

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, 5th July, 2016

Present:- Councillor Wenslie Naylor – in the Chair

Councillors Cooper, Gardner, Johnson and Wright

Representing Outside Bodies Mr David Broome, Newcastle Civic Society
Dr S Fisher, Watlands Park Residents Association
Dr C Wakeling, Staffordshire Historic Buildings Trust
Mr J Whieldon, Newcastle Civic Society

Apologies were received from Councillor(s)

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 14 June, 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 application listed below:-

Land adjacent to Old Farm, Main Road, Betley. 16/00450/FUL

The Working Party is still concerned that the building should be positioned closer towards the road to reflect the prevailing pattern of development along the road frontage as this matter has not been addressed in any of the amendments. The design of the house is considered to be unremarkable but unlikely to harm the character of the adjacent Listed Building. Discussion around the treatment of dormers was that lead should be used on the side rather than tile hanging as this is not particularly traditional treatment in this area.

5. CONSERVATION AND HERITAGE FUND

Alsagers Bank War Memorial - £196

Resolved: That the Planning Committee be advised that the Working Party recommends that the grant of £196 be offered but is concerned about possible further movement and wants to ensure that the proposed grant work is not abortive if the movement is ongoing and further

stabilisation is required. Conservation Officer to liaise with the applicant and contractor.

6. **URGENT BUSINESS**

There was no Urgent Business.

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.

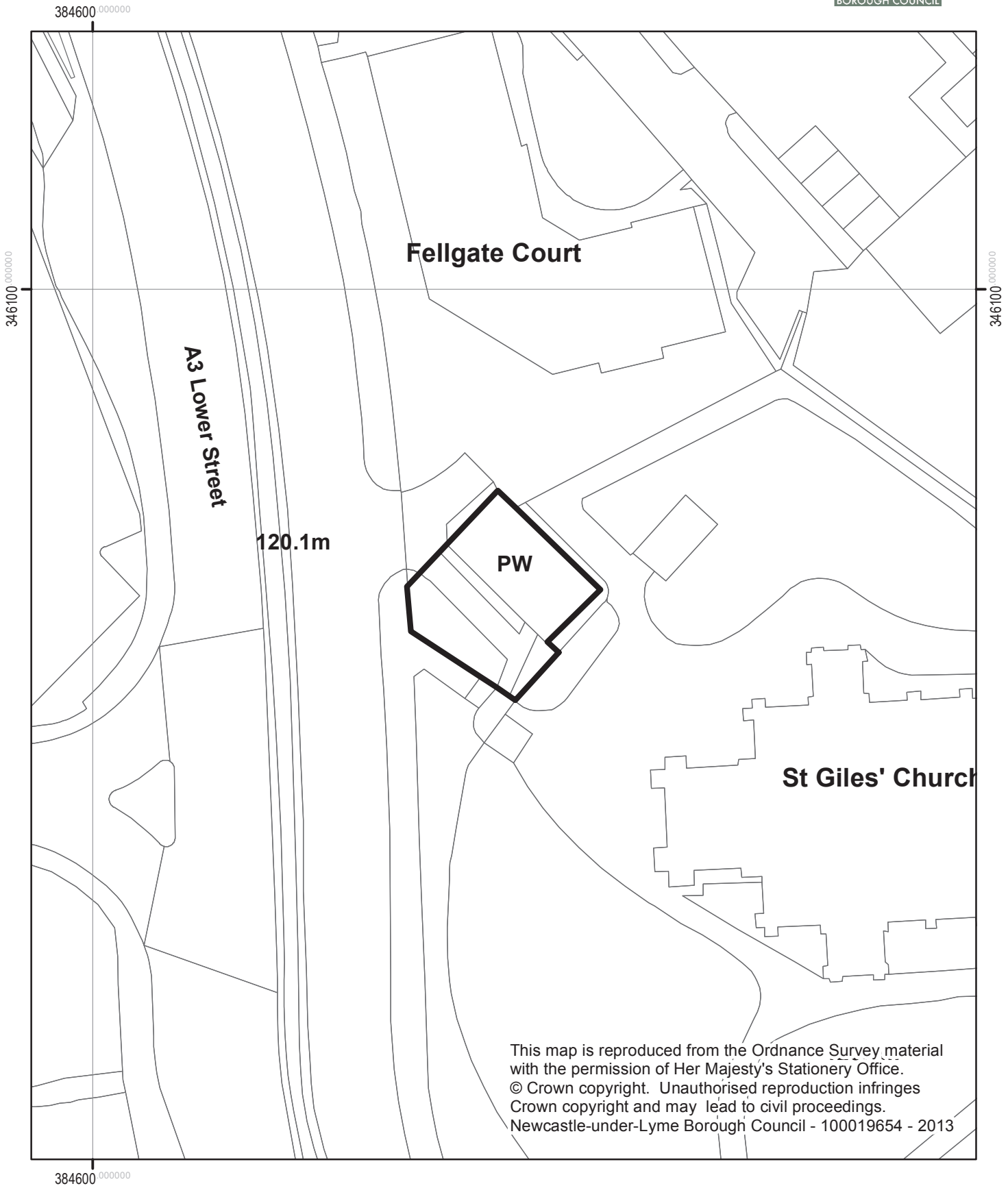
Reference	Location and Applicant	Development	Working Party Comments	Planning Decision
16/00361/FUL	Keele Lodge, Keele Drive, Keele University	Replacement outbuilding with new garage extension	The WP has no objections to the proposal and feels that the scheme will enhance the character and appearance of the CA.	Permitted by delegated powers on 6 th July 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00361/FUL
16/00373/FUL	The Old Coach House, Old Springs Hall, Stoneyford	Conversion of Linhay to a studio.	The WP has no objections to the changes at the barn, welcomes the high quality design and looks forward to seeing the proposal implemented.	Permitted by delegated powers on 7th July 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00373/FUL
16/00394/FUL	The Coach House, Stableford Court, Chapel Chorlton	Erection of timber shed.	No objections	Permitted by delegated powers on 14th July 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00394/FUL

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CONSERVATION ADVISORY WORKING PARTY

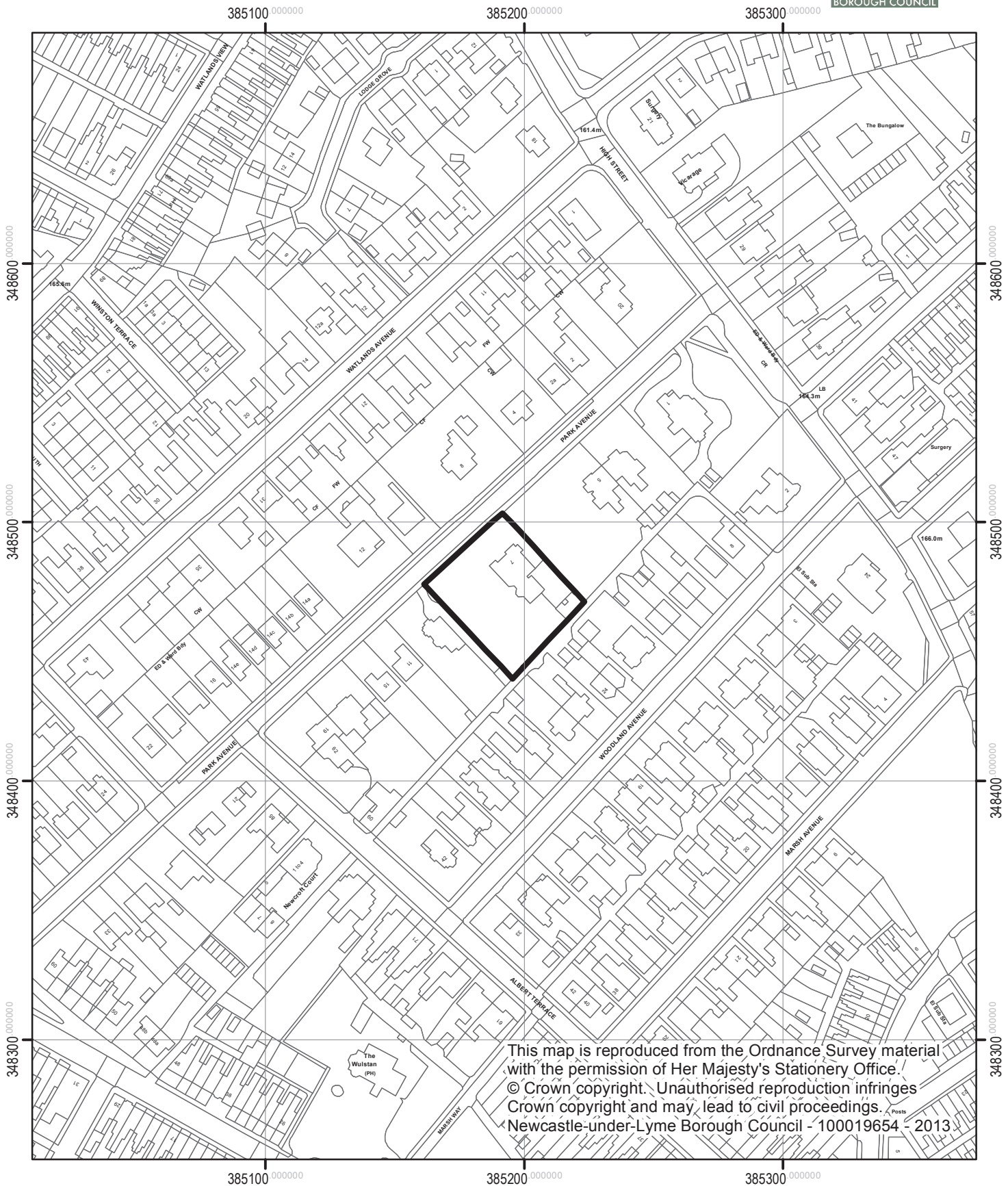
Reference	Location and Applicant	Development	Remarks	Link
16/00549/LBC	Newcastle Unitarian Church, Lower Street, Newcastle	Minor internal alterations and refurbishment. Proposed external access ramp, resurfacing and escape stairs.	Works to a Grade II Listed Building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00549/LBC
16/00538/FUL	7 Park Avenue, Wolstanton	Demolition of rear extension, erection of single storey rear and side extension. Existing coach house converted into triple garage with annex over.	Affecting a building with the <i>proposed</i> Watlands Park Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00538/FUL
16/00527/FUL	Orchard House, Brampton Road, Newcastle	Ground floor rear extension and replacement of existing rear first floor window with Juliet balconies.	Within the Brampton Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00527/FUL
16/00594/FUL	Rear of The Offley Arms, Poolside, Madeley	Erection of 3 dwellings on land to rear of Offley Arms	Within Madeley Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00594/FUL

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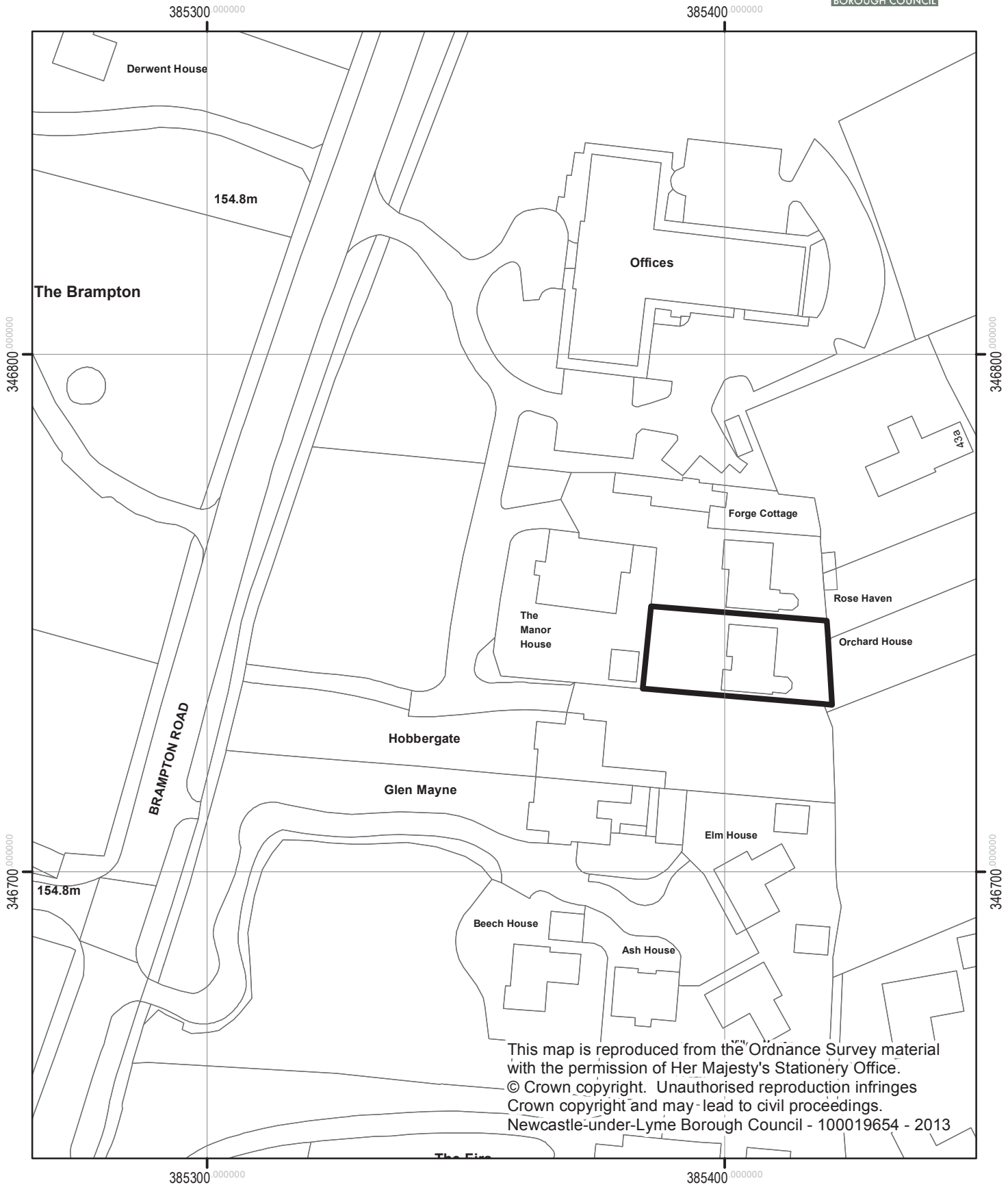


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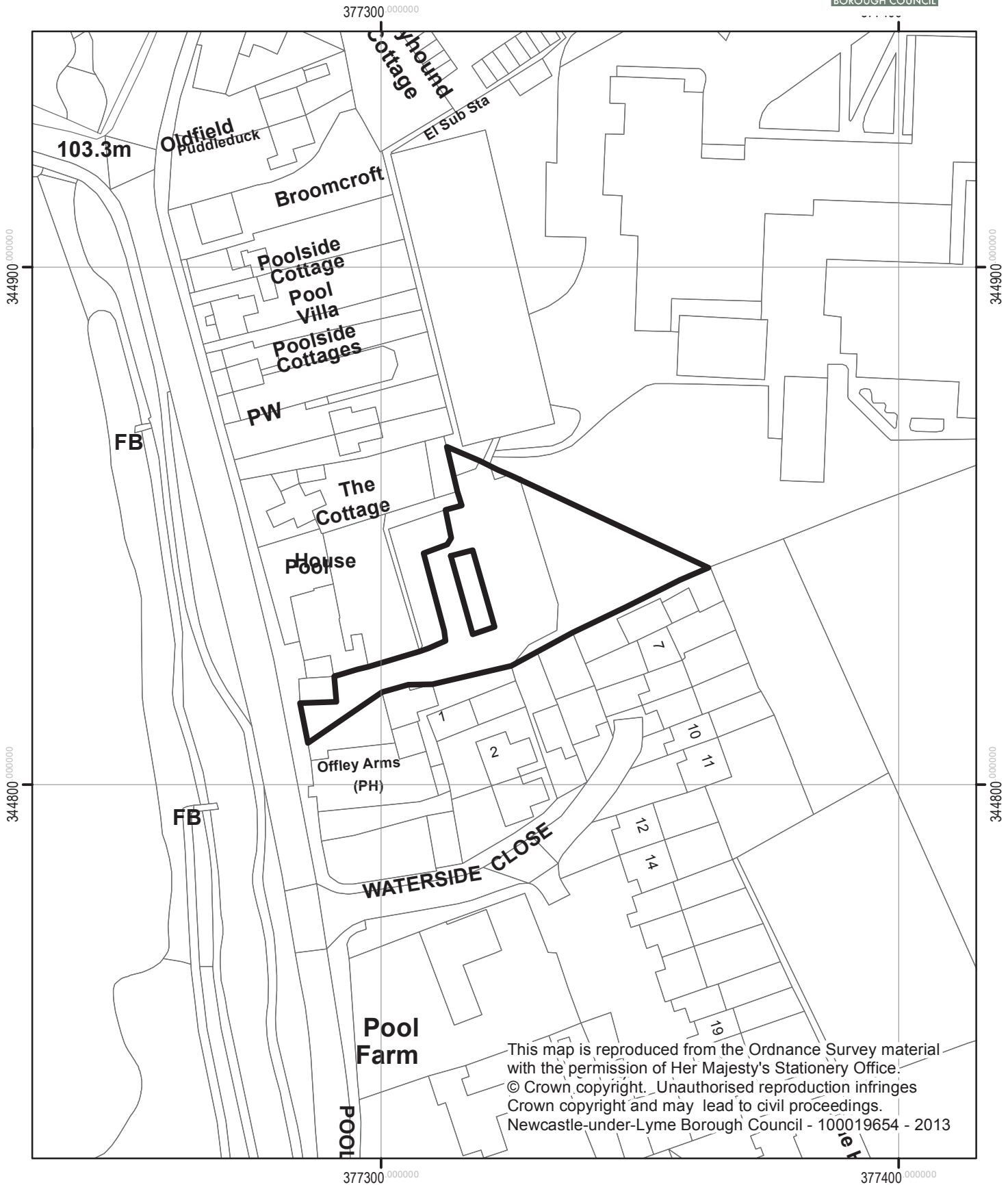
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Report to the Conservation Advisory Working Party on The Brampton Conservation Area Appraisal and Management Plan Supplementary Planning Document

Purpose of the Report

To inform the Conservation Advisory Working Party of the results of the consultation process on the draft Brampton Conservation Area and Management Plan Supplementary Planning Document (SPD).

Recommendations

That the Working Party commends the draft Brampton Conservation Area Appraisal and Management Plan Supplementary Planning Document to the Planning Committee.

Reason

The consultation period is now over and Planning Committee will consider the final draft and recommend Cabinet to formally adopt the documents as a SPD

1.0 Introduction

- 1.1 The Planning Committee, on 26th April 2016, approved the draft Brampton Conservation Area and Management Plan Supplementary Planning Document (SPD) for consultation purposes. The purpose of this report is to inform the Working Party of the results of the consultation on the draft SPD, before it is considered for adoption by Planning Committee and Cabinet.
- 1.2 At its meeting on 12 April 2016 the Conservation Advisory Working Party proposed no amendments or raised any issues with the document at consultation stage.

2.0 Consultation process and results

- 2.1 The consultation on the draft SPD took place over a six week period from 23rd May to 4th July 2016 and further details are set out in the Draft Consultation Statement attached to this report in Appendix A. A final version will be prepared for the Planning Committee.
- 2.2 In total, there have been 6 written responses submitted on the draft documents. Any representations have been retained on file and can be viewed on request.
- 2.4 Residents who attended the consultation event and responded to the consultation were principally from Sidmouth Avenue and Gower Street. The representations support the amendment to the Conservation Area boundary and the making of an Article 4 Direction to restrict permitted development rights for

houses within the Area as a way of helping the protect the area's special character.

3.0 Next Steps

- 3.1 Under the Local Planning Regulations, before the SPD can be adopted the Council has to make available both the SPD and the Consultation Statement and allow a further limited period for representations to be made.
- 3.2 If accepted the Conservation Area's boundary will be formally amended and the relevant notifications done. The Article 4 Direction will be progressed as set out in the Management Proposals.

4.0 Background Papers

Consultation Draft SPD
Copies of representations made on the draft SPD
The SPD Consultation Statement (draft)

Date report prepared 14th July 2016

Consultation Statement

The Brampton Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD)

Background

The SPD redefines the special interest of The Brampton Conservation Area and identifies issues which threaten these special qualities. The Management Plan provides a framework for future actions.

Once adopted, the SPD will supplement the objectives and policies contained in the Joint Core Spatial Strategy.

1. Introduction

1.1 Regulation 12 of The Town and Country Planning (Local Planning) (England) Regulations 2012 states that before a Local Planning Authority adopt a Supplementary Planning Document (SPD) they must prepare a statement setting out: the names of any persons the authority consulted in connection with the preparation of the SPD (these are filed within the Planning Service); a summary of the main issues raised in these consultations and how these have been addressed in the SPD. In addition before the SPD can be adopted the Statement has to be made available, with the Supplementary Planning Document, together with details of the date by which representations on it must be made and the address to which they must be sent.

1.2 This Consultation Statement explains the consultation process followed for the SPD, and aims to demonstrate that the Council undertook sufficient public consultations, using its best endeavours to consult and involve the community in the most effective way possible.

2. The Consultation Process

2.1 Information regarding the consultation on the SPD was sent to Historic England, the County Council, Newcastle-under-Lyme Civic Society, the Residents at Gower, Granville and Sidmouth Association, the Council's Conservation Advisory Working Party and local ward members

2.2 A six week consultation programme was carried out on the Supplementary Planning Document from 23rd May to 4th July 2016. This draft is still available to view on the Council's website www.newcastle-staffs.gov.uk/conservation

The consultation involved:

- The draft SPD and supporting documents was made available to download from the Council's website both during and after the consultation period.
- A consultation event held at in the Civic Offices, on 7th June. Posters about this event were sent to groups and put up around the Conservation Area in public areas.
- News release was published by the Sentinel.
- Inspection copies of the SPD made available in the council offices.
- A consultation response sheet was provided to encourage representations to be made

Appendix A

2.3 Following the consultation process and the production of this summary statement, representations can be made to the Council for consideration before final approval by the Council and adoption of the documents.

3.0 Summary of the main issues raised and how these have been addressed

3.1 The draft SPD has been well received. No comments have been received from Historic England or the County Council.

3.2 There have been 6 formal representations made. Attendance at the consultation event principally involved residents from Sidmouth Avenue coming to view and discuss the proposals. This is probably due to the involvement of the Residents Association in the process and their supportive and active promotion of it. There much was informal discussion surrounding the area, its special character and the wish for it to be retained and maintained.

3.3 Section 4 sets out in summary the main issues raised by the comments. No amendments are proposed to the documents.

4.0 Consultation Schedule - Comments Received, Council's Response and Actions

Rep ID	Name	Summary of main issue raised	Response	Changes proposed to draft SPD
1	Resident, Gower Street	Agree with proposed extension of the area. Some of business premises have been detrimental to character of area with number of parked cars. Supports the Article 4 Direction (A4D).	Noted.	None
2	Resident, Gower Street	Agree with proposed extension. Thinks that some planning decisions do not respect Conservation Area. Supports the A4D.	Note	None
3	Resident, Sidmouth Avenue	Agrees with extension. Conservation Area been harmed by planning decisions to increase development. Wants stronger enforcement action in future. Supports A4D.	Noted	None
4	Resident, Sidmouth Avenue	Agrees with the extension. Enforcement action needs to be strong to retain the character of the area. Supports the A4D.		None None
5	Resident, Sidmouth Avenue	Agrees with the extension and that it is collective effort to help to maintain the character of the area. Supports the A4D.	Noted and agree	None.
6	Resident, Florence Street	Agrees with extension. Thinks there has been a lack of enforcement action by the Conservation Officer. Supports the A4D.	Noted.	None