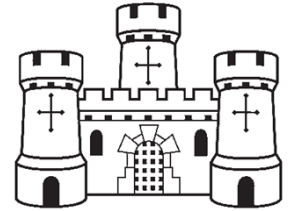


Public Document Pack

Date of meeting Tuesday, 2nd May, 2017
Time 6.30 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 - 20)
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, 11th April, 2017
Time of Commencement: Time Not Specified

Present:- Councillor Wenslie Naylor – in the Chair

Councillors Miss J Cooper, Gardner and Johnson

Representing Mr Broome
Outside Bodies Dr Fisher

Officers Elaine Moulton

Apologies Councillor Wright and Mr Wakeling

1. DECLARATIONS OF INTEREST

Dr S Fisher declared an interest in the Article 4 Direction for Watlands Park Conservation Area, being a member of the Watlands Park Residents Association.

2. MINUTES OF PREVIOUS MEETINGS

Resolved: That the minutes of the meeting held on 16 March, 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 applications listed below:-

The Old Wood, Betley Hall Gardens, Betley 17/00163/FUL

The Working Party had no objection to the proposal. They considered that the proposal would not have an adverse impact on the character and appearance of the Conservation Area as the materials proposed were acceptable and the building was not overly large in scale.

Land East of Home Farm, Keele Road, Keele 17/00193/FUL

The Working Party considered that the proposed building was a good example of modern architecture that responds to the landscape and works on the site. The relationship of the proposed building to Home Farm, which is on the Register of Locally Important Buildings and Structures, is considered to be acceptable. The use of blue brick as proposed is fully endorsed by the Working Party.

Hillcrest, The Holborn, Madeley 17/00241/FUL.

Conservation Advisory Working Party - 11/04/17

The Working Party considered that the development as now proposed is of a more appropriate density that is respectful of the character of this burgage plot than previous proposals. There are no objections to the proposed design of the building, but it is important that conservation area style roof lights are used and that no UPVC windows are approved. The Working Party stated that their preference was for the proposed houses to be constructed in an appropriate brick and tile.

5. CONSERVATION AND HERITAGE FUND

Resolved: That the Planning Committee be advised that, with regard to the application for grant assistance for St Margaret's Church, Church Lane, Betley (16/17005/HBG), the Working Party recommend that the application be approved

6. PROPOSED ARTICLE 4 DIRECTION FOR THE BRAMPTON AND WATLANDS PARK CONSERVATION AREAS.

Resolved: That the Planning Committee be advised that the Working Party recommend that the Council make Article 4 Directions for the Brampton and Watlands Park Conservation Areas as set out in the report. With particular regard to the Watlands Park Conservation Area the Working Party considered that the Article 4 Direction is justified as a lot of infill housing has been constructed which is not good quality in appearance and it is necessary to control further development to avoid further unsympathetic alterations damaging the special character of the Conservation Area.

7. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR WENSLIE NAYLON
Chair

Meeting concluded at Time Not Specified

**DECISIONS OF THE BOROUGH COUNCIL ON APPLICATIONS WHICH
HAVE PREVIOUSLY BEEN CONSIDERED BY THE WORKING PARTY**

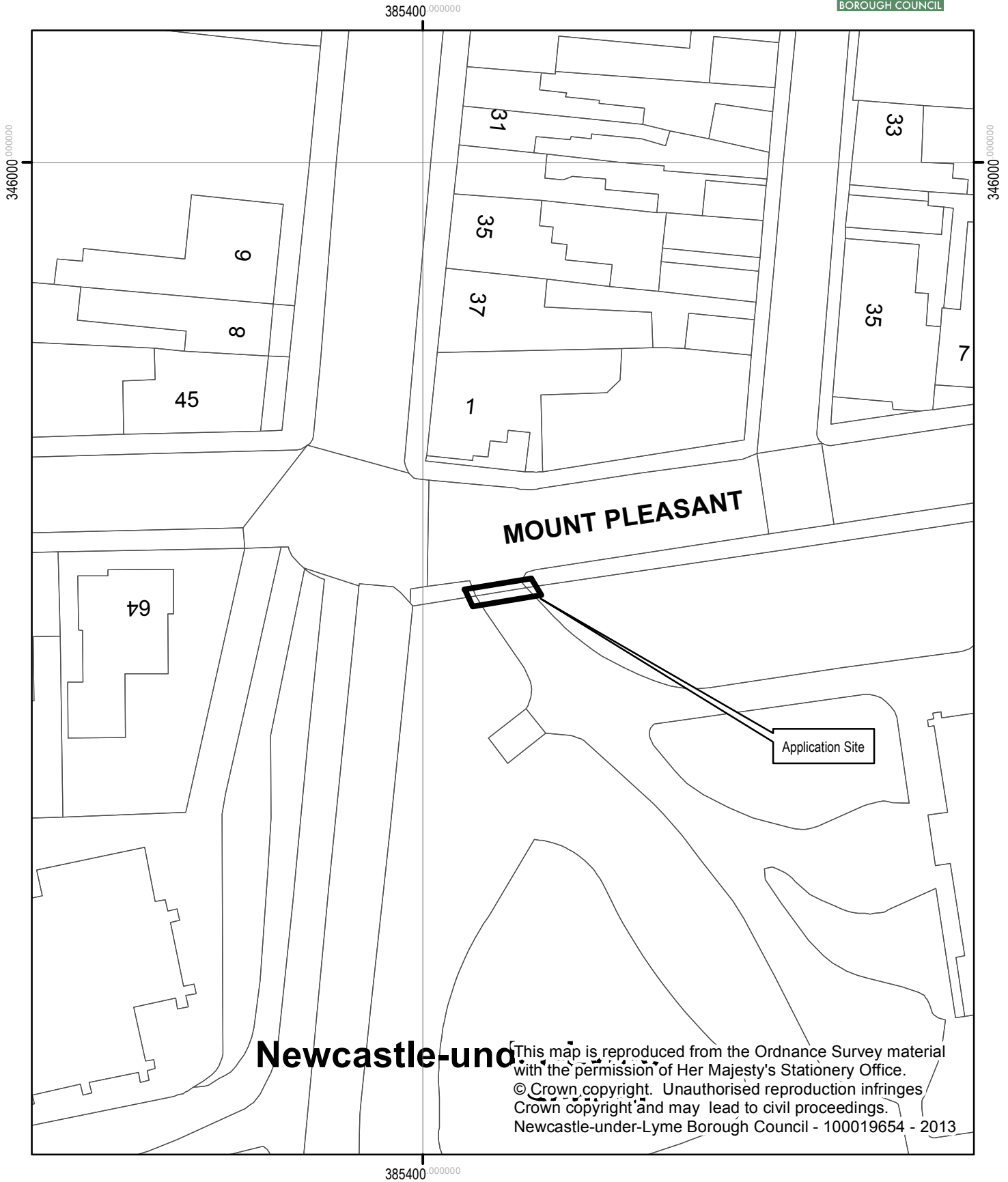
For reports on all committee decisions, please follow the minutes and agendas search on the Council’s website or refer to your copy of the Planning agenda for the permitted date. Reports for delegated items can be found in the public access section of the Council’s website and a direct link to the application is provided in the last column.

Reference	Location and Applicant	Development	Working Party Comments	Planning Decision
16/01049/FUL	3 Gower Street, Newcastle	Proposed two storey side extension and single storey rear extension.	Plans do not match an elevation which is misleading. The appearance is fussy in this respect but no objections to the principle of the extension if this can be clarified.	Permitted by delegated powers on 4 April 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01049/FUL
17/00117/LBC	Yates Wine Lodge, Ironmarket, Newcastle	Display of signs	WP has no objections to the signage.	Permitted by delegated powers on 6 th April 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00117/LBC
17/00051/FUL	McDonalds, 82-86 High Street, Newcastle	Refurbishment of shop front and new adverts	No objections	Permitted by delegated powers on 28th March 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00051/FUL
17/00110/ADV	21 Ironmarket, Newcastle	Adverts.	WP expressed concern about high level sign and canopy and the two illuminated street level signs.	Split decision, High level sign refused and other signs approved by delegated powers on 6th April 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00110/ADV

CONSERVATION ADVISORY WORKING PARTY

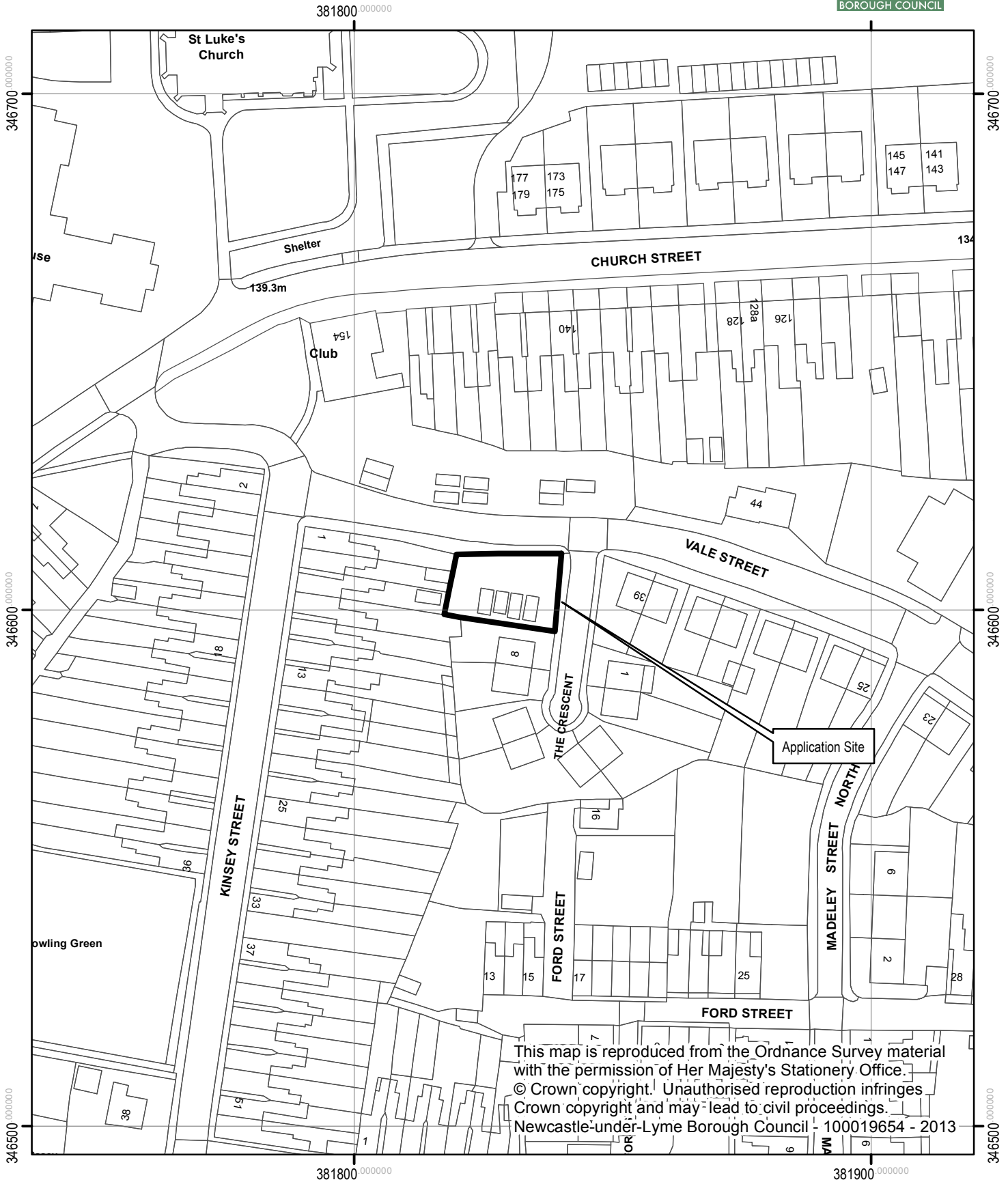
Reference	Location and Applicant	Development	Remarks	Link
17/00253/FUL	Newcastle under Lyme School, Mount Pleasant, Newcastle	Alterations to existing access, replacement brick and stone gate posts and new wrought iron gates.	Within Stubbs Walk Conservation Area and affecting a building on the Register of Locally Important Buildings.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/000253/FUL
17/00223/FUL	Land adjacent to 8 The Crescent, Silverdale Mr J Cowap	Erection of pair of semi-detached dwellings	Adjacent to Silverdale Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00223/FUL
17/00283/FUL	43 & 44 Eccleshall Road, Mucklestone, Market Drayton Mr J Furnival	Single storey rear extension to 43 and 44 Eccleshall Road.	Within Mucklestone Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00283/FUL
17/00219/FUL	St Peters Church, Maer	Installation of new heating system and alterations and improvements to redundant boiler house to provide toilet facilities. Provision of sewage treatment plant in redundant fuel store and underground soakaway in adjacent churchyard.	Affecting a Grade II* Church and its setting	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00219/FUL
17/00298/FUL	Lindsay Hall, Keele University	Provision of two fire escapes at Lindsay Hall Black S and associated works including external lighting and fire escape doors.	Within Keele Historic Park and Garden	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00298/FUL

17/00272/LBC	Keele Hall, Keele University	Replacement of 6no. modern doors with new traditional raised and fielded doors to match existing	Affecting a Grade II* Listed Building.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00272/LBC
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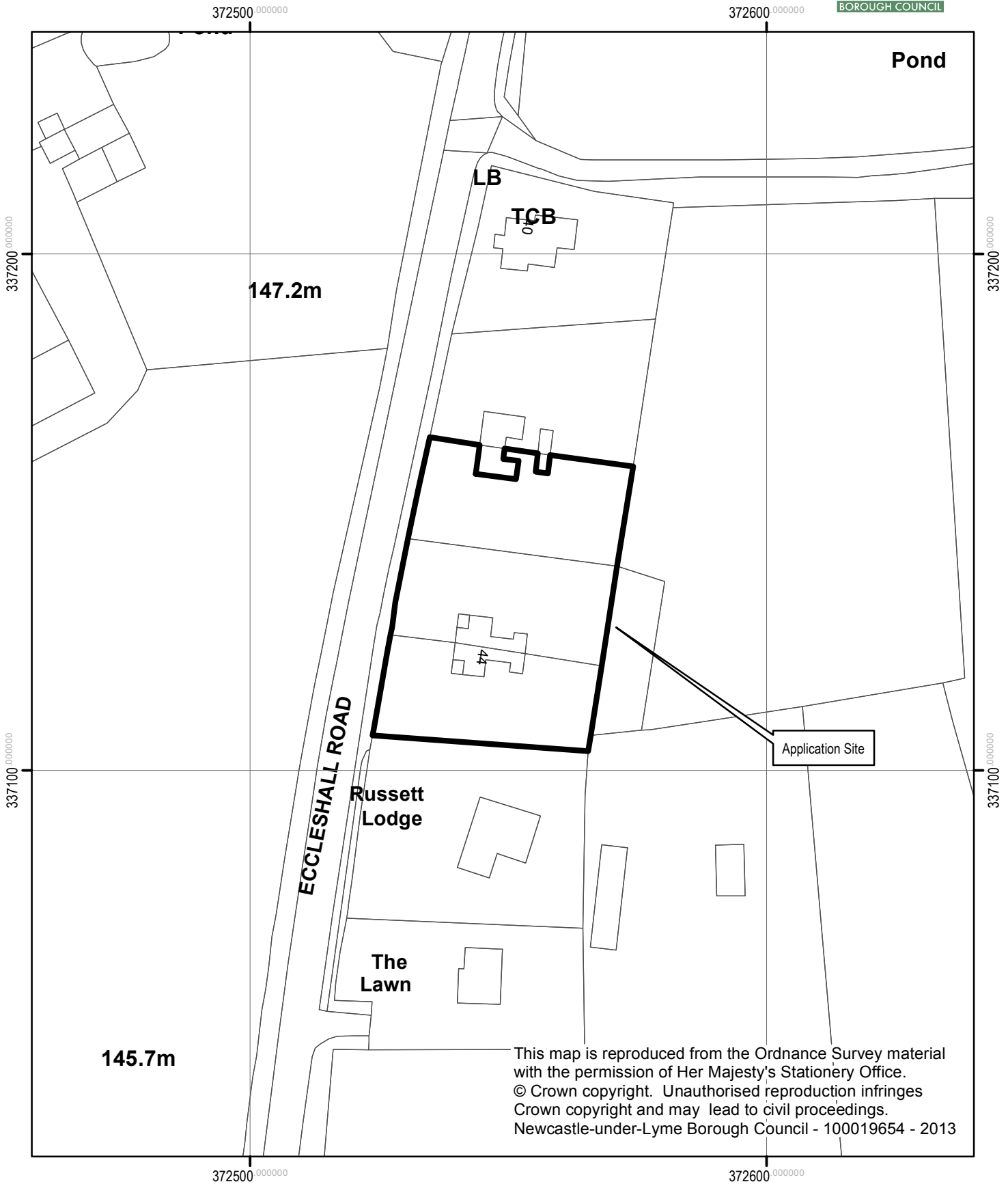
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17/00223/FUL
Land adjacent to
8 The Crescent, Silverdale

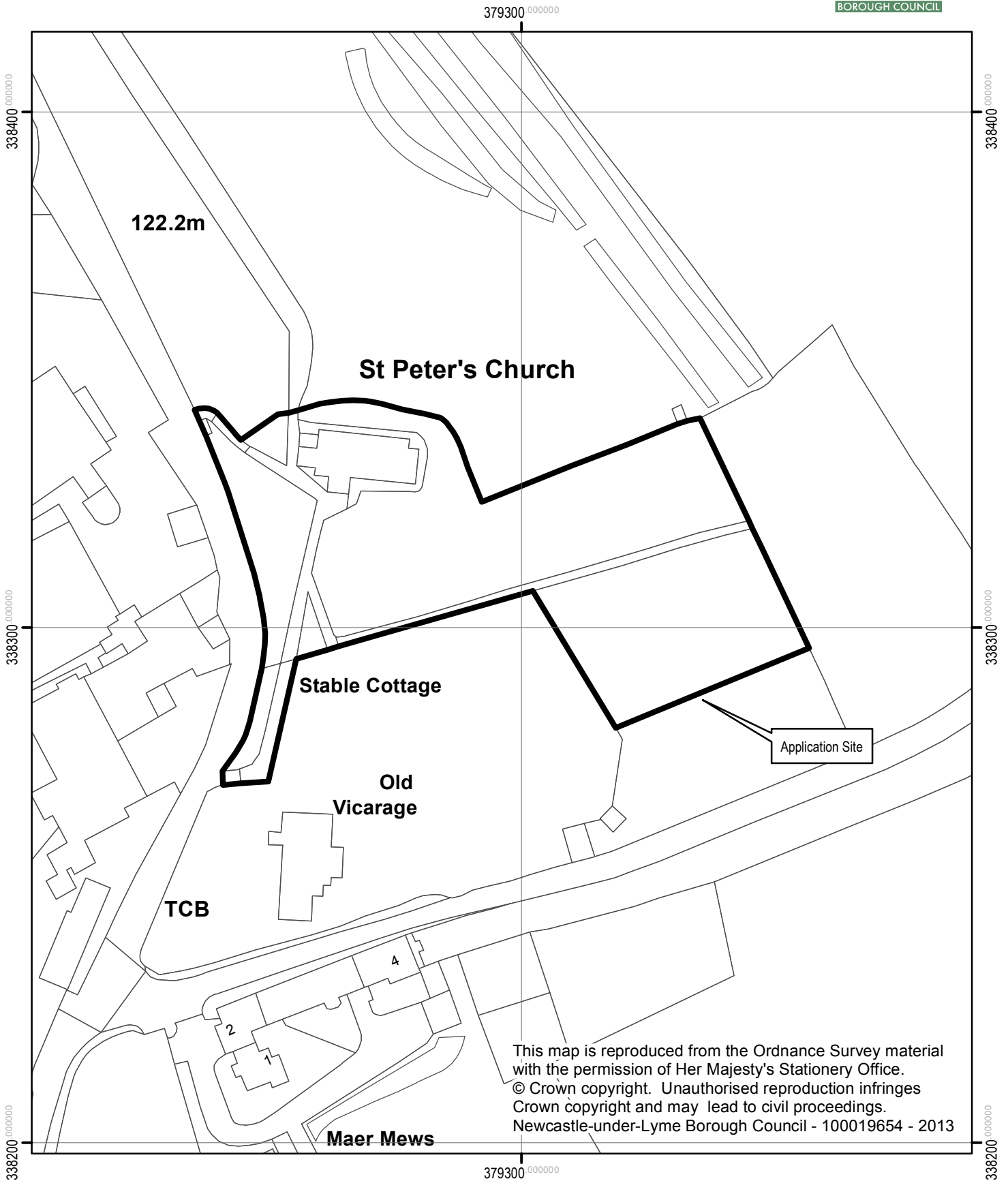


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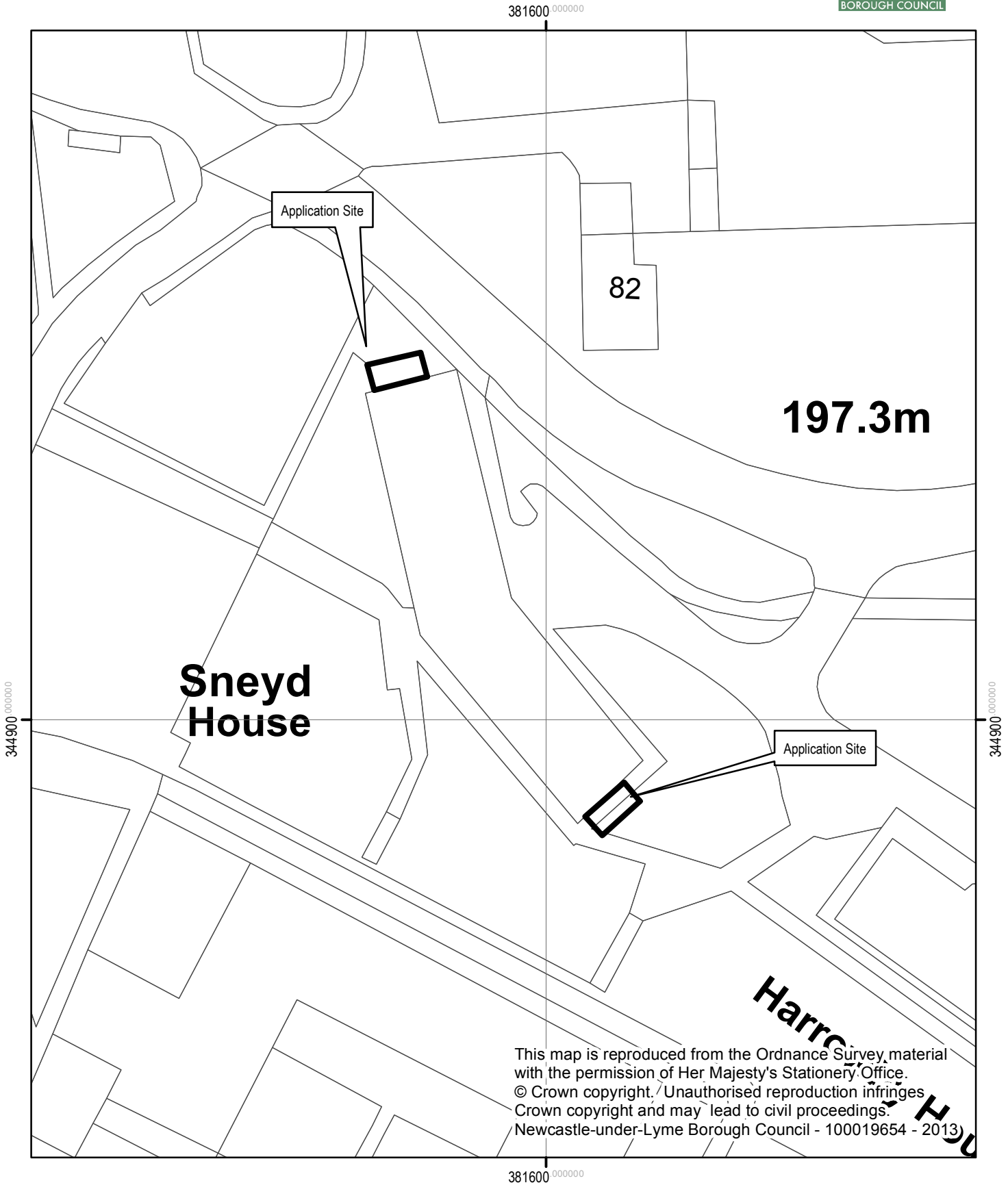
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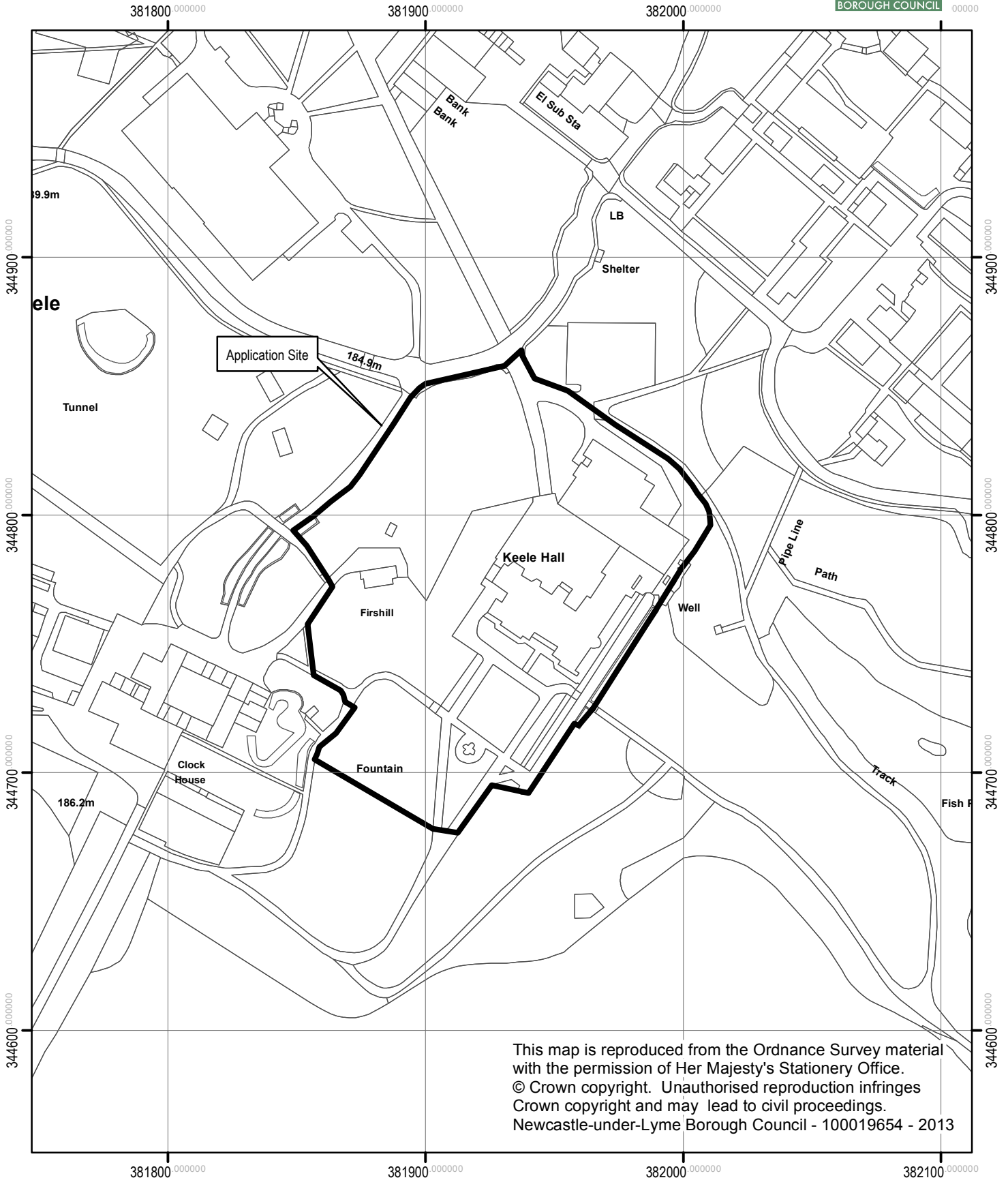
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