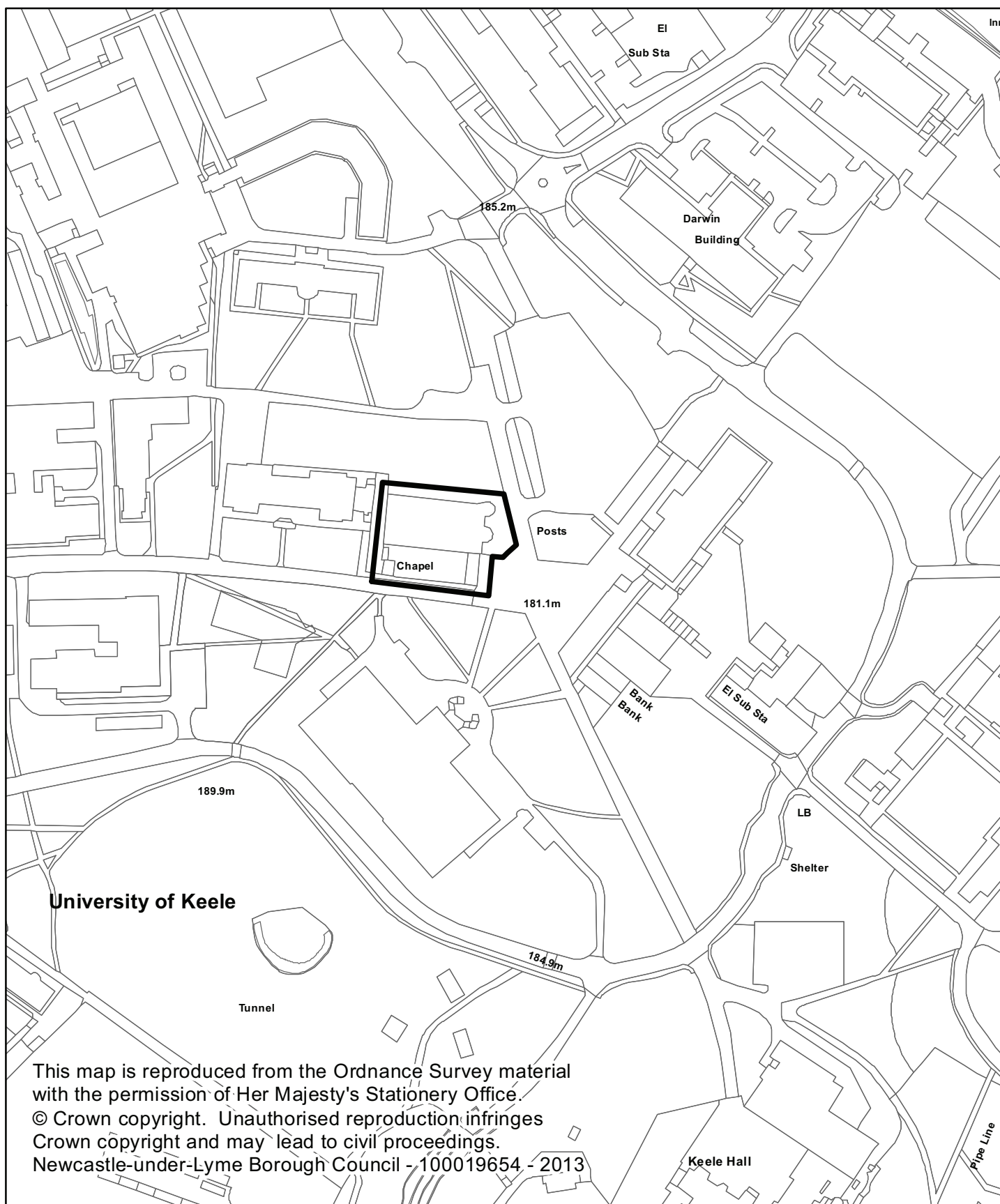


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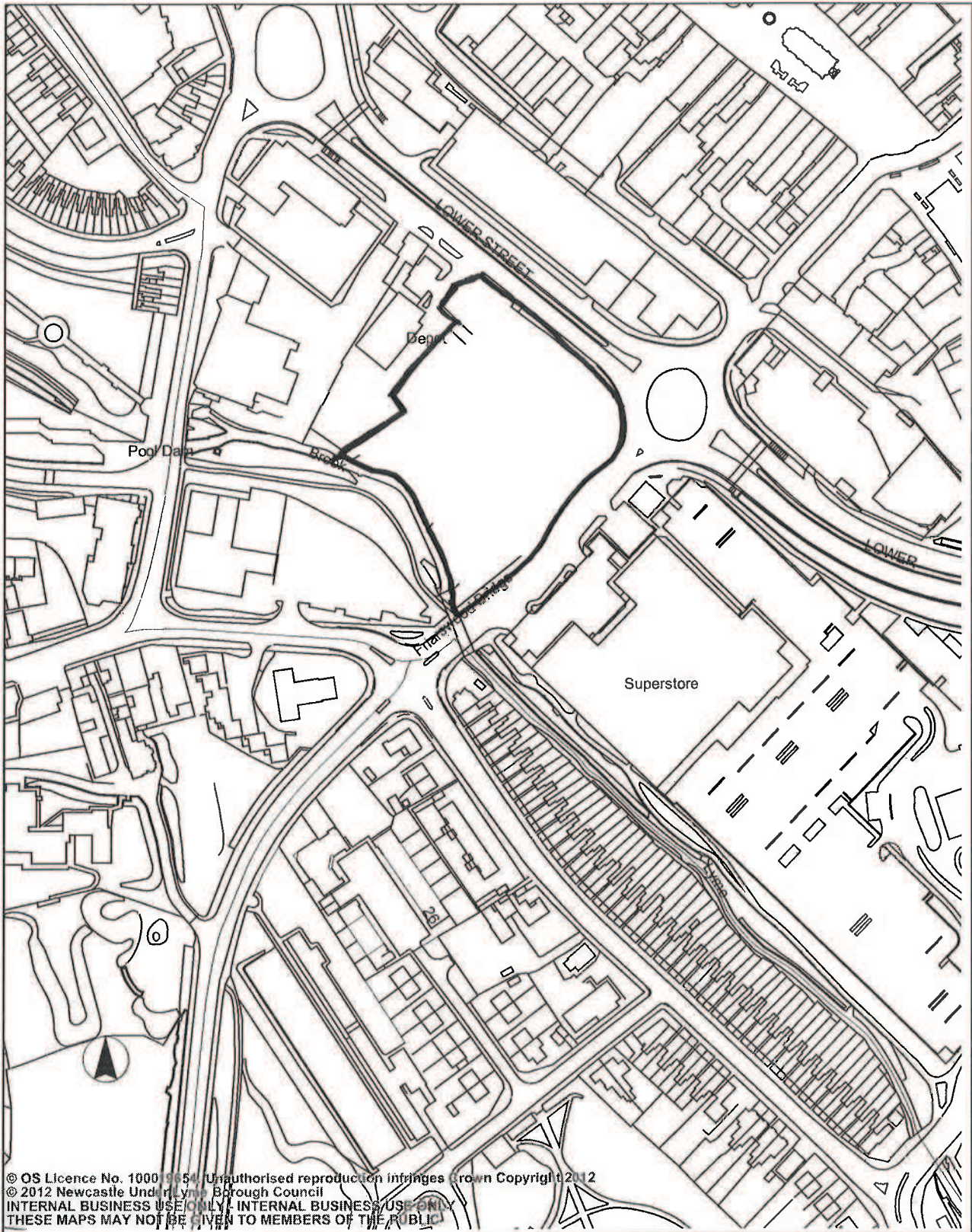


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13/00712/FUL
Blackfriars Road Newcastle (Aldi) **Customer Services**



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