

# Public Document Pack

**Date of meeting** Monday, 23rd May, 2016  
**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 3 - 4)**

To consider the minutes of the previous meeting(s)

**3 PREVIOUSLY CONSIDERED APPLICATIONS (Pages 5 - 8)**

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

**4 NEW APPLICATIONS RECEIVED (Pages 9 - 18)**

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 (Vice-Chair), Cooper, Johnson and Naylor (Chair)

**PLEASE NOTE:** The Council Chamber and Committee Room 1 are fitted with a loop system. In addition, there is a volume button on the base of the microphones. A portable loop system is available for all other rooms. Should you require this service, please contact Member Services during the afternoon prior to the meeting.

**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.**

**FIELD\_TITLE**

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

## **CONSERVATION ADVISORY WORKING PARTY**

Tuesday, 3rd May, 2016

**Present:-** Councillor Wenslie Naylor – in the Chair  
Councillors Cooper and Johnson  
Representing Mr David Broome, Newcastle Civic Society  
Outside Bodies Dr S Fisher, Watlands Park Residents Association  
Mr J Whieldon, Newcastle Civic Society

Apologies were received from Mr Wakeling

### 1. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

### 2. **MINUTES OF PREVIOUS MEETINGS**

**Resolved:** That the minutes of the meeting held on 12 April, 2016 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:-

Former Hall drive, Keele University 15/00267/FUL

The Working Party has no objections in principle to the proposed passing point but wants to ensure that the method of construction does not harm the important mature trees along the driveway.

7 King Street, Newcastle 16/00290/LBC & 16/00289/FUL

The Working Party welcomes the proposals to convert this building and retain the original internal features which should be carefully controlled.

Pizza Hut, 98-104 High Street, Newcastle 16/00303/ADV

No objections

The Old Piggery, Bowhill Lane, Betley 16/00262/FUL

The Working Party has no objections to the revised proposal on this site and wants to ensure that the driveway and landscaping materials are kept informal within this semi-rural setting and that the roof tiles samples are appropriate and agreed prior to installation.

Jubilee Baths, Nelson Place, Newcastle 16/00244/FUL

No objections.

5. **ARTICLE 4 DIRECTION FOR MADELEY AND AUDLEY CONSERVATION AREAS**

The Working Party considered the making of Directions in Madeley and Audley Conservation Areas.

**Resolved:** That the Working Party recognises that the vernacular character of our Conservation Areas can and is being eroded through minor alterations and permitted development and it supports the making of Article 4 Directions as set out in the report which is in line with others that are in place within Betley, Basford and Butterton Conservation Areas.

6. **ARTICLE 4 DIRECTION FOR WHITMORE CONSERVATION AREA**

The Working Party considered the making of Directions in Whitmore Conservation Area.

**Resolved:** That the Working Party recognises that the vernacular character of our Conservation Areas can and is being eroded through minor alterations and permitted development and it supports the making of Article 4 Directions as set out in the report in line with others that are in place within Betley, Basford and Butterton Conservation Areas.

7. **URGENT BUSINESS**

**APPLICATION TO VARY A CONDITION**

Former St Georges & St Giles, Barracks Road, Newcastle 16/00362/FUL

**Resolved:** That the Working Party would prefer a red hue to the proposed stone cladding rather than yellow for the new building and from a sustainable perspective feels that the material should be procured locally.

**COUNCILLOR WENSLIE NAYLON**  
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
15/00700/OUT	Former Orme Centre, Orme Road, Newcastle	Full planning permission for conversion into student accommodation	The WP still supports its view that the Edwardian building should be retained. Some members fully support the scheme. Overall the WP accepts the refurbishment of the main school building but wants to ensure strict control over the details which are still lacking.	Refused by Planning Committee on 26 <sup>th</sup> April 2016  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00700/OUT">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00700/OUT</a>  LBC - withdrawn
16/00207/LBC	Keele Hall, Keele university	Modifications to balustrade in the great hall.	The WP thought that there needed to be clarification on the internal stairwell handrail and how the ends would be treated.	Refused by planning committee on 26 <sup>th</sup> April 2016  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00207/LBC">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00207/LBC</a>
16/00157/LBC	Keele Hall, Keele University	Refurbishment of cast iron hoppers, replacement windows and slip resistant walkway on roof.	The WP supports the project and wants the Conservation Officer to ensure that the windows are like for like, as much as possible.	Approved by planning committee on 26 <sup>th</sup> April 2016  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00157/LBC">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00157/LBC</a>

16/00199/FUL	Mirain, Station Road, Madeley, Mr Murphy	Proposed porch extension to front	No objections	Approved by delegated powers on 26 <sup>th</sup> April 2016  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00199/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00199/FUL</a>
16/00156/LBC	5-9 High St, Newcastle Cornwells Chemist	Change of use to office	No objections	Approved by delegated powers on 19 <sup>th</sup> April 2016  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00156/LBC">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00156/LBC</a>
16/00203/LBC	Black Horse Cottage, Main Road, Betley	Installation of replacement doors	No objections	Approved by delegated powers on 22 <sup>nd</sup> April 2016  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00203/LBC">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00203/LBC</a>
16/00173/FUL	13 Barracks Road, Newcastle	Single storey extension	No objections	Approved by delegated powers on 24 <sup>th</sup> March 2016  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00173/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00173/FUL</a>
16/00036/FUL	The Willows, 14 Chamberlain Court, Betley	Single storey side and rear extension	The WP has no objections to the development but feels that the style of rooflight is inappropriate in terms of size and design.	Approved by delegated powers on 24 <sup>th</sup> March 2016  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00036/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00036/FUL</a>
15/01036/FUL	Land east of Trent and Mersey Canal, Kingsgrove	Erection of a dwelling	See minutes	Approved by delegated powers on 9 May 2016  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/15/01036/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/15/01036/FUL</a>

16/00235/FUL	7 Merlin Green, Madeley	Single storey extension	The WP is concerned that the brickwork in the part built extension does not match the existing building.	Approved by delegated powers on 27th April 2016 <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00235/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00235/FUL</a>
--------------	----------------------------	-------------------------	--	--

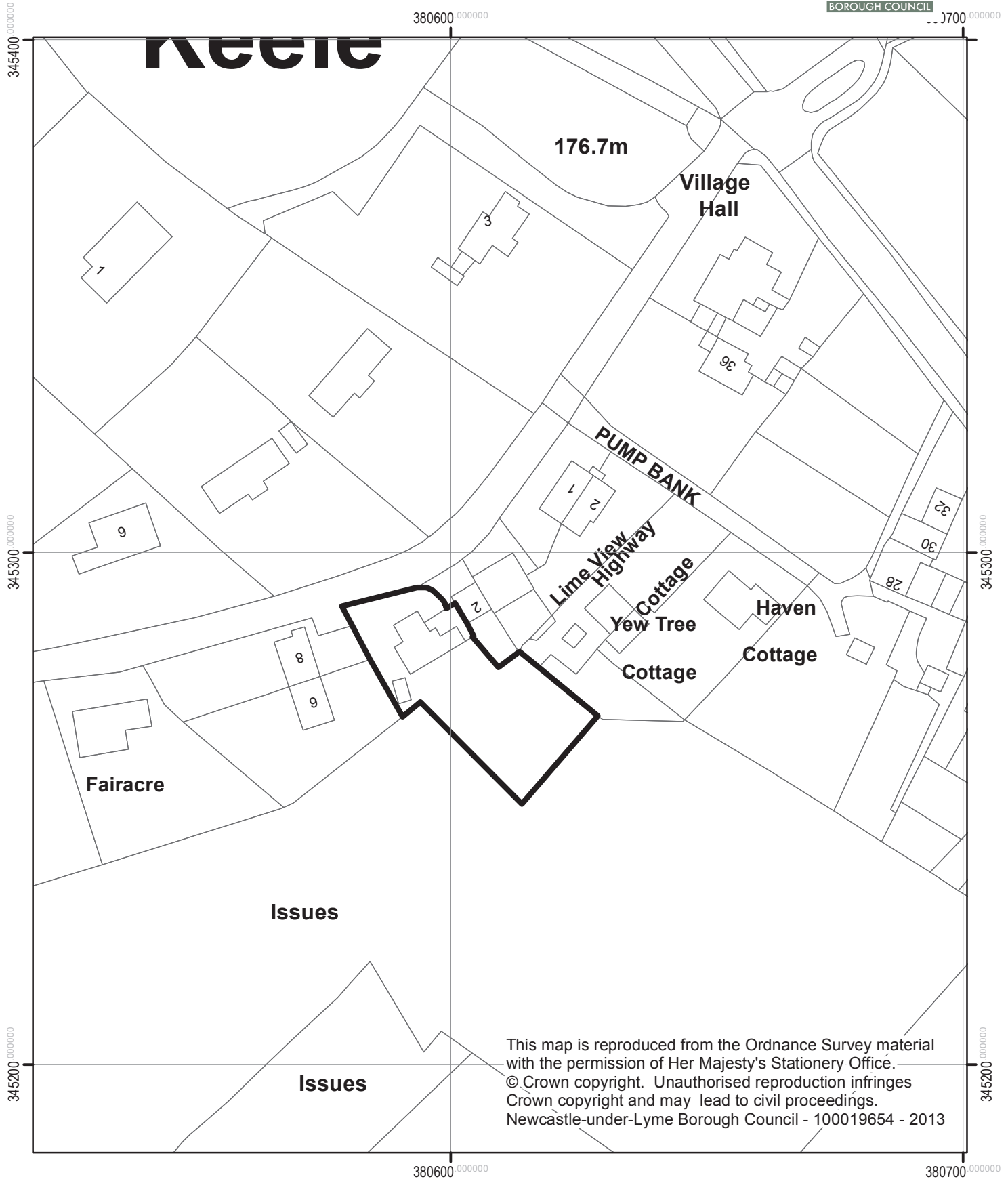
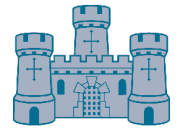
**This page is intentionally left blank**



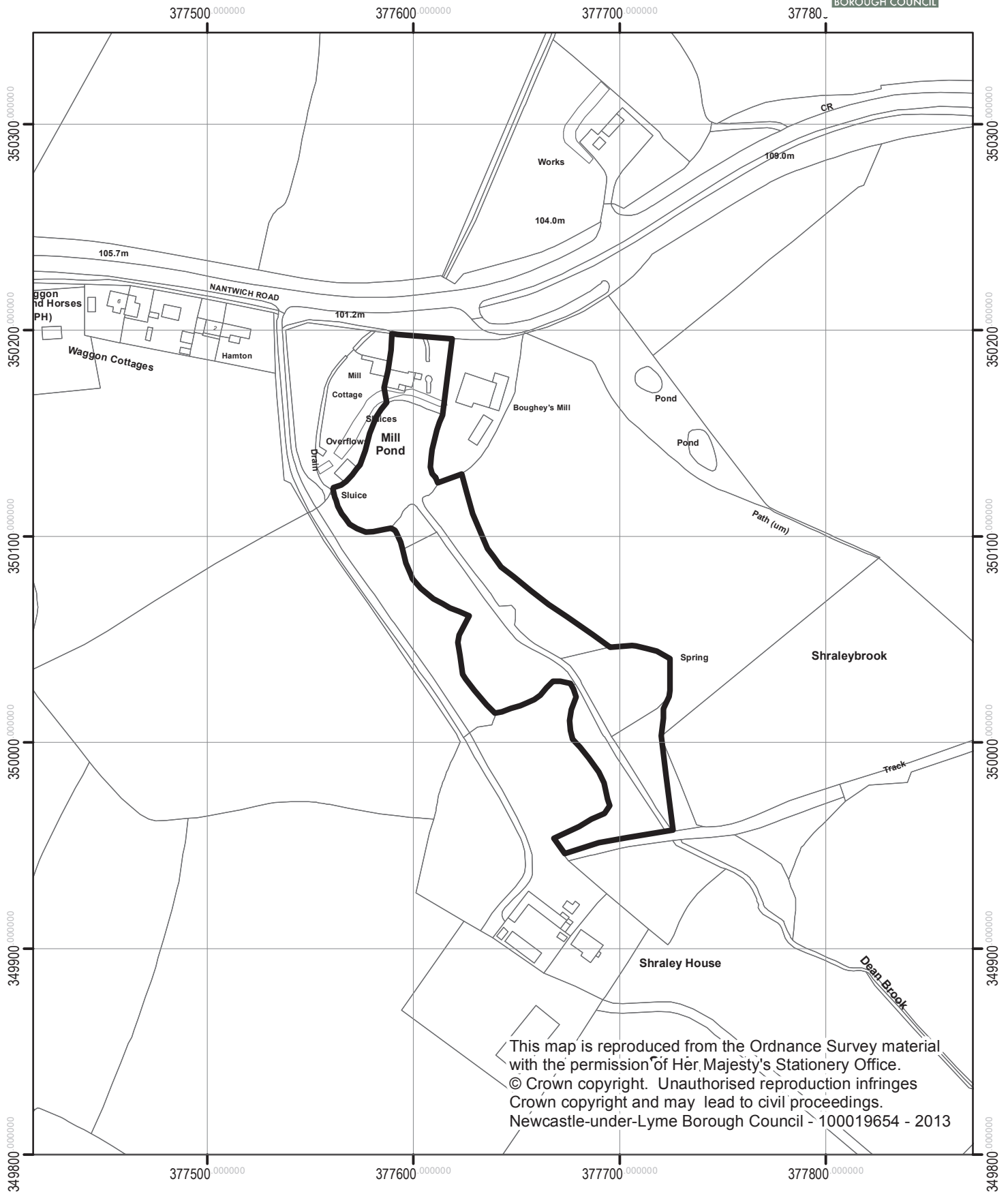
**CONSERVATION ADVISORY WORKING PARTY**

<b>Reference</b>	<b>Location and Applicant</b>	<b>Development</b>	<b>Remarks</b>	<b>Link</b>
16/00368/FUL	4 Highway Lane, Keele Mrs W Naylor	Single storey side extension	Within Keele Conservation Area and affecting a building on the Register of Locally Important Buildings and Structures	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00368/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00368/FUL</a>
16/00348/FUL	Bougheys Mill, Nantwich Road, Audley Mr C Hulstone	Erection of detached garage with room above	Within the curtilage of Grade II Listed Mill	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00348/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00348/FUL</a>
16/00350/REM	Land adjacent to Old Farm, Main Road, Betley Mr Richard Blades	Approval of reserved matters for appearance, landscaping layout and scale of 15/00079/OUT (allowed at appeal)	Adjacent to a listed farmhouse	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00350/REM">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00350/REM</a>
16/00295/FUL	Mow House Farm, Church Lane, Mow Cop Mr J Williams	Proposed menage and proposed tool and implement shed	Adjacent to Grade II listed farmhouse	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00295/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00295/FUL</a>

**This page is intentionally left blank**

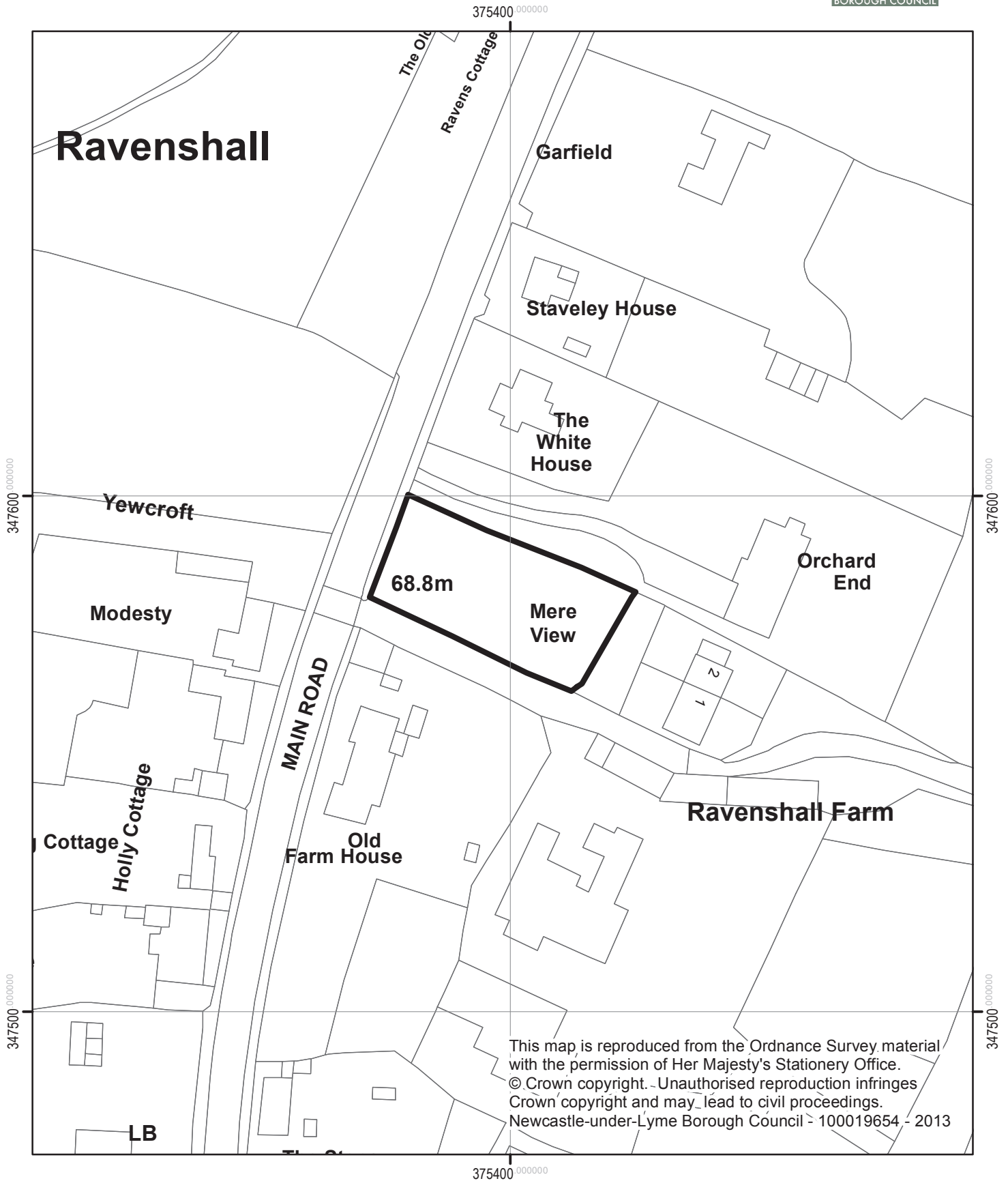


**This page is intentionally left blank**



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 - 2013

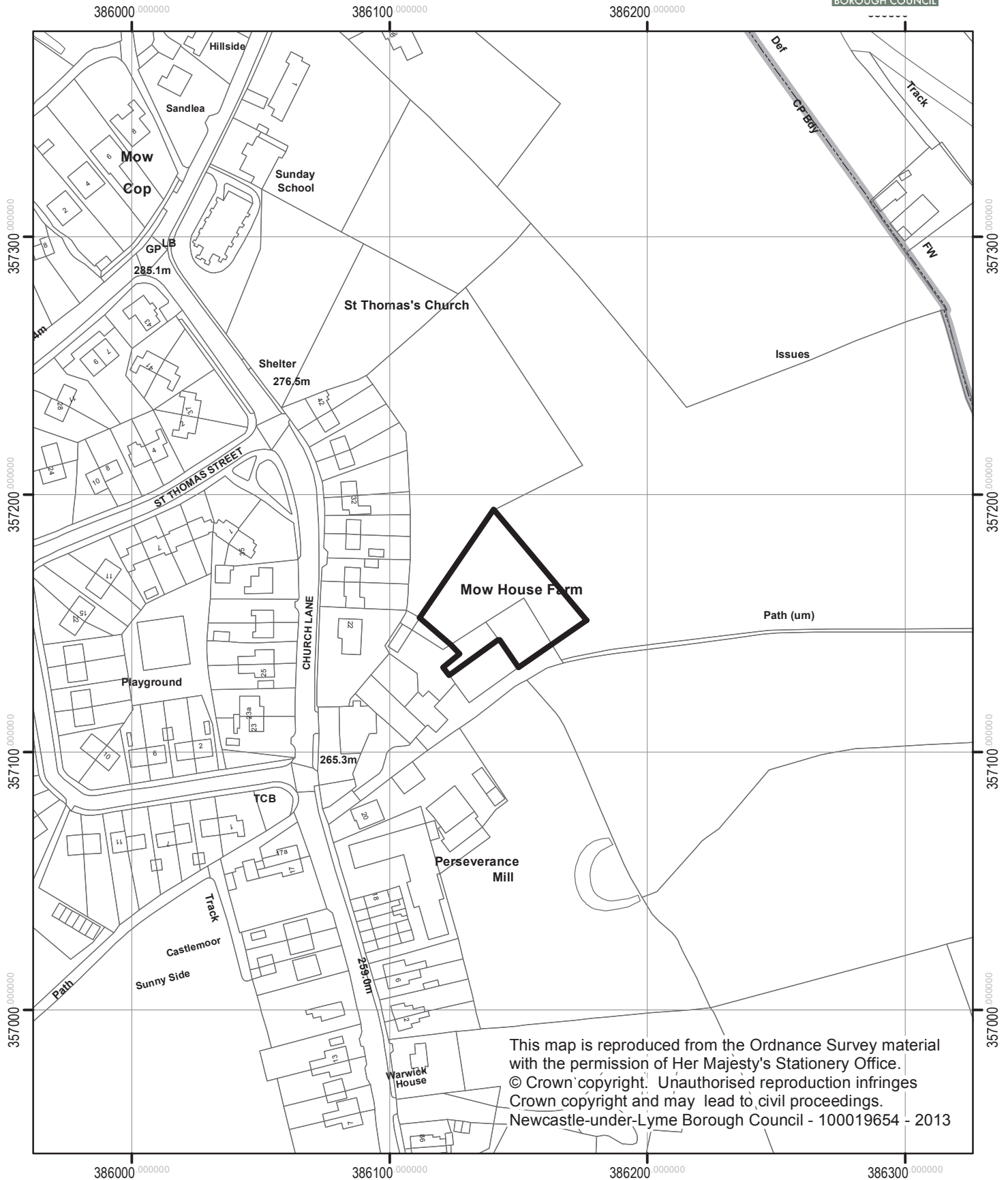
**This page is intentionally left blank**



**This page is intentionally left blank**



16/00295/FUL  
Mow House Farm,  
Church Lane, Mow Cop



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 - 2013

**This page is intentionally left blank**