

Public Document Pack

Date of meeting Tuesday, 27th September, 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 - 6)**
To receive the decisions of applications which have been previously considered by this Working Party
- 4 NEW APPLICATIONS RECEIVED** **(Pages 7 - 12)**
To make observations on new applications received.
- 5 Article 4 Direction for Madeley and Audley Conservation Areas** **(Pages 13 - 14)**
- 6 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
- 7 URGENT BUSINESS**
To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act, 1972.

Members: Councillors Miss J Cooper, Gardner, Johnson, Naylor (Chair) and Wright (Vice-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, 6th September, 2016
Time of Commencement: 7.00 pm

Present:- Councillor Wenslie Naylor – in the Chair
Councillors Miss J Cooper, Gardner, Johnson, and Wright
Officers Louise Wallace
Representing Outside Bodies Dr Fisher and Messrs Broome, Wakeling and Whieldon

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 26 July, 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:-

24 Curzon Street, Basford. 16/00612/FUL

The canopy is now a dominant feature on the house which is too large and spoils the symmetry of the pair of semis. The design needs to be amended to reduce the size of the porch and the cat slide roof on the section between the door and the garage. There is also no need and no gain to link the canopy from the door to the bay window and this section should be removed. The Working Party thinks that within the context of the Conservation Area it is inappropriate to set a precedent for alterations which are detrimental to the appearance of the property and in turn are then harmful to the overall character of the Conservation Area.

24 Curzon Street, Basford. 16/00663/FUL

No objections.

Wilbraham House, Church St, Audley 16/00664/FUL

This building is a substantial historic property of some character within the central part of the Conservation Area and the extension is proposed on the front of the property. The Working Party has some concerns over how the new roof integrates with the existing roof and details are lacking along with no rainwater details. The loss of the staircase window

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and the lack of symmetry with the proposed upper floor windows and existing ground floor windows are not acceptable and overall the proposal would be harmful to the character of the Conservation Area. Piecemeal changes such as this should be resisted.

Hillcrest, The Holborn, Madeley. 16/00707/FUL

The Working Party strongly objects to this application and considers that it is not appropriate to develop this land for housing. The proposal is not sympathetic to the unique character of Madeley, where the houses are of a simpler style and the proposal is contrary to the particular character of these burgage plots (medieval cottages and strip fields – see Appraisal) and the reason that this area was recently included within the Conservation Area boundary. It may be appropriate for the bungalow to be replaced with a more sensitively designed house (or two) close to the settlement edge but the Working Party would consider this proposal as over development of this piece of land and harmful to the heritage asset.

6 Brassington Street, Betley 16/00722/FUL

The proposal is a great improvement on the existing conservatory but ideally the external construction should be with a matching brick considering the context of Betley. This will give the overall extension a superior quality.

Lidl, Lower St, Newcastle 16/00720/ADV

The Working Party has reservations over the increase in height for the new sign which gives greater dominance and the precedent it will set due to its impact on the adjacent high quality development.

5. WATLANDS PARK, PROPOSED CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN SUPPLEMENTARY PLANNING DOCUMENT AND 7 PARK AVENUE ARTICLE 4 DIRECTION

Resolved: That the Planning Committee be advised that the Working Party commends the draft Watlands Park Conservation Area Appraisal and Management Plan Supplementary Planning Document. The Working Party fully supports the designation of the Conservation Area at Watlands Park and the confirmation of the Article 4 Direction for 7 Park Avenue, Wolstanton.

6. CONSERVATION AND HERITAGE FUND

There were no applications.

7. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR WENSLIE NAYLON
Chair

Meeting concluded at 8.00 pm

**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
16/00549/LBC	Newcastle Unitarian Meeting House, Lower Street, Newcastle	Minor internal alterations and refurbishment, external access ramp and escape stairs.	See minutes of meeting 26th July 2016.	Permitted by delegated powers on 15 th August 2016 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 to garage	The WP has issues over treatment of coach house. In general terms the historic character of the building is not respected and more detail is needed. The WP welcomes the use as single dwelling. They object to removal of historic windows and article 4 Direction is trying to protect this original character.	Approval of application by Planning Committee on 23 August 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00538/FUL

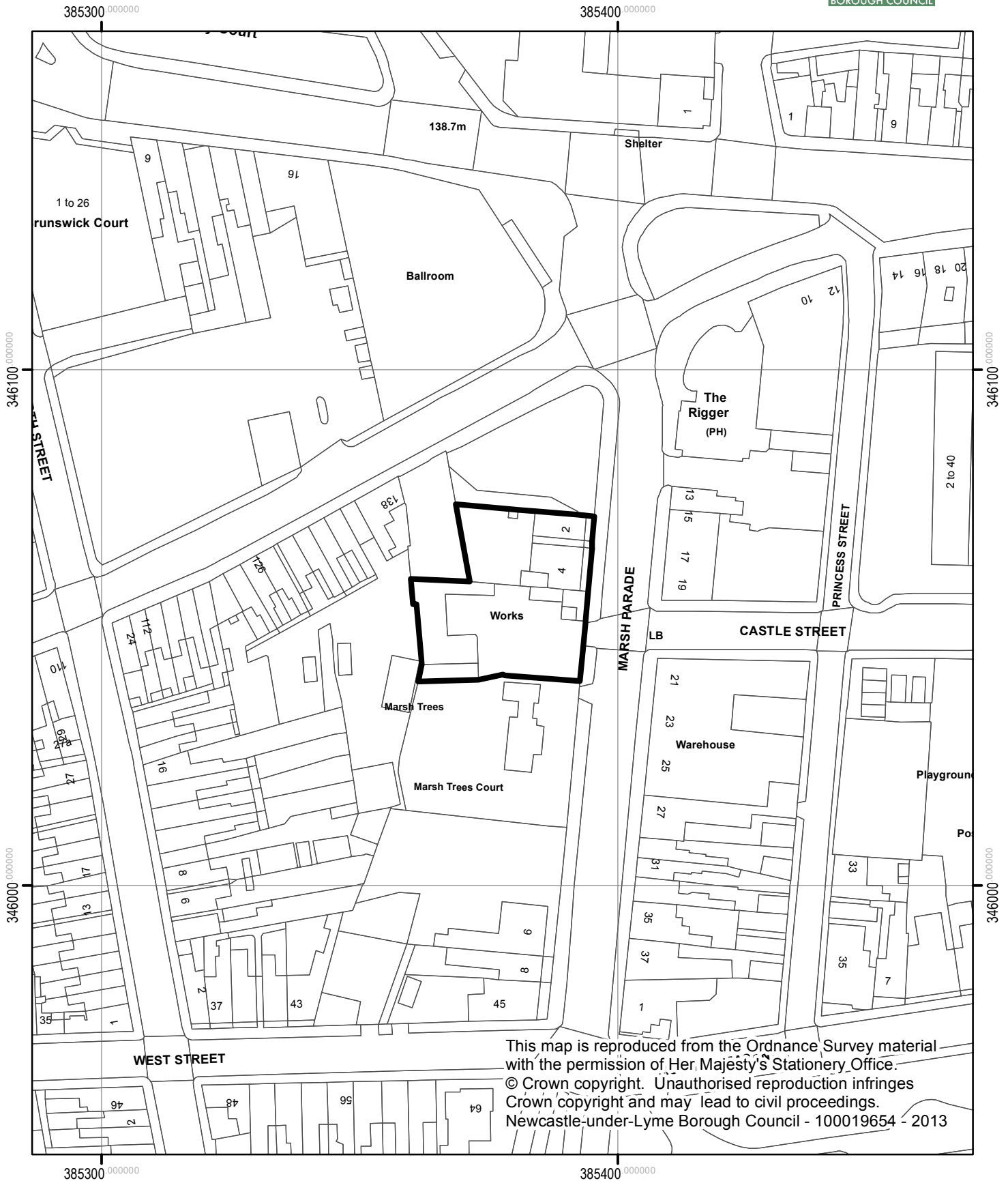
16/00527/FUL	Orchard House, Brampton Road, Newcastle	Ground floor rear extension and replacement of existing rear first floor window with Juliet balcony	The WP feel Juliet balcony is not well design given proximity to flue and lantern.	Permitted by delegated powers on 16th August 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00527/FUL
16/00612/FUL	24 Curzon Street, Basford Mr A Street	Retention of canopy to front elevation, front porch, door and associated alterations. Retention of front boundary wall.	The canopy is now a dominant feature on the house which is too large and spoils the symmetry of the pair of semis. Should be amended to reduce the size of the porch and the cat slide roof on the section between the door and the garage. There is no gain to link the canopy to the bay window. It is inappropriate to set a precedent for alterations which are detrimental to the appearance of the property and in turn are then harmful to the Conservation Area.	Approval of application by Planning Committee on 13 September 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00612/FUL
16/00663/FUL	24 Curzon Street, Basford Mr A Street	Alterations to existing boundary wall and re-surfacing of existing driveway	No objections	Approval of application by Planning Committee on 13 th September 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00663/FUL

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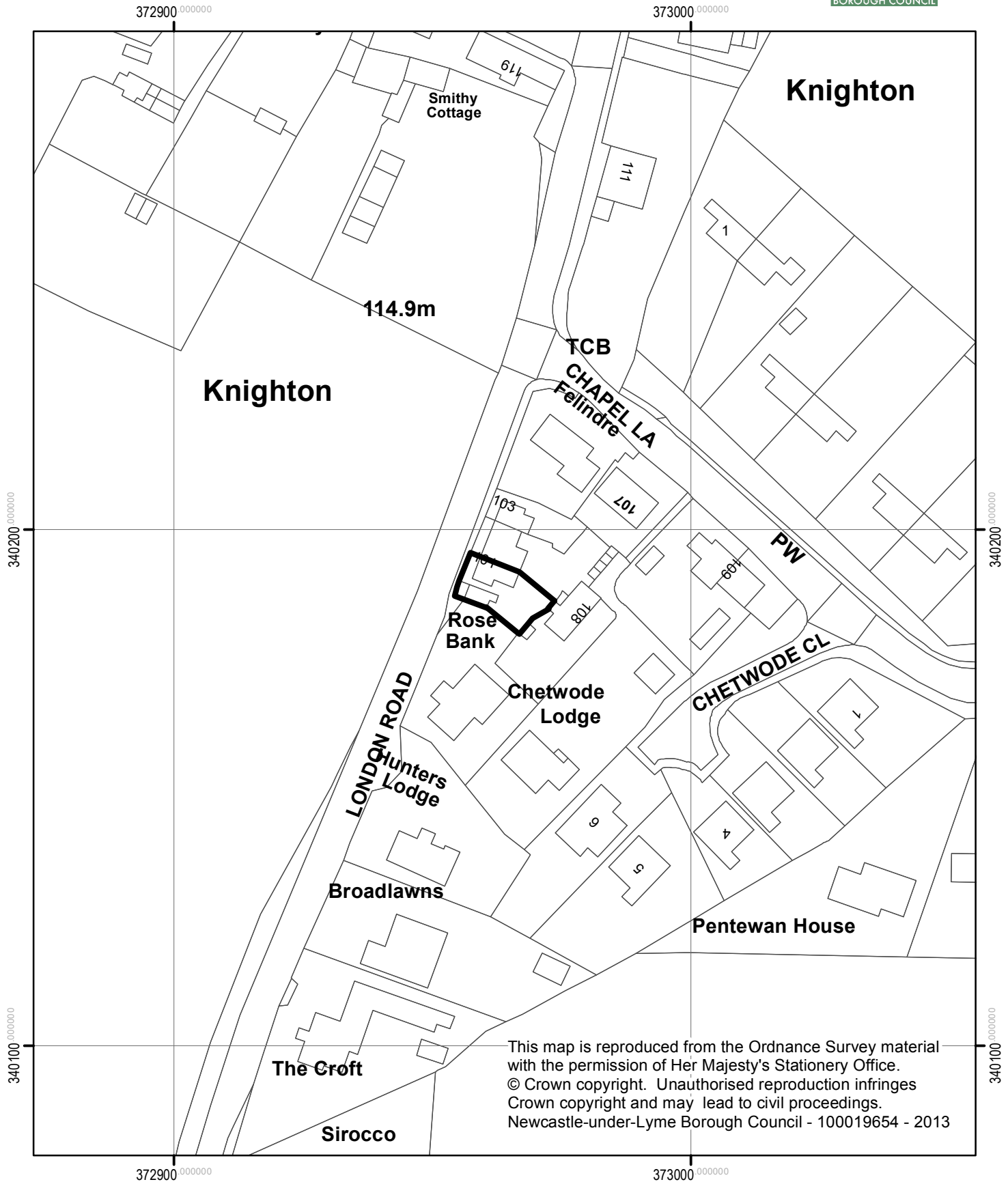
Reference	Location and Applicant	Development	Remarks	Link
16/00630/FUL	2 Marsh Parade, Newcastle	Proposed demolition of existing buildings and erection of a 4 storey apartment block with parking and public amenity space.	Adjacent and opposite to the boundary of Stubbs Walk Conservation Area and a Grade II listed mill.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00630/FUL
16/00563/FUL	101 London road, Knighton Miss J Lansley	Removal of detached garage and store room	Within the curtilage of a grade II listed building (end terrace)	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00563/FUL

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2 Marsh Parade Newcastle



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ARTICLE 4 DIRECTION FOR MADELEY AND AUDLEY CONSERVATION AREAS

Purpose of the report

That the Working Party indicate its views on a proposal going to the Planning Committee to confirm the Article 4 Direction for the Madeley and Audley Conservation Areas as set out in the report below.

Recommendation

That the Working Party indicate its support to the Article 4 Direction for the Madeley and Audley Conservation Areas coming into force on 31st October as set out in the Direction.

Reasons

The notification period is over and the Council must now decide if the Direction should be confirmed or not in the light of representations received.

1.0 Background

- 1.1 The Planning Committee resolved on 24th May 2016 that a non-immediate Article 4 Direction be issued to remove certain permitted development rights with respect to certain residential properties within both Madeley and Audley Conservation Areas including rights associated with works of improvement, extension and alteration of the building, works to boundary walls and the demolition of such walls. This Direction was made under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015. The Working Party supported this proposal.
- 1.2 The purpose of this report is to inform the Working Party of the representations received, and to provide the Working Party with an opportunity to give its views to the Planning Committee on whether the Article 4 Direction should now be confirmed. The Direction was made and will come into force on 31st October provided it is first confirmed by the Local Planning Authority.
- 1.3 There are two types of Directions:- non-immediate directions where rights are only withdrawn following consultation and then confirmation, and immediate directions where permitted development rights are withdrawn straight away, but then must be confirmed following local consultation within 6 months. In the case of Madeley and Audley a non-immediate Direction has been progressed which would come into effect if now confirmed. The Council in deciding whether or not to confirm the Direction is required to take into account any representations received during the consultation period

2.0 Consultation

- 2.1 Representations were invited between 3rd August 2016 and 9th September 2016. In accordance with legislation, the relevant notifications were undertaken.
- 2.2 One representation has been made in respect of the proposed Article 4 Direction from Madeley residents and is summarised as follows:-

In principle have no objections to the Article 4 Direction, however they are concerned that that the special character of the village is being ruined by development of the surrounding countryside and the turning of Madeley into a suburb anyway. Because of this, consider controls over works to historic features within the Conservation Area to be a “rather trifling” matter. Concerned that the Offley Arms is not included within the Direction.

- 2.2 No objections to the Article 4 Direction itself have been raised. Whilst the concerns expressed about the development of greenfield sites around Madeley is noted these sites are beyond the Conservation Area boundary, and therefore not material to the decision about whether or not to confirm the Article 4 Direction in this case. Historic and architectural features are important to the character of the area and incremental changes which might include removal of such features will erode what makes the Conservation Area special. The Offley Arms is not included within the Article 4 Direction it not being a dwellinghouse, the Article 4 Direction in this case being limited to dwellinghouses, and certain of their permitted development rights. Public Houses have at present limited permitted development rights insofar as material alterations and extensions are concerned. Accordingly at present there is not considered to be a justification for promoting an Article 4 direction with respect to the Offley Arms property (and if there were that would in any case need to be the subject of a new proposal with a related consultation opportunity).

3.0 **Conclusions**

- 3.1 It is considered, taking into account the representation received, that the Direction, as made, is justified and will hopefully help to retain the special architectural details which contribute to the character of the two areas. An Article 4 Direction only means that a particular development cannot be carried out under permitted development and therefore needs a planning application. This gives a Local Planning Authority the opportunity to consider the proposal in more detail. Accordingly it is recommended that the Article 4 Direction now be confirmed