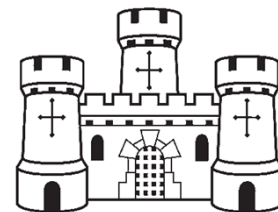


Public Document Pack

Date of meeting Tuesday, 20th December, 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 - 6)

To consider the minutes of the previous meeting(s)

3 PREVIOUSLY CONSIDERED APPLICATIONS

(Pages 7 - 8)

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

4 NEW APPLICATIONS RECEIVED

(Pages 9 - 16)

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, 29th November, 2016
Time of Commencement: 7.00 pm

Present:- Councillor Wenslie Naylor – in the Chair

Councillors Gardner, Johnson and Wright

Representing Outside Bodies Dr S Fisher, The Victorian Society
Dr C Wakeling, Staffordshire Historic Buildings Trust
Mr D Broome, Newcastle under Lyme Civic Society
Mrs A Berrisford , Betley Parish council

Officers Mrs L Wallace

Apologies Councillor(s) Miss J Cooper and Mr J Whieldon

1. The Working Party sent their best wishes to Mr J Whieldon
APOLOGIES

Apologies were received from Mr J Whieldon – Newcastle Civic Society and Councillor Cooper.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

3. **MINUTES OF PREVIOUS MEETINGS**

Resolved: That the minutes of the meeting held on 8 November, 2016 be agreed as a correct record.

4. **PREVIOUSLY CONSIDERED APPLICATIONS**

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

5. **NEW APPLICATIONS RECEIVED**

Resolved:- That the following observations be made on the application listed below:-

Old Wood, Betley Hall Gardens, Betley 16/00791/FUL

No objections to the use of the loft space but the Working Party thinks that it is not appropriate to use render on the dormers and a matching brick should be used. The alterations to the front elevation will be an improvement however the alteration to the rear of the garage is not as well considered given its relationship with the more contemporary approach to the existing extension to the main house. It also considers that the doors and Juliet balcony could be redesigned.

Conservation Advisory Working Party - 29/11/16

Sir John Offley Almshouses, Station Road, Madeley 16/00812/LBC

No objections.

Ironmarket pub, Ironmarket, Newcastle 16/00905/FUL

The Working Party objects strongly to the alteration to the shop front which has considerable character. The proposal destroys this character and introduces a design which will be harmful to the building and therefore to the character of the Conservation Area.

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

The Working Party does not object to the proposal but has concerns over the dampness of the structure. It recommends that a slight pitch on the roof might be better in practical and aesthetic terms. No drainage details are shown especially at the junction between the two buildings and more detail should be submitted via a condition.

Former Savoy cinema, 72 High Street, Newcastle 16/00933/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

Whilst the Working Party does not oppose the demolition of the existing building some wanted to raise the issue of the demolition and question if full consideration has been given to the retention of the existing building and if full assessment has been made on its heritage value. The group are not convinced with the visual impact viewpoints and suggests that some are at best a little misleading.

The Working Party thinks that any increase in residential use will have a positive effect on the town centre and that they feel that the entrance feature on The Midway creates a more interesting environment than is there at present. The group argues that the views within the Conservation Area would change significantly from almost every perspective. They object to the bulk and height of the building and its effect on the town centre skyline within historic market town, which they feel will be harmful to the character and appearance of the town centre Conservation Area and to the setting of The Guildhall, a Grade II Listed Building. A point was also made on the change to the micro climate that this building will create in terms of wind, light etc especially along The Midway.

Lake View, 21 Betley Hall Gardens 16/00939/FUL

The Working Party has no objections to the proposal but suggests that the windows should match the existing house (ie should be white and not cream). There are no details of rainwater goods or of the roof/lantern and these elements should be conditioned to ensure the quality of the extension.

Bougheys Mill, Nantwich Road, Audley 16/00952/FUL

The Working Party has no objections to the proposal providing the details are of an appropriate standard. The timber doors should be timber and vertically boarded including the single door and garage doors side hung. They would also prefer cast aluminium rainwater goods rather than upvc.

6. **URGENT BUSINESS**

There was no Urgent Business.

COUNCILLOR WENSLIE NAYLON
Chair

Meeting concluded at 8.00 pm

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**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.

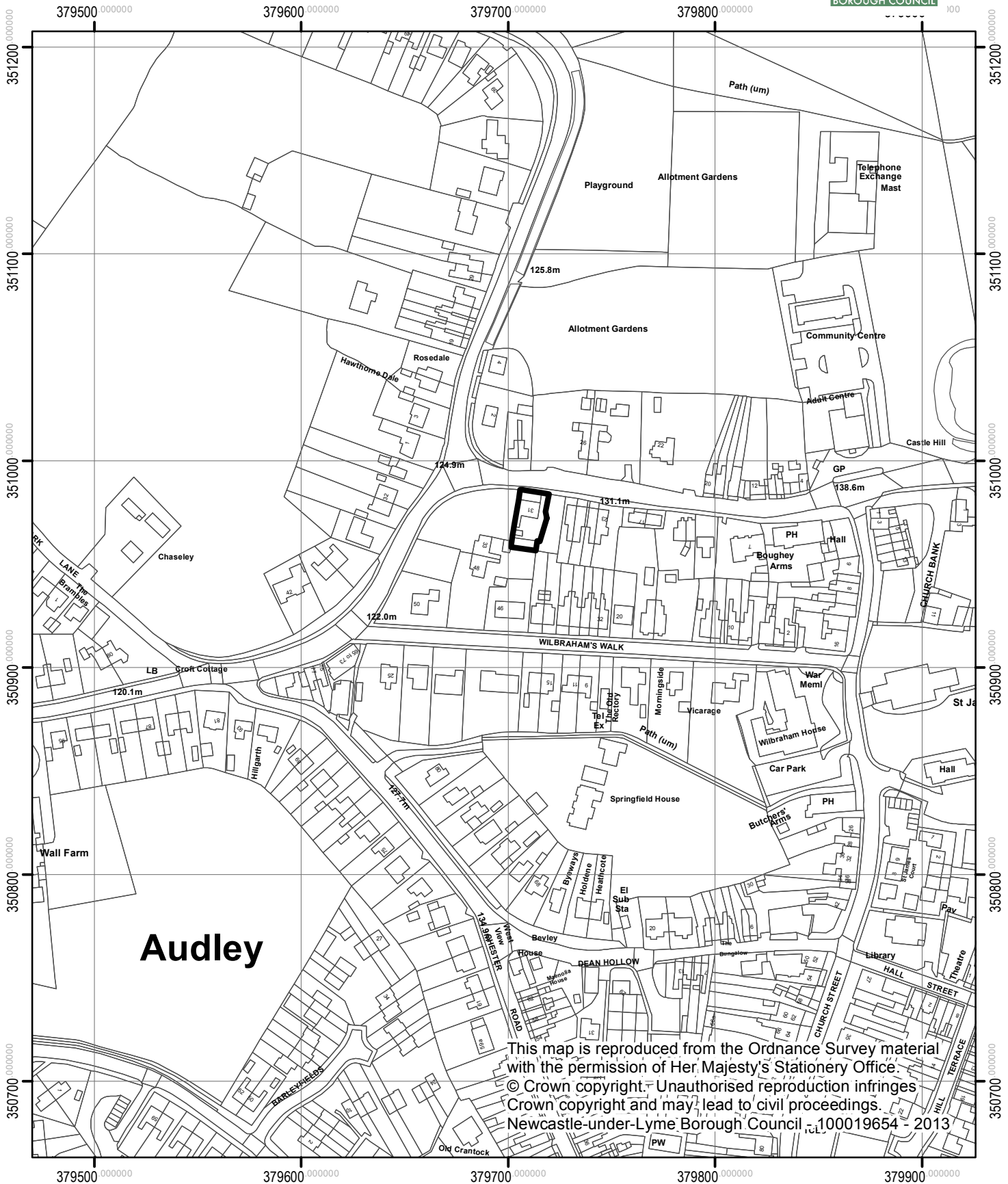
Reference	Location and Applicant	Development	Working Party Comments	Planning Decision
16/00846/FUL & 16/00847/LBC	Maer Hall, Maer Mr Fradley	Replacement conservatory	The WP approve of the approach to simplify the structure but have concerns over the technical details. They also question to use of Cotswold stone and if this is the stone on the main house.	Permitted by delegated powers on 30 th November 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00846/FUL
16/00782/FUL & 16/00783/LBC	Walnut Cottage, Main Road, Betley	Ground floor side extension, erection of new rear garage and new boundary wall and railings to front and side elevations.	The WP has no objections to proposal if materials match existing building. Wall details should be approved and railings of appropriate quality and style	Permitted by delegated powers on 29 th November 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00782/FUL

16/00862/ADV	HSBC UK, High Street, Newcastle	Replacement signs	The new sign should be fixed to existing fascia with no new fixings into stone work and should be symmetrical.	Permitted by delegated powers on 5 th December 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00862/ADV
16/00876/LBC & 16/00877/FUL	Former Maxims, Lower Street, Newcastle	Selective demolition of a rear building outrigger only and reconstruction of this element to match existing	No objections	Approved at Planning Committee on 6 th December 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00876LBC

CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Link
16/00774/FUL	31 Nantwich Road, Audley Mr T Babb	Part single storey/2 storey rear link extension from main building to outbuilding	Within Audley Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00774/FUL
16/01022/FUL	Hillcrest, The Holborn, Madeley R Orr	Demolition of existing buildings and construction of 4 dwellings – Resubmission of 16/00707/FUL	Within Madeley Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01022/FUL
16/01014/FUL	Barnes Hall, Keele University Keele University and UPP Projects Ltd	Demolition of 366 student beds, erection of 7 new halls of residence, including cluster flats, 3 townhouse blocks to provide 617 new beds, including wardens flats, laundries, single-storey social hub, new energy centre and ancillary buildings/ landscaping etc.	Within Keele Hall Historic Park and Garden.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01014/FUL
16/01015/FUL	Lindsay Hall, Keele University Keele University and UPP Projects Ltd	Demolition of energy centre, music studio and 241 beds, erection of 10 new halls comprising 7 cluster blocks and 3 townhouse blocks to provide 814 new student beds, 3 wardens flats, laundries a social hub in 2 locations, replacement energy centre and ancillary buildings and landscaping.	Partly within Keele Hall Historic Park and Garden, adjacent to Keele Hall Conservation Area and Grade II Listed Buildings.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01015/FUL

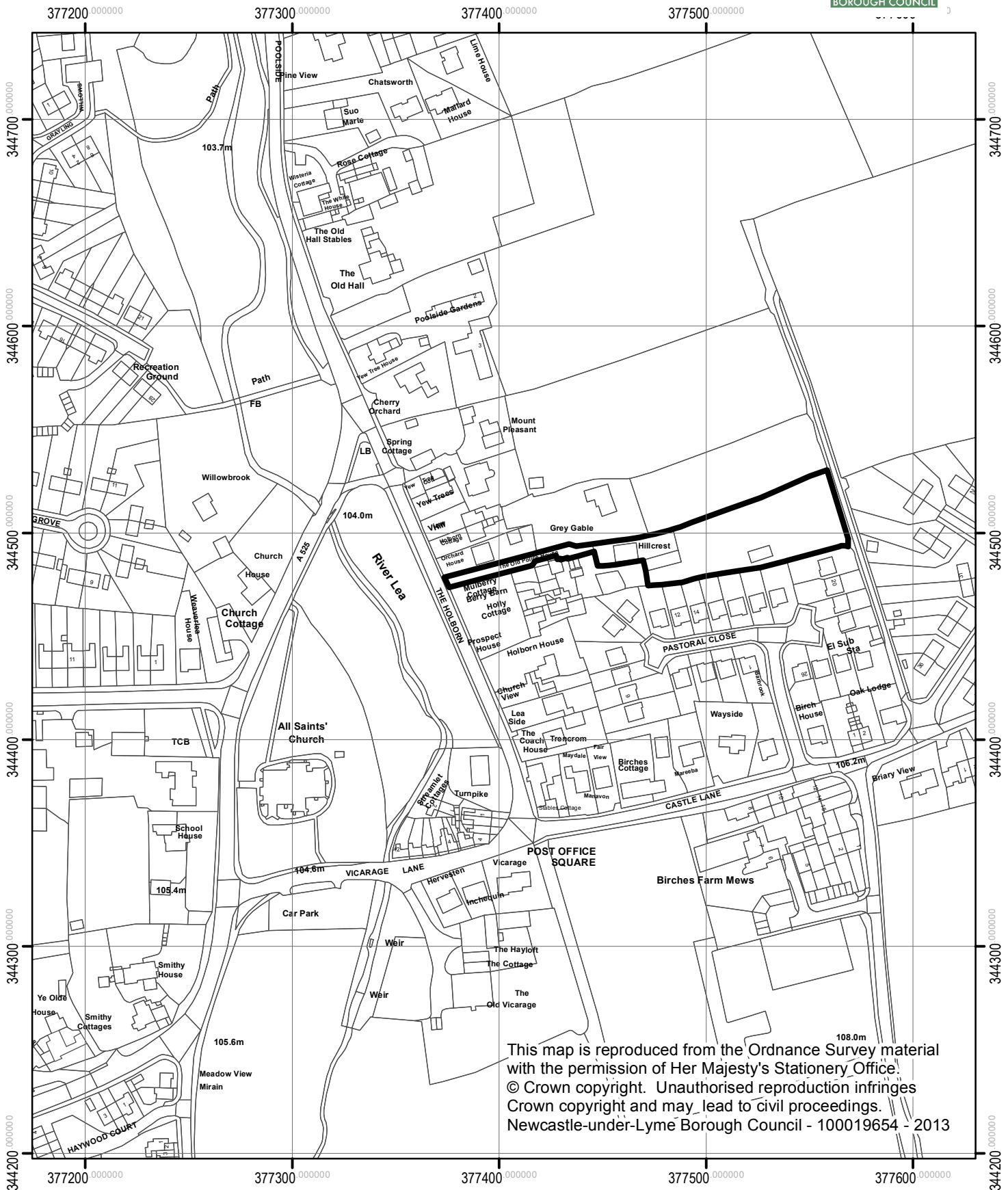
<p>16/01016/FUL</p>	<p>Horwood Hall, Keele University</p> <p>Keele University and UPP Projects Ltd</p>	<p>Demolition of 266 beds, erection of 13 new halls, comprising 7 cluster blocks and 6 townhouse blocks to provide 915 new beds, 3 wardens flats and 3 laundries, music and teaching facility and replacement medical facility, erection of 2 storey social hub and erection of ancillary buildings and landscaping.</p>	<p>Adjacent to Grade II* and Grade II Listed Buildings and structures and Keele Hall Conservation Area and within Keele Hall Historic Park and Garden.</p>	<p>http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01016/FUL</p>
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**16/01022/FUL
Hillcrest
The Holborn
Madeley**



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Accommodation Enhancement and Expansion
Keele University
Campus Plan
15008/09J
Scale: 1:1000
Date: 09/11/14
Author: G. LUKAS
Client: CHURCH LUKAS PLANNING
Project: ACCOMMODATION ENHANCEMENT AND EXPANSION AT KEELE UNIVERSITY

The survey information on Keele University Site Topographical Plans 5,100 Resources F
 Existing to remain incorporation
 Existing to be demolished
 Subject to full approach

Page 15
Keele University and
UPP Planning Ltd.
Church Lukas Planning
15008/09J
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