

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

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 1st October, 2013

Present:- Councillor Mrs Gillian Burnett – in the Chair
Councillors Allport, Chatterton, Miss Cooper, Manning, Robinson and Wilkes
Representing Mr L Chatterton, Newcastle Civic Society
Outside Bodies Mr R Manning, North Staffs Society of Architects

1. DECLARATIONS OF INTEREST

There were none.

2. MINUTES OF PREVIOUS MEETINGS

Resolved:- That the minutes of the previous meeting held on 10 September 2013 be agreed as a correct record.

3. PREVIOUSLY CONSIDERED APPLICATIONS

Resolved:- That the decisions on applications previously considered by this Working Party be received.

4. 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>
13/00579/OUT	1 Chapel Street, Bignall End. Executors of Clifford Richards. Outline application for demolition of existing property and outbuildings, construction of detached property and set of semi-detached properties.	The Working Party has no objections to the proposed development but wants a condition adding to the permission to ensure protection of the boundary wall and the milepost during construction of the development.
13/00710/ADV	Warren James, 32 castle Walk, Newcastle. Warren James Ltd (Mr Guy Lightowler). Internally illuminated fascia sign and projecting sign.	No objections, but would prefer white lettering on the sign.
13/00595/FUL	25 Hill Terrace, Audley. Mr John Baddeley.	No objections to the proposed development but

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	Raised deck in rear garden.	screening should be erected to the front of the structure to hide the posts.
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.	No objections.
13/00647/FUL	Jubilee Cottage, 5 Maer Village. Mr Cliff Buckley. Demolition of rear extension and erection of new garage and rear extensions.	No objections to the principle of the development but feels the fenestration and doors should reflect the style of the original house as the extension in neither contemporary or a good match to the existing dwelling.
13/00680/FUL	Meadow View, Mill Bank, Aston. Mr Neil Backes. Replacement boundary wall.	No objections.
13/00685/FUL	Manor House Farm, Park Lane, Ashley. Mr N Edge. Installation of 30kWe ground mounted solar PV system.	No objections.
13/00705/ADV	Keele Chapel, Keele University. Freestanding monolith sign.	No objections.
13/00712/FUL	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.	No objections, but the Working Party questioned if there were enough parking spaces and if they were large enough for the average car size.

COUNCILLOR MRS GILLIAN 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
13/00228/FUL	Land adj to 41 Sneyd Terrace, Silverdale Mr Hulse	Erection of a pair of semi-detached houses	The Working Party were concerned about orientation of the proposed houses and relationship with existing grain and historic pattern of development which could have a harmful impact on the character of the Conservation Area. They suggest consideration given to the layout of the houses and parking on the plot to reflect the existing pattern of development.	Permitted under delegated powers on 23 rd October 2013. http://www.newcastle-staffs.gov.uk/planning/41sneyd
13/00634/FUL	David Weatherall Building, Keele university	First floor extension	No objections.	Refused under delegated powers on 14 th October 2013. http://www.newcastle-staffs.gov.uk/planning/davidweatherall
13/00645/FUL	Land off Maer Lane, Maer Mr Gainham	Proposed agricultural barn	No objections if the barn is relocated to the corner of the field and stables removed in order that the impact of the barn on the landscape will be minimised.	Permitted under delegated powers on 11 th October http://www.newcastle-staffs.gov.uk/planning/maerlanebarn
13/00652/LBC, 13/00653/LBC, 13/00654/LBC,	3, 4 & 5 Birches Farm Mews, Madeley	Retention of UPVC windows and doors	WP regrets introduction of UPVC but reluctantly accepts that in this instance the change does not significantly harm the character	Permitted under delegated powers on 11 th October http://www.newcastle-staffs.gov.uk/planning/birchesfarmmews

			of the CA, taking into account new build element and fact that it is not as visible as other parts of the Mews. It was felt that No 4 given colour did stand out and should only be retained if the windows and doors were painted to match the rest of development. Wood should be reintroduced when windows are next changed.	
13/00668/ADV	Caffé Nero, 1-3 Ironmarket, Newcastle	Illuminated signage and projecting sign.	The WP are frustrated that the applicant has not waited for the decision before carrying out the work but has no objections.	Permitted under delegated powers on 14 th October http://www.newcastle-staffs.gov.uk/planning/caffenero
13/00579/OUT	1 Chapel St, Bignall End	Outline application for construction of detached and set of semi detached properties	The WP has no objections to the proposed development but wants a condition adding to the permission to ensure protection of the boundary wall and the milepost during construction of the development.	Permitted under delegated powers on 14 th October http://www.newcastle-staffs.gov.uk/planning/bignallmilepost
13/00710/ADV	Warren James, 32 Castle Walk, Newcastle	Internally Illuminated fascia sign and projecting sign	No objections but would prefer white lettering on the sign.	Permitted under delegated powers on 24 th October http://www.newcastle-staffs.gov.uk/planning/32castlewalk
13/00595/FUL	25 Hill Terrace, Audley	Raised decked area in rear garden	No objections but screening should be erected to the front of the structure to hide the posts.	Permitted under delegated powers on 18 th October http://www.newcastle-staffs.gov.uk/planning/25hill

13/00631/FUL	Tollet House, Main Road, Betley Mr Healings	Erection of detached double garage with gym and alterations to existing garage.	No objections.	Permitted under delegated powers on 25 th October http://www.newcastle- staffs.gov.uk/planning/tollet
13/00647/FUL	Jubilee Cottage, 5 Maer village	Demolition of rear extension and erection of new garage and rear extensions	No objections to principle but feels the fenestration and doors should reflect the style of the original house as the extension is neither contemporary or a good match to the existing dwelling.	Permitted under delegated powers on 21 th October http://www.newcastle- staffs.gov.uk/planning/5maer
13/00680/FUL	Meadow View, Minn Bank, Aston	Replacement boundary wall	No objections.	Permitted under delegated powers on 9 th October http://www.newcastle- staffs.gov.uk/planning/meadowview
13/00685/FUL	Manor House Farm Park Lane, Ashley	Installation of solar panels	No objections.	Permitted under delegated powers on 23 rd October http://www.newcastle- staffs.gov.uk/planning/manorhouse
13/00705/ADV	Keele Chapel, Keele university	Freestanding monolith sign	No objections.	Permitted under delegated powers on 23 rd October http://www.newcastle- staffs.gov.uk/planning/keelechapelsign
13/00717/LBC	Aston Manor Farmhouse, Pipe Gate, Market Drayton	Replacement windows	No objections	Permitted under delegated powers on 23 rd October http://www.newcastle- staffs.gov.uk/planning/astonmanorwindows
13/00735/FUL	Grindley Cottage, Church Lane, Betley Mr Cox	Ground floor rear extension	No objections	Permitted under delegated powers on 11 th November http://www.newcastle- staffs.gov.uk/planning/grindley2

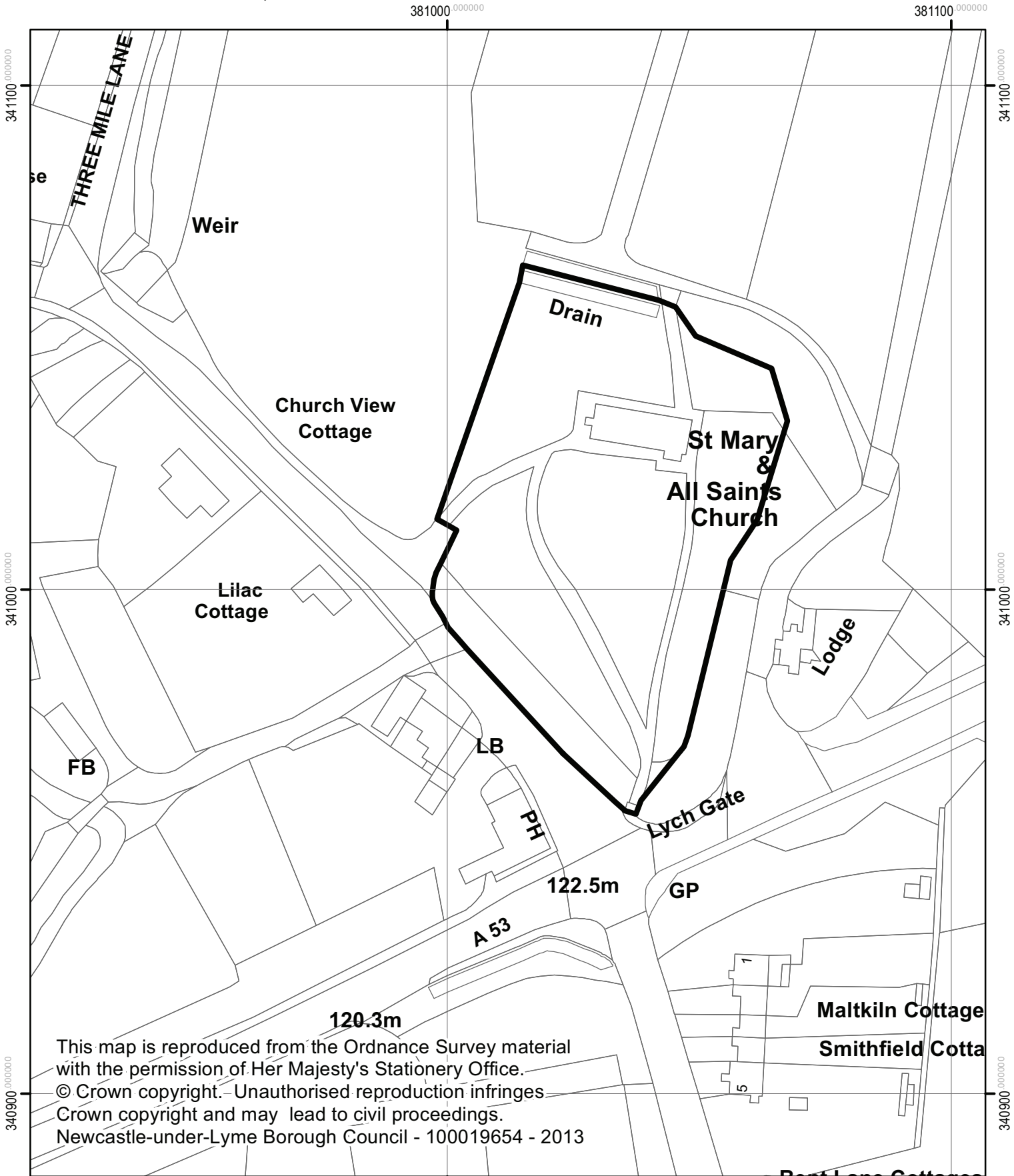
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Reference	Location and Applicant	Development	Remarks	Link
13/00813/FUL	St Mary and All Saints Church, 3 Mile Lane, Whitmore	Erection of free standing WC in timber framed and timber clad building.	Affects the setting of Grade II* Listed Building and within Whitmore Conservation Area	http://www.newcastle-staffs.gov.uk/planning/WCwhitmore
13/00885/ADV	New Look, Castle Walk, Newcastle under Lyme New Look Group Plc	4 illuminated fascia signs and 1 illuminated projecting sign.	Within Newcastle Town Centre Conservation Area.	http://www.newcastle-staffs.gov.uk/planning/newlooksign
13/00895/FUL	Rare restaurant, Rectory Buildings 39 Ironmarket	Replacement roller shutter with aluminium double doors	Within Newcastle town centre Conservation Area	http://www.newcastle-staffs.gov.uk/planning/rectorychambers
13/00838/FUL & 13/00839/LBC	Outbuildings at Whitmore Hall Estate Mr Cavannagh-Mainwaring	Conversion of outbuildings, Whitmore Hall,	Affecting curtilage Grade I listed building and within Whitmore Conservation Area.	http://www.newcastle-staffs.gov.uk/planning/whitmoreoutbuildings
13/00844/FUL	Keele University campus, Keele	Conversion and extension of existing oil bund to create store	Within Keele Historic Park and Garden	http://www.newcastle-staffs.gov.uk/planning/keeleoilbund

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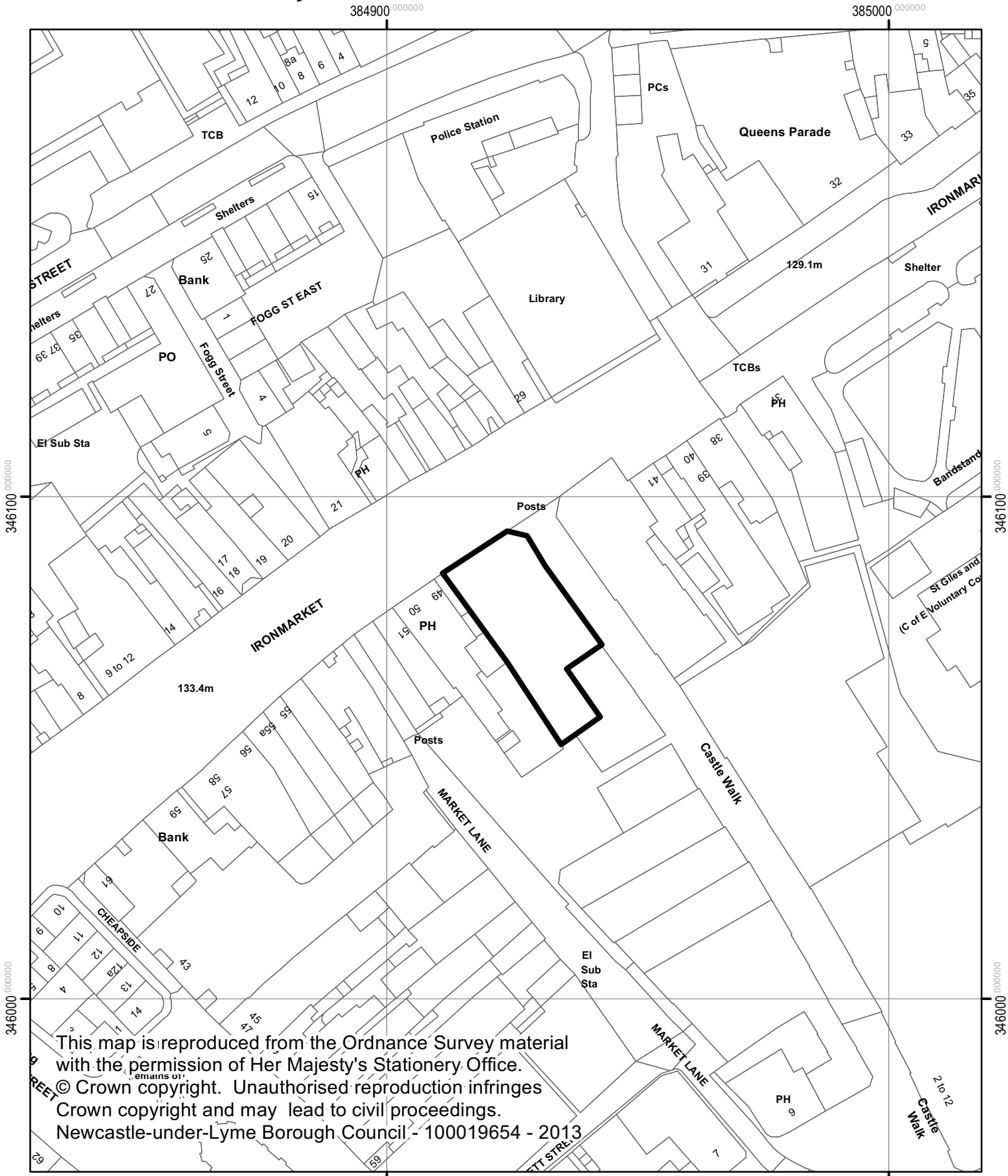
13/00813/FUL
St Mary and All Saints Church,
Three Mile Lane, Whitmore



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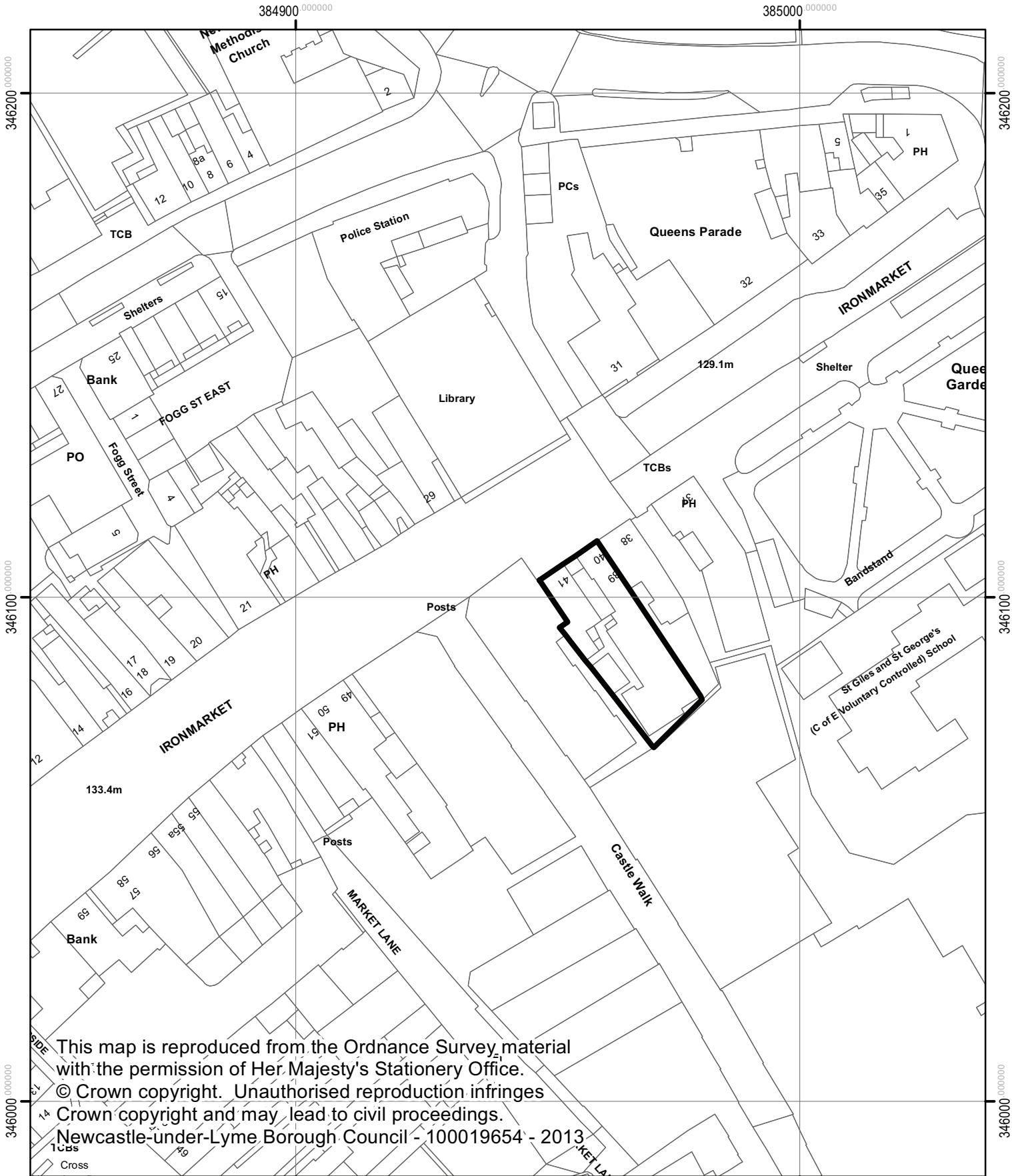
13/00885/ADV
 New Look, Castle Walk,
 Newcastle under Lyme



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13/00895/FUL
Rare restaurant, Rectory Buildings
39 Ironmarket



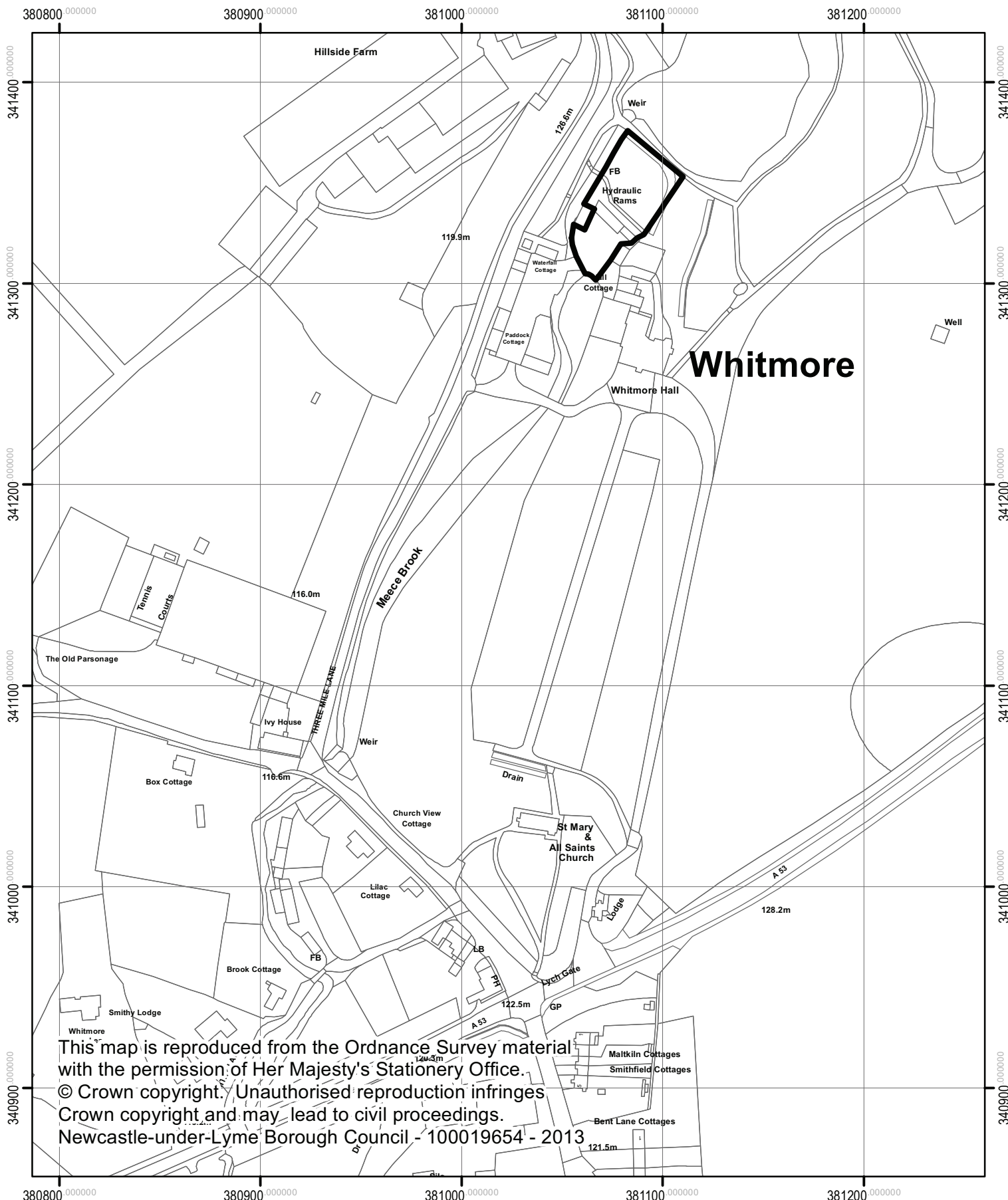
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13/00838/FUL & 13/00839/LBC Outbuildings at Whitmore Hall Estate

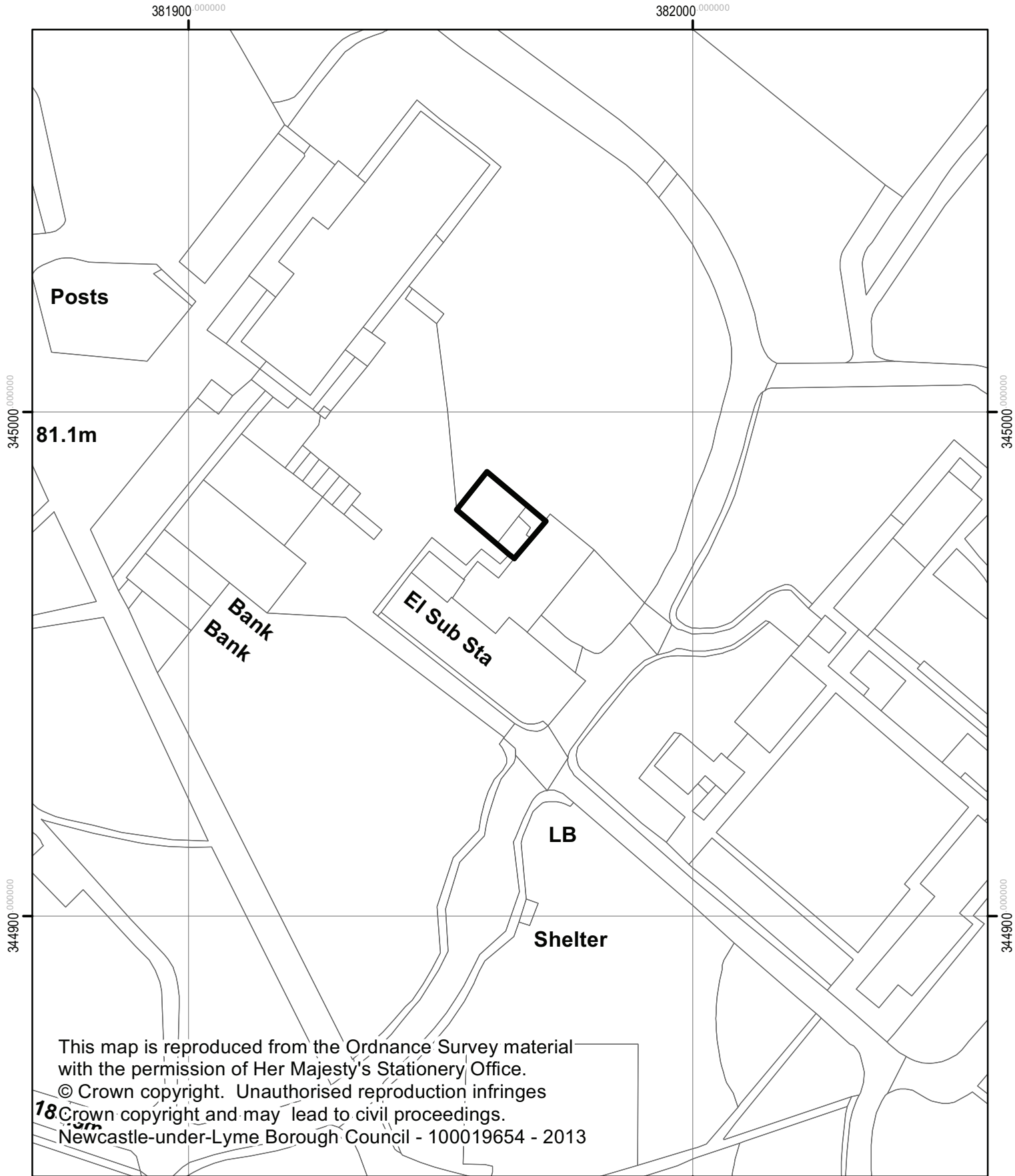


NEWCASTLE-UNDER-LYME
BOROUGH COUNCIL



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