

# Public Document Pack

**Date of meeting** Tuesday, 25th July, 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 - 14)  
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 (Vice-Chair), Johnson, Naylor (Chair)



*Working to be a co-operative council*

Contacting the Council:

Switchboard 01782 717717 . Fax 01782 711032  
Email [webmaster@newcastle-staffs.gov.uk](mailto:webmaster@newcastle-staffs.gov.uk).

DX 20959 . Text 07800 140048  
[www.newcastle-staffs.gov.uk](http://www.newcastle-staffs.gov.uk)

and Turner

**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.

**NOTE:** THERE ARE NO FIRE DRILLS PLANNED FOR THIS EVENING SO IF THE FIRE ALARM DOES SOUND, PLEASE LEAVE THE BUILDING IMMEDIATELY FOLLOWING THE FIRE EXIT SIGNS. PLEASE **DO NOT** USE THE LIFTS.

**COUNCIL CHAMBER:** FIRE EXITS ARE AT THE REAR OF THE CHAMBER AT BOTH SIDES AND THIS IS THE SAME FOR OCCUPANTS OF THE PUBLIC GALLERY.

**COMMITTEE ROOMS:** EXIT VIA THE WAY YOU ARRIVED AT THE MEETING OR AT THE FAR END OF THE COUNCIL CHAMBER.

ON EXITING THE BUILDING, PLEASE ASSEMBLE AT THE REAR OF THE ASPITRE HOUSING OFFICE OPPOSITE THE CIVIC OFFICES. DO NOT REENTER THE BUILDING UNTIL ADVISED TO DO SO.

## CONSERVATION ADVISORY WORKING PARTY

Tuesday, 4th July, 2017  
Time of Commencement: 6.30 pm

**Present:-** Councillor Allison Gardner – in the Chair

Councillors Miss J Cooper and Johnson

Representing Mr D Broome – Newcastle Civic Society  
Outside Bodies Dr S Fisher – The Victorian Society

Officers Mrs E Moulton

Apologies Councillor(s) Naylor and Turner and  
Dr Wakeling

### 1. DECLARATIONS OF INTEREST

Councillor Gardner declared an interest in application 17/00454/FUL - Land adjacent to IC4, Keele University under item 4 of the agenda as she works at Keele University.

### 2. MINUTES OF PREVIOUS MEETINGS

**Resolved:** That the minutes of the meeting held on 13 June, 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:-

13 Well Street, Newcastle 17/00443/FUL

The Working Party had no objection to the proposal and indicated that the extension should be constructed in facing bricks and roof tiles that closely match the existing property.

The Butchers Arms, Church Street, Audley 17/00452/ADV

The Working Party objected to the proposed fascia considering that it is not appropriate and harmful to the character and appearance of the property and surrounding Conservation Area. The Party did not consider that the sign was necessary given the other advertisement signs proposed but if it is necessary to have a fascia sign on the front elevation it should be individually applied letters.

Hillcrest, The Holborn, Madeley 17/00467/FUL.

## **Conservation Advisory Working Party - 04/07/17**

The Working Party was supportive of the scale, massing and design of the proposed replacement building but questioned the suitability of the appearance of the windows. They considered that careful control over the facing materials was necessary.

Site adjacent to St Michaels Presbytery, Liverpool Road, Cross Heath (17/00489/DEEM3)

The Working Party had mixed views about the proposal. Some members did express reservations that the sign will detract from the setting of the Presbytery which is a Locally Important building due to its height and scale.

Land at IC4, Keele University 17/00454/FUL

The Working Party did not object to the proposal but considered that the acoustic fence should be stained in a sympathetic colour and the fence line stepped to break its line and improve its appearance. Alternatively consideration should be given to screening the fence by constructing and planting a living wall, planting a hedge or carrying other landscaping to soften the appearance of the structure.

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

With regard to the application for grant assistance for St Mary and All Saints Church Whitmore (17/18001/HBG) the Working Party recommended to the Planning Committee that the application be approved

### **6. URGENT BUSINESS**

There was no Urgent Business.

**COUNCILLOR ALLISON GARDNER**  
**Chair**

Meeting concluded at 7.20 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
17/00219/FUL	St Peters Church, Maer	New heating system, conversion of boiler room to toilet and sewerage treatment plant.	The WP wants to ensure that there is an archaeological brief during the works and that consideration has been given to keeping water away from the door threshold of the new toilet.	Approved by delegated powers on 23 June 2017  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00219/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00219/FUL</a>
17/00298/FUL	Lindsay Hall, Keele University	Two fire escapes at Lindsay Hall and associated works.	The WP objects strongly to the external fire staircases both in terms of their design and proposed materials. Sneyd House is extremely visible and prominent on the ring road and gateway into centre of the University. The Halls are amongst the first generation of buildings on campus and part of parkland setting. The escape staircases are unimaginative and contradict the quality of the approach the University has taken to redevelop the campus recently.	Permitted by delegated powers on 23 June 2017  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00298/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00298/FUL</a>

17/00241/FUL	Hillcrest, The Holborn, Madeley	Demolition of existing building and construction of 3 dwellings.	The WP considered that the development is more appropriate density than previously. No objections to the proposed design but important to use conservation style rooflights and no upvc windows. Preference for the proposed houses to be constructed in appropriate brick and tile.	Refused by delegated powers on 30 June 2017  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00241/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00241/FUL</a>
17/00401/ADV	Bookshop, Union Square, Keele University	Fascia sign and window illuminated hanging sign.	No objections	Permitted by delegated powers on 7 July 2017  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00401/ADV">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00401/ADV</a>
17/00314/FUL	5 Wilbrahams Walk, Audley	Replacement upvc windows	The WP acknowledged the improvement in the replacement windows from the current upvc casements to the woodgrain, cream sliding sash windows. These will be more in keeping with the character of the house and will have a positive effect on the appearance of the CA.	Approved by Planning Committee on 11 July 2017  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00314/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00314/FUL</a>

**CONSERVATION ADVISORY WORKING PARTY**

<b>Reference</b>	<b>Location and Applicant</b>	<b>Development</b>	<b>Remarks</b>	<b>Link</b>
17/00297/LBC	Nat West Bank, 75 High Street, Newcastle	Installation of wireless access points to provide access to wireless internet.	Affecting Grade II Listed Building	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00297/LBC">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00297/LBC</a>
17/00547/FUL	6 Marsh Avenue, Newcastle Mrs N Simpson	Single storey rear extension	Within Watlands Park Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00547/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00547/FUL</a>
17/00437/FUL	Land rear of Old Post Office, Main Road, Betley Mr M Padmore	Erection of double garage	Within Betley Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00437/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00437/FUL</a>

This page is intentionally left blank



384900 000000

385000 000000



NEWCASTLE UNDER LYME  
BOROUGH COUNCIL

17/00297/LBC  
National Westminster Bank  
75 High Street  
Newcastle



1:1,250

Scale at A4

346000 000000

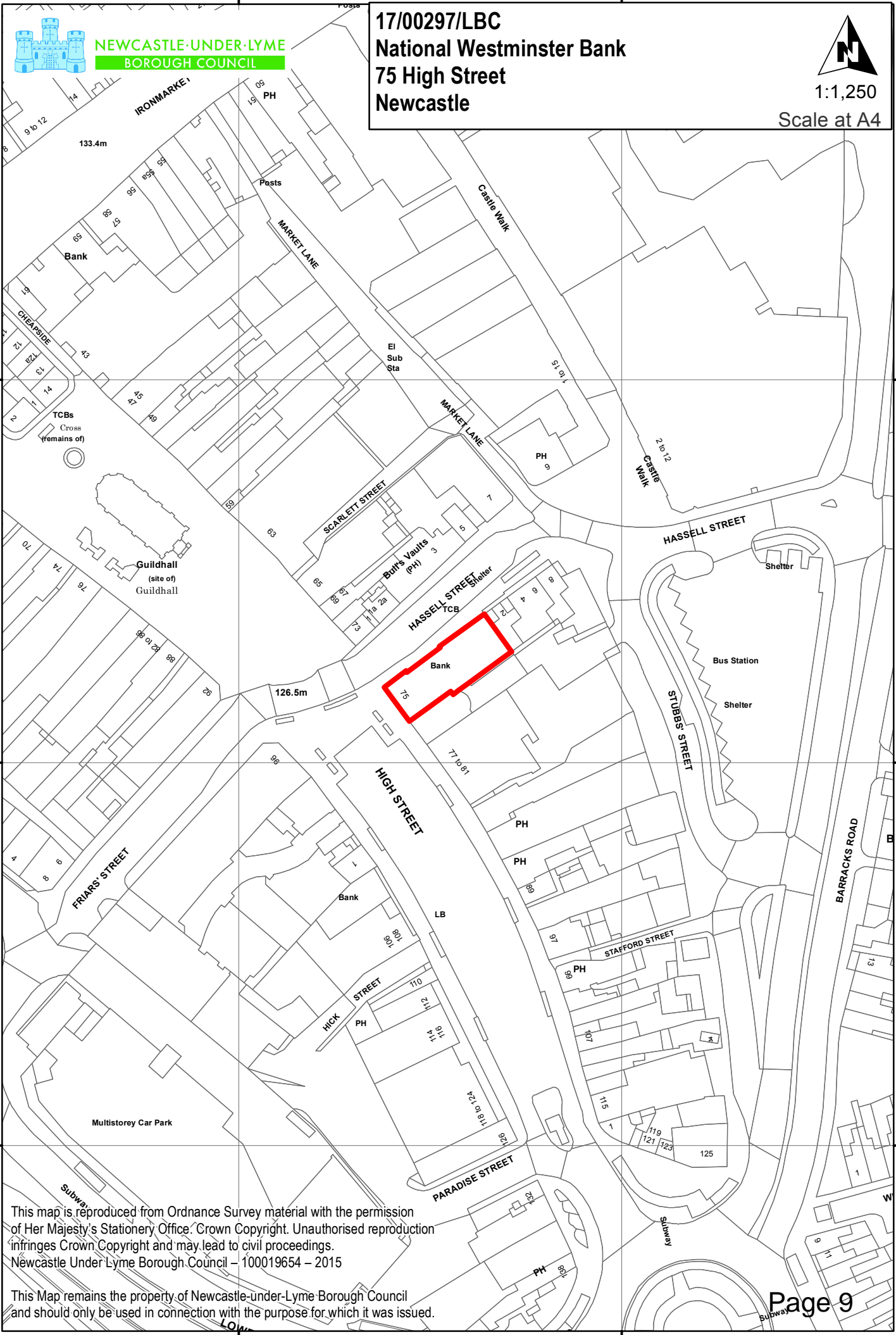
346000 000000

345900 000000

345900 000000

345800 000000

345800 000000



This map is reproduced from 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 - 2015

This Map remains the property of Newcastle-under-Lyme Borough Council and should only be used in connection with the purpose for which it was issued.

384900 000000

385000 000000

This page is intentionally left blank

348600  
348500  
348400  
348300

385300

385400

348600  
348500  
348400  
348300



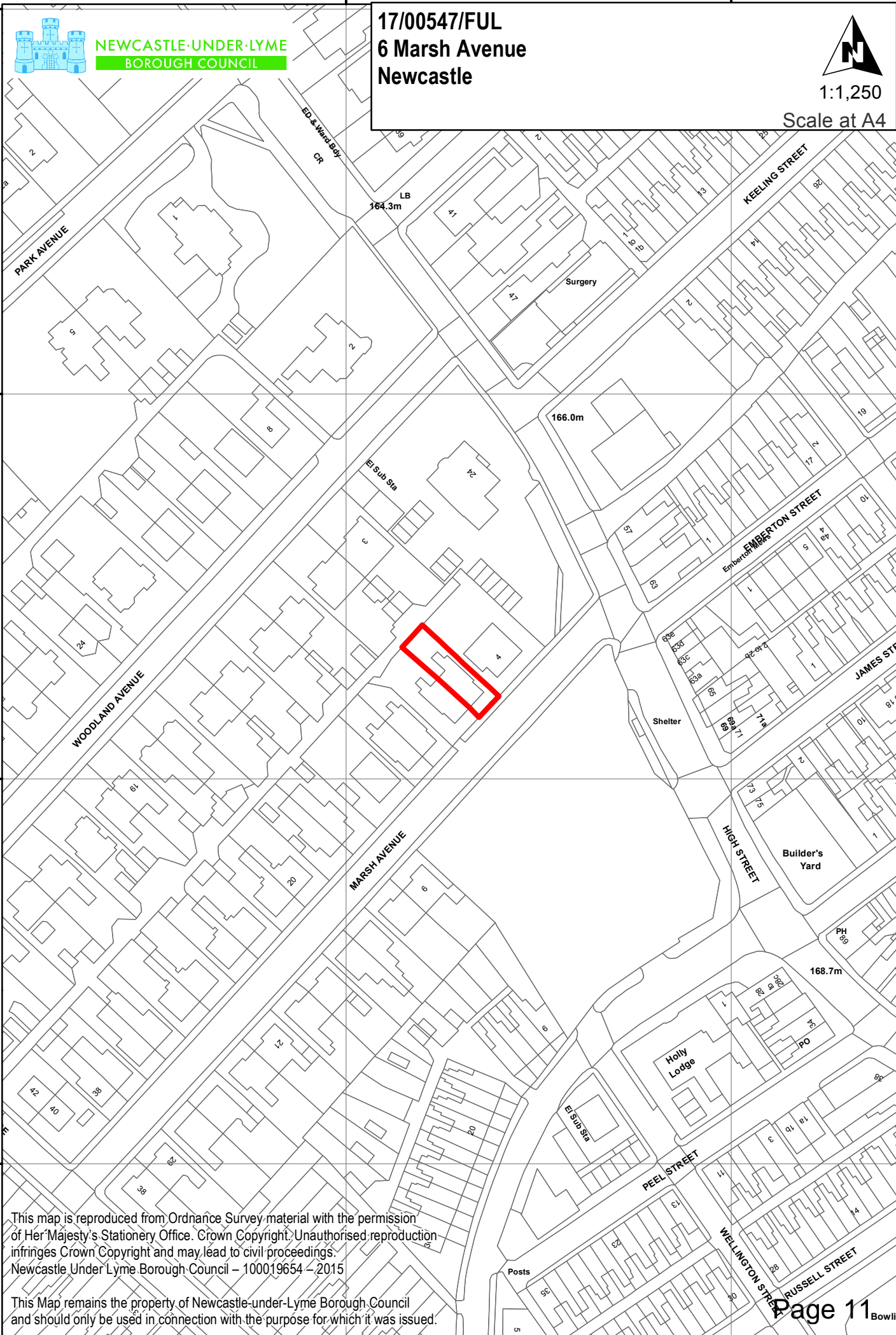
**NEWCASTLE UNDER LYME  
BOROUGH COUNCIL**

**17/00547/FUL  
6 Marsh Avenue  
Newcastle**



**1:1,250**

**Scale at A4**



This map is reproduced from 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 - 2015

This Map remains the property of Newcastle-under-Lyme Borough Council and should only be used in connection with the purpose for which it was issued.

385300

385400

This page is intentionally left blank

375300 000000

375400 000000

348700 000000

348700 000000



NEWCASTLE UNDER LYME  
BOROUGH COUNCIL

House

17/00437/FUL  
Land Rear Old Post Office  
Main Road  
Betley



1:1,250

Scale at A4

348600 000000

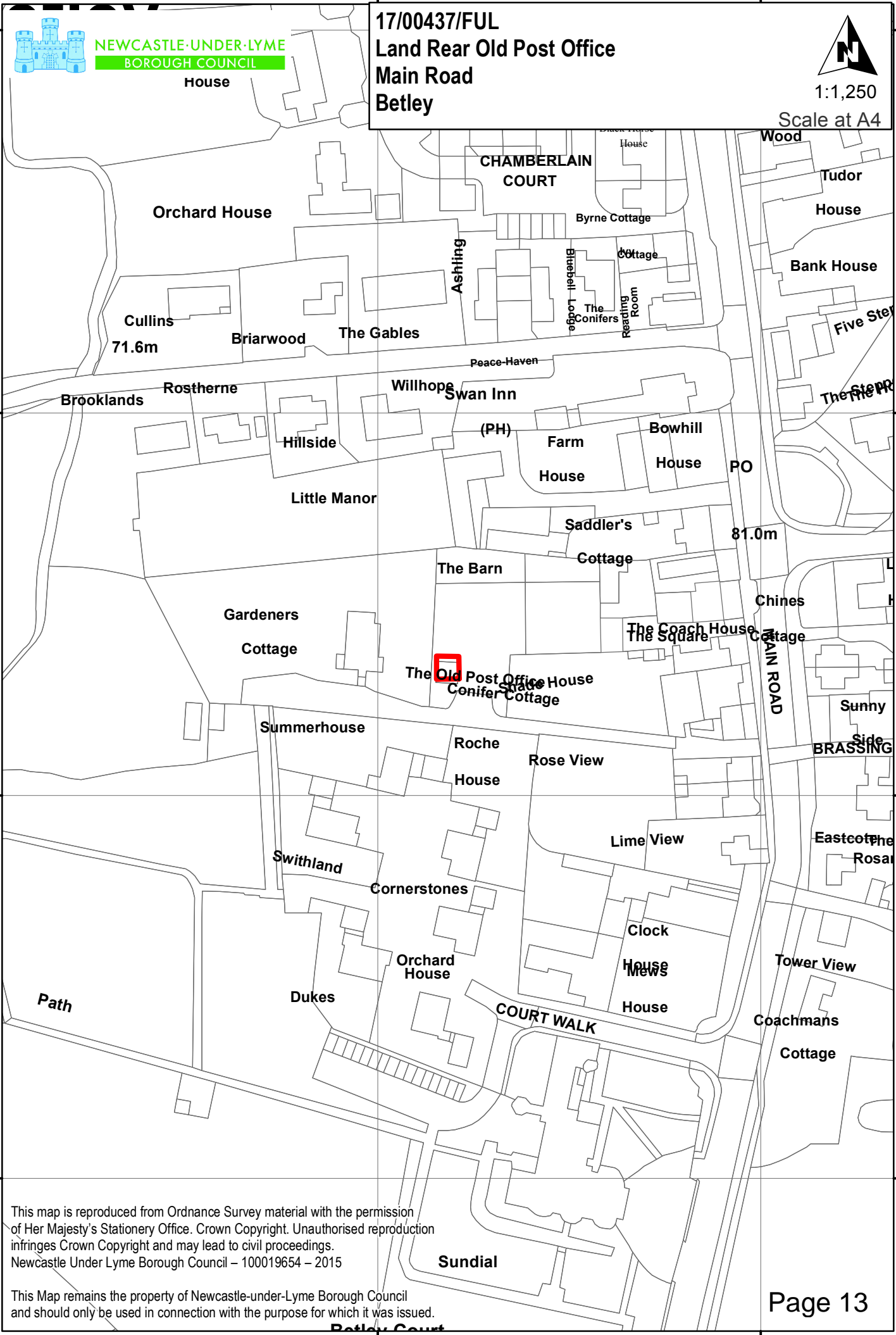
348600 000000

348500 000000

348500 000000

348400 000000

348400 000000



This map is reproduced from 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 – 2015

This Map remains the property of Newcastle-under-Lyme Borough Council and should only be used in connection with the purpose for which it was issued.

375300 000000

375400 000000

This page is intentionally left blank