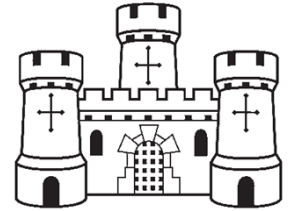


# Public Document Pack

**Date of meeting** Tuesday, 29th November, 2016  
**Time** 7.00 pm  
**Venue** Committee Room 1. Civic Offices, Merrial Street, Newcastle-under-Lyme, Staffs ST5 2AG  
**Contact** Geoff Durham



**NEWCASTLE  
UNDER LYME**  
**BOROUGH COUNCIL**

Civic Offices  
Merrial Street  
Newcastle-under-Lyme  
Staffordshire  
ST5 2AG

## 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 - 22)**

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 Miss J Cooper, Gardner, Johnson, Naylor (Chair) and Wright



*Working to be a co-operative council*

(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, 8th November, 2016  
Time of Commencement: 7.00 pm

**Present:-** Councillor Wenslie Naylor – in the Chair

Councillors Miss J Cooper, Gardner, Johnson and Wright

Representing Mr D Broome – Newcastle-under-Lyme Civic Society  
Outside Bodies Dr S Fisher – The Victorian Society  
Dr C Wakeling- Staffordshire Historic Buildings Trust

Officers

Apologies Mr J Whieldon – Newcastle Civic Society

### 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 18 October, 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:-

Maer Hall, Maer 16/00846/FUL & 16/00847/LBC

The Working Party approve of the approach to simplify the structure but have some concerns over the technical details where the structure will join to the existing porch. They also question the use of Cotswold stone and whether this is the stone on the main house.

Walnut Cottage, Main Road, Betley 16/00782/FUL & 16/00783/LBC

The Working Party has no objections to the proposal if materials match the existing building, ie painted brickwork/render and clay tiles – not concrete. The wall details are probably the most important in terms of potential impact on the building and the Conservation Area and details should be approved, particularly the railings which should be of appropriate quality and style.

The Old Swan, Swan Bank, Madeley Heath 16/00730/FUL

## **Conservation Advisory Working Party - 08/11/16**

The massing of the proposal is acceptable and if the detail around the arch window/doorway can be simplified and changed to reflect the general character of the building the Working Party has no objections.

64-68 High Street, Newcastle 16/00862/ADV

The new sign should be fixed to the existing fascia with no new fixings into the stonework and should be symmetrical.

95-97 High Street, Newcastle 16/00854/FUL

The window design is out of character with the building in terms of size and style and proportions. They are unnecessarily fussy and towards the rear should be rearranged in a more sympathetic manner.

Fomer Maxims, Lower Street, Newcastle 16/00876/LBC & 16/00877/FUL

No objections.

Land off York Street, Newcastle 16/00494/REM

Despite being an application for reserved matters on design, there are no details provided on materials and the plans are unclear. These details need to be provided before the Working Party can make useful and relevant comments and request that this is provided for its next meeting on 29<sup>th</sup> November 2016.

### **5. CONSERVATION AND HERITAGE FUND**

**Resolved:** The Working Party recommends to the Planning Committee that a grant of £725 be approved at Ebenezer House, Ryecroft, Newcastle.

### **6. URGENT BUSINESS**

There was no Urgent Business.

**COUNCILLOR WENSLIE NAYLON**  
**Chair**

Meeting concluded at 8.25 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
16/00594/FUL	Rear of Offley Arms, Poolside, Madeley	Erection of 3 dwellings	The Working Party felt that there was good attempt to design interestingly shaped building. The brick needs to be good quality and reflect the darker brick characteristic of Madeley unlike the adjacent development. Some concern was raised over the access and they felt the gable feature was a little fussy.	Refused by Planning Committee on 10 <sup>th</sup> November 2016  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00594/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00594/FUL</a>
16/00564/LBC	101 London Road, Knighton	Removal of detached garage and store room	The WP opinion on this proposal was divided, some members did not object on the basis that they felt the building was not of any quality and made no visual contribution to the streetscene. Other members felt that it did add something to the built form along the road, was in keeping with adjoining houses and its removal would have some impact on the setting of the	Permitted by delegated powers on 31 <sup>st</sup> October 2016  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00564/LBC">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00564/LBC</a>

			listed terrace. Some members also felt that there was potential benefit in any scheme to retain a clear boundary to the adjacent property.	
--	--	--	--	--

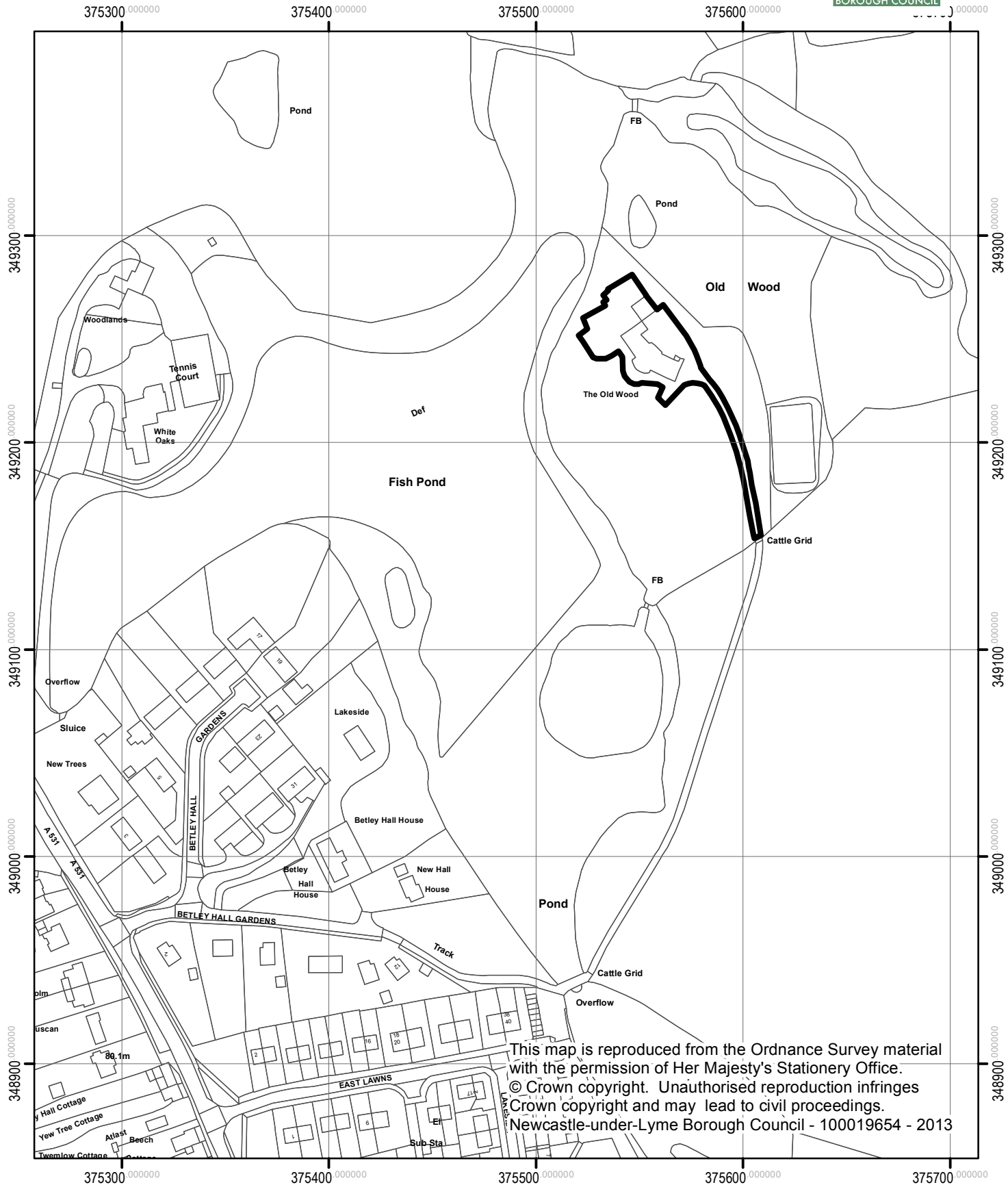
**CONSERVATION ADVISORY WORKING PARTY**

Reference	Location and Applicant	Development	Remarks	Link
16/00791/FUL	The Old Wood, Betley Hall Gardens, Betley  Mr Mansfield	Garage loft conversion with dormer	Within Betley Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00791/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00791/FUL</a>
16/00812/LBC	Sir John Offley Almshouses, 2, 4 – 11 Station Road, Madeley  Almshouses charity of Sir John Offley	Installation of secondary double glazing	Affects Grade II Listed Buildings and within Madeley Conservation Area.	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00812/LBC">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00812/LBC</a>
16/00905/FUL	Ironmarket Public House, Ironmarket, Newcastle	Removal of existing doors to the frontage of the property and replace with bi-fold aluminium door units.	Within Newcastle Town Centre Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00905/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00905/FUL</a>
16/00919/FUL & 16/00920/LBC	Gate Lodge, Brampton Road, Newcastle  Mr Rowley	Retrospective application for the retention of a single storey garage with flat seeded roof.	Within the Brampton Conservation Area and affecting a Grade II Listed Building.	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00919/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00919/FUL</a>
16/00933/FUL	Former Savoy cinema/Metropolis nightclub, 72 High Street, Newcastle  Modultec International Ltd	Demolition of the former Savoy Cinema and erection of an 11 storey student accommodation building.	Within Newcastle Town Centre Conservation Area and may affect the setting of Listed Buildings.	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00933/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00933/FUL</a>

Page 3	16/00939/FUL  Lake View, 21 Betley Hall Gardens, Betley  Mr M Rafferty	Rear conservatory with atrium roof.	Within Betley Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00939/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00939/FUL</a>
	16/00952/FUL  Bougheys Mill, Nantwich Road, Audley  Mr C Hulstone	Erection of detached garage and workshop.	Within the curtilage of Listed Building (former mill)	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00952/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00952/FUL</a>

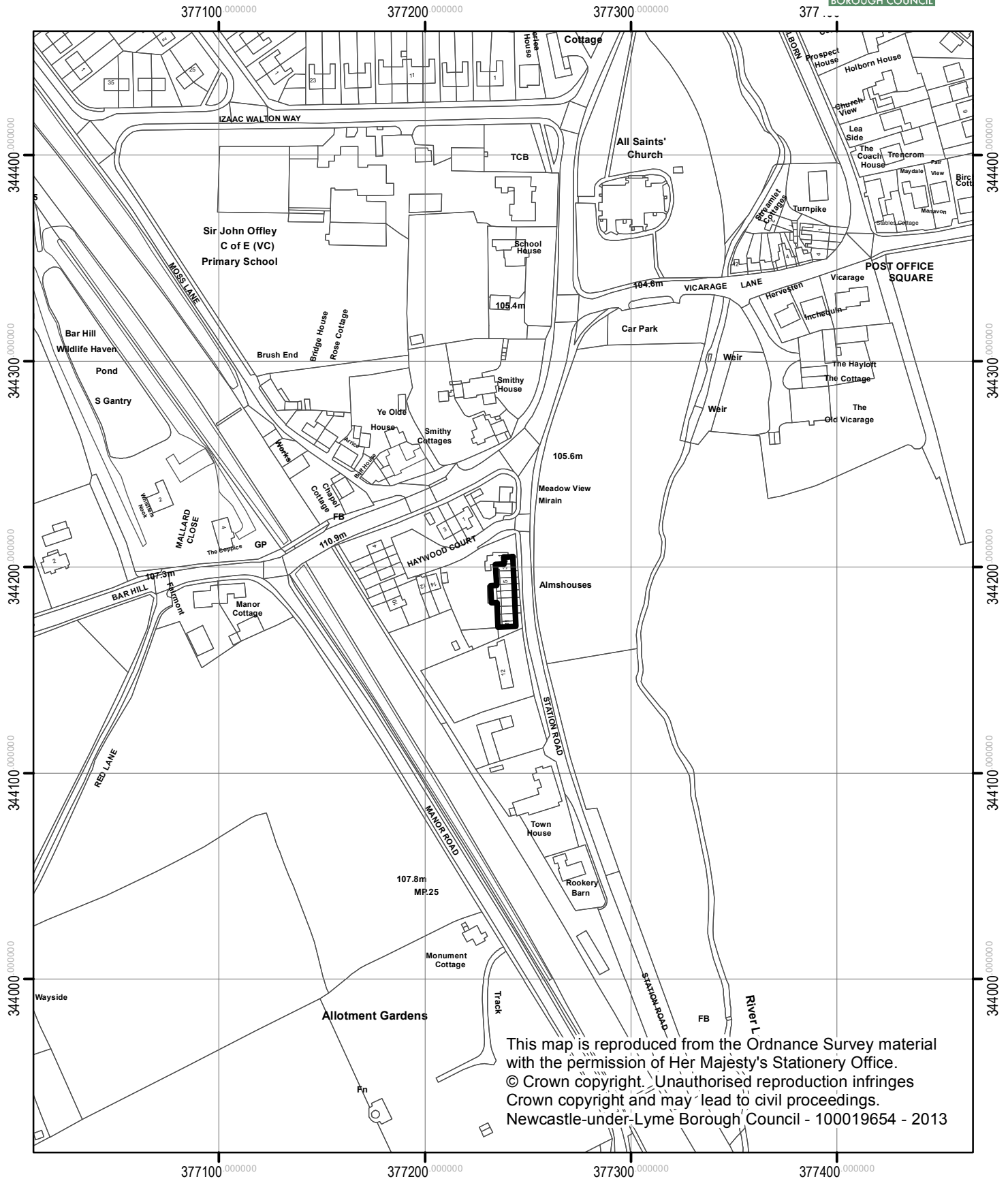


**16/00791/FUL**  
**The Old Wood, Betley Hall Gardens, Betley.**

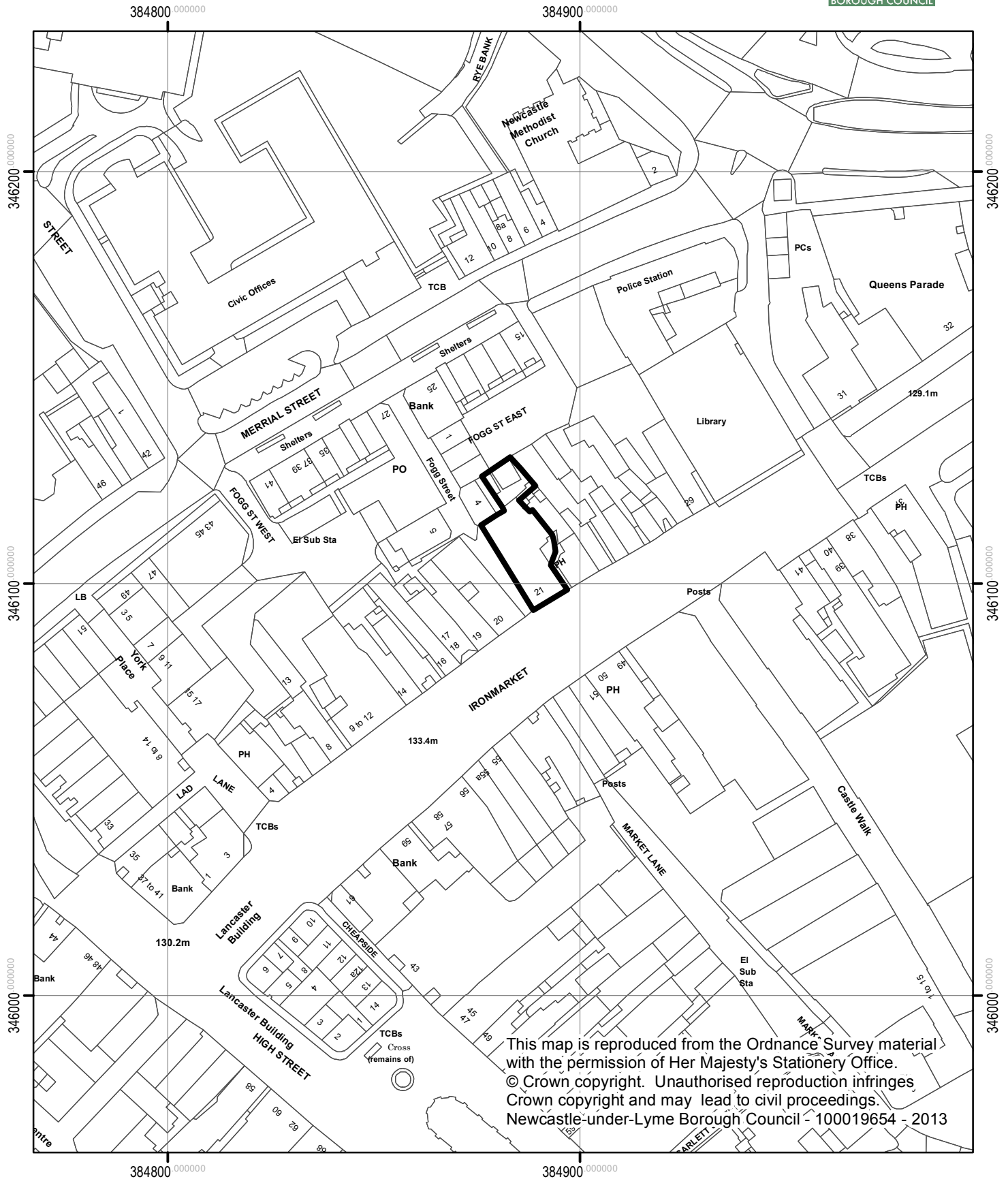


This map is reproduced from the Ordnance Survey material with the permission of Her Majesty's Stationery Office.  
 © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to civil proceedings.  
 Newcastle-under-Lyme Borough Council - 100019654 - 2013

**This page is intentionally left blank**



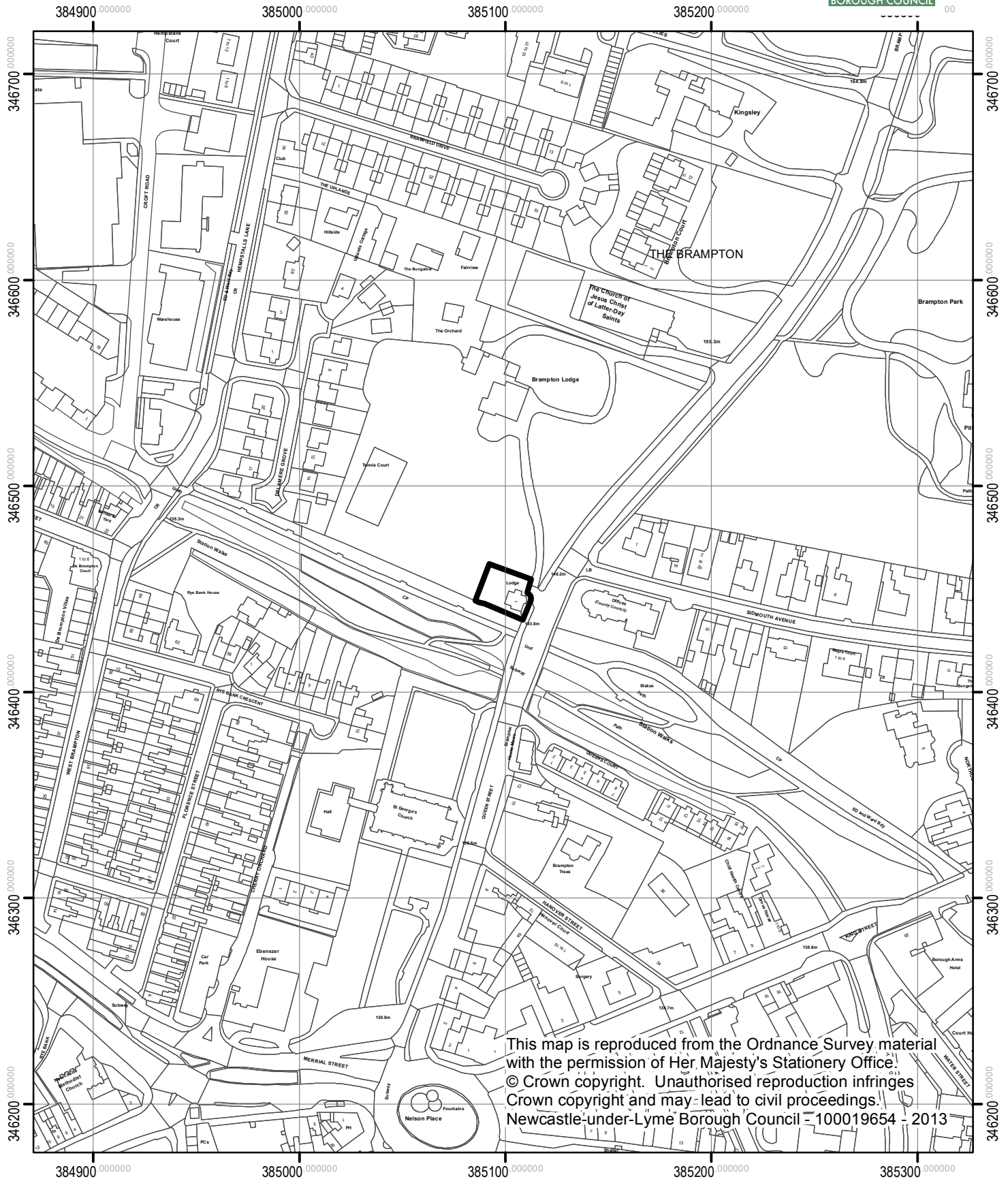
**This page is intentionally left blank**



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**

16/00919/FUL & 16/00920/LBC  
Gate Lodge, Brampton Road, Newcastle.

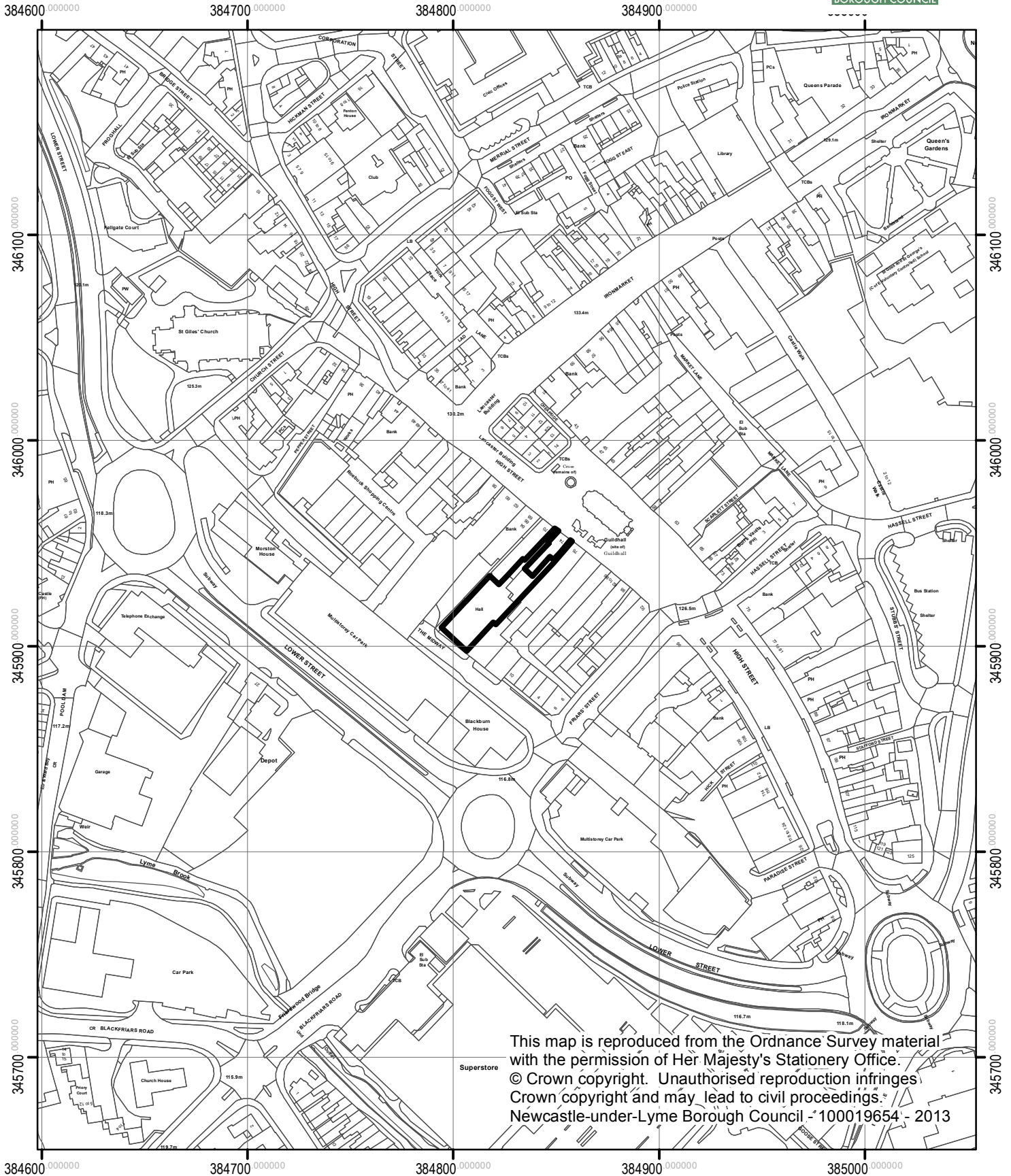


This map is reproduced from the Ordnance Survey material with the permission of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to civil proceedings. Newcastle-under-Lyme Borough Council - 100019654 - 2013

**This page is intentionally left blank**

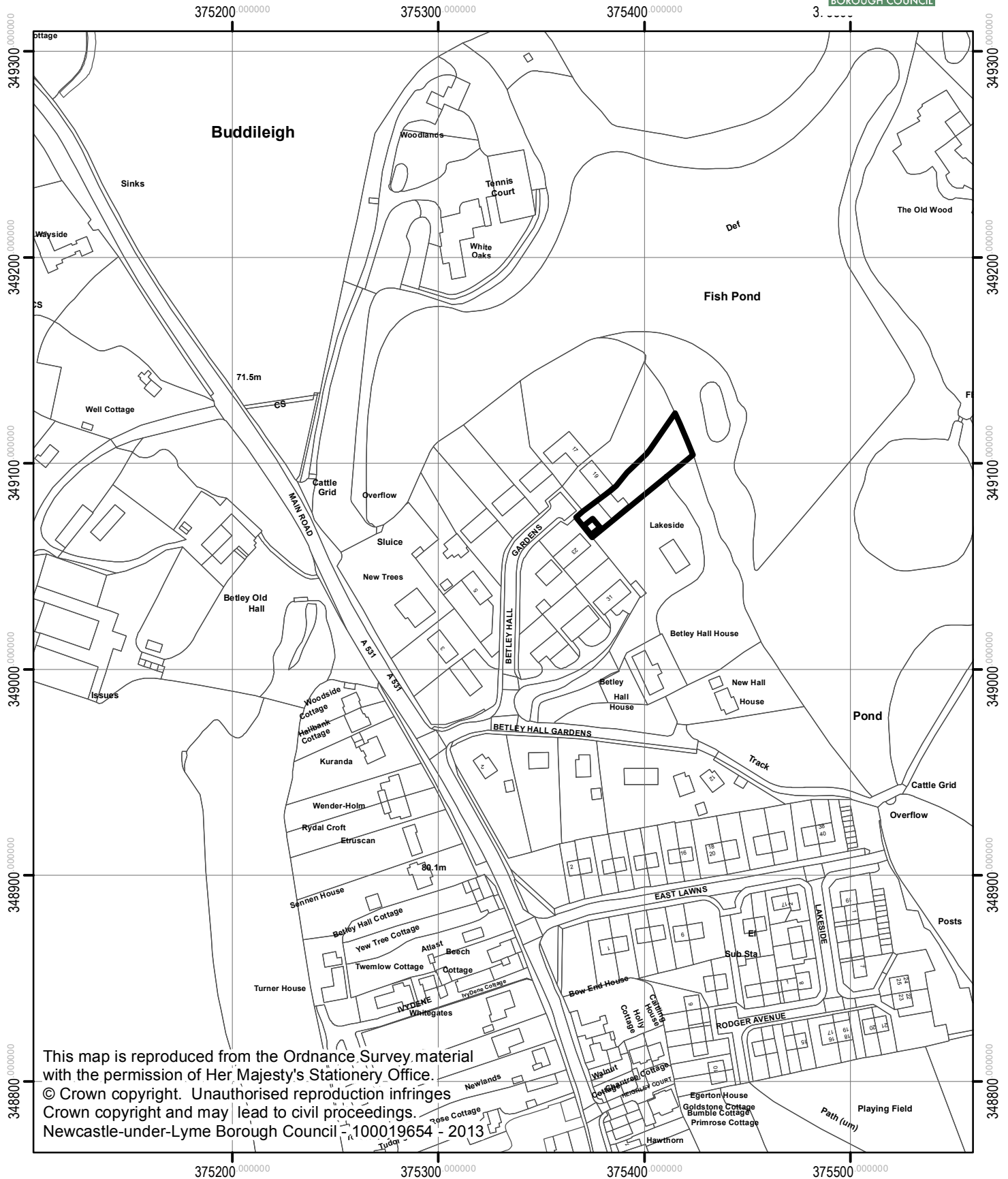


**16/00933/FUL**  
**Former Savoy cinema/Metropolis nightclub,**  
**72 High Street, Newcastle**

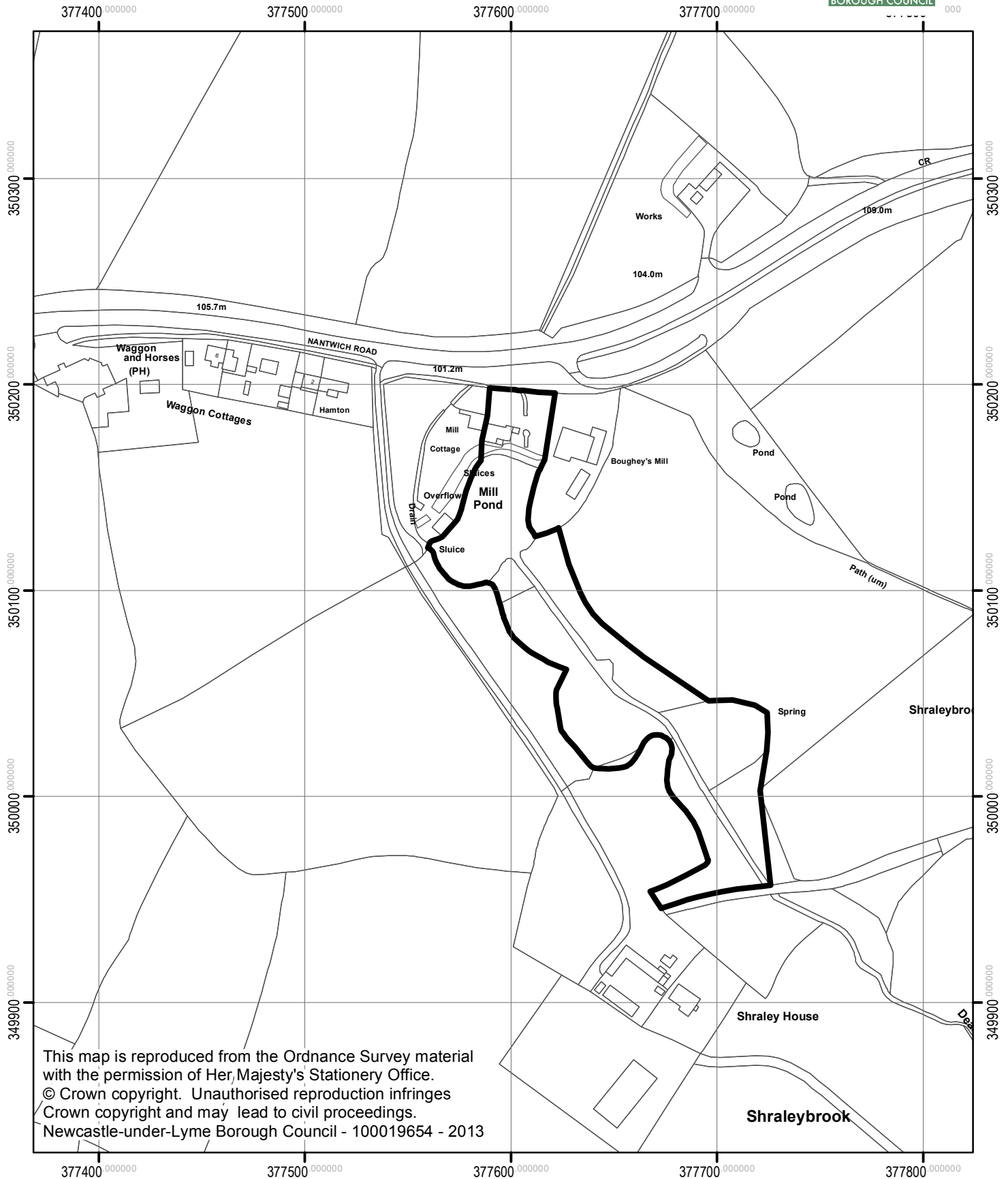


This map is reproduced from the Ordnance Survey material with the permission of Her Majesty's Stationery Office.  
 © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to civil proceedings.  
 Newcastle-under-Lyme Borough Council - 100019654 - 2013

**This page is intentionally left blank**



**This page is intentionally left blank**



**This page is intentionally left blank**