

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 7th February, 2017
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 Louise Wallace

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 17 January, 2017 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:-

The Croft, 102 Lancaster Road, Newcastle 16/01109/FUL

No objections

Former Orme Centre, Orme Road, Newcastle 16/00798/LBC & 16/00796/OUT

Members still regret the loss of the Edwardian building on the site and feel that the justification for this loss is not sufficient. There was also some regret to the loss of the community use that this building used to have. Overall the Working Party thinks that the relationship between the new build part of the scheme sits well with the existing Listed Building and is more ambitious and thoughtful than the last design and more sympathetic with the existing surroundings. The height of the new build is not considered excessive. Details on materials for the application is still unclear but the Working Party felt that stone for the clerestory window would be too heavy.

With regard to the refurbishment of the existing building, the Working Party has concerns over the lack of internal detail for this scheme, for example, with regard to the plumbing, vents, sprinklers and overall management of the new spaces. New work should be in

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keeping with the character of the existing building and there are still concerns over the internal layout with regard to the window mullion junctions between the bedrooms and the suspended ceilings. Considerations of detail like this when dealing with Listed Buildings will determine how successful this refurbishment is and if it will be harmful to the special character of the Listed Building. If no assessment can be made due to a lack of detail the proposal should be deemed unacceptable.

Midway Car Park, Newcastle 16/01047/DEEM3

The WP is concerned about the shutters being subjected to vandalism and would like consideration to be given to vertical sliding gates which would be less obtrusive and more secure. Some concerns were raised with the colour proposed. The proposed gates are acceptable but ideally could be painted black or white.

Keele Hall, Keele University 16/00030/LBC

There were some reservations about the proposal and it was suggested that the whole balustrade could be lifted up and sat on a stone plinth but the Working Party raised no objections and felt that the change to the character of the balustrade whilst material, was acceptable.

Kidsgrove Scout Association, The Avenue, Kidsgrove 16/00915/FUL

The Working Party felt that aesthetically this proposal is an intrusion into this informal part of the Conservation Area which is characterised by trees and hedges. This context is important and the gates will be acceptable if they can be timber inside a steel frame which is painted either black or green. The bars are a very unfortunate addition to the increased in security for the site.

5. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR WENSLIE NAYLON
Chair

Meeting concluded at 8.00 pm