

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 19th December, 2017
Time of Commencement: 6.30 pm

Present:- Councillor Wenslie Naylor – in the Chair

Councillors Miss J Cooper and Johnson

Representing Mr David Broome, Newcastle Civic Society
Outside Bodies Dr S. Fisher, Victorian Society
Dr Chris Wakeling
Amanda Berrisford and
Robert Betley-Smith from Betley Parish Council
(present for the Wrinehill application only)

Officers Louise Wallace

Apologies Councillor(s) Turner

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 28 November, 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:-

Site for former Wrinehill Garage, Main Road, Wrinehill 17/00968/FUL

The Working Party considers that a scheme in this location should be visually subordinate to the Summer House. It does not object the layout and relatively modest houses but objects to the detailed design of the 3 storey element of the scheme. Visually it is too complicated with the Juliette balconies and larger window openings and competes with the important Grade II* Listed Building. If the window details can be simplified and the materials reflect the traditional vernacular of the village the scheme will be acceptable. It recommends also that the Conservation Officer ensures the materials and the boundary treatments are appropriate.

3 Station Drive, Keele 17/00775/FUL

The Working Party welcomes the more balanced approach to the amended design and to the reduction in the number of first floor windows. It now appears subordinate to the original house. No further objections.

Bradwall House, 16-18 King Street, Newcastle 17/00932/LBC

Welcome the new use for the building and has no objections but more details are required for the new wall and access.

Garage Site, Church Lane, Wolstanton 17/00931/OUT

The impact cannot be fully considered if there are no details.

Land adjacent to Keele University, Keele Road, Keele 17/00934/OUT

No comments to make

The Hawthorns, Keele 17/00953/FUL

The Working Party considers that the amendments are not particularly an improvement on the scheme but has no objections.

Lymewood, The Green, Clayton 17/00984/FUL

No objections to the principle of the development but objects to the dormer and the Juliette balcony and ideally would like the design to be amended so that the dormer is lowered to below the ridge height of the roof and an alternative found for the upper window and this aspect is simplified.

21 The Avenue, Kidsgrove 17/00973/FUL

The Working Party strongly objects to the erection of this log cabin in full view of the iconic and unique, highly significant heritage asset, that is the Harecastle Tunnel portal. They consider it is out of character for this location and should be removed.

Rosterne, Common Lane, Betley 17/00747/FUL

The Working Party find the amended design more acceptable but want to ensure that full details are provided for the creation of the opening in the wall to ensure this is done carefully and to a good standard.

5. CONSERVATION AND HERITAGE FUND

There were no applications.

6. DRAFT KEELE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN SUPPLEMENTARY PLANNING DOCUMENT

The Working Party recommends to Planning Committee that the draft SPD is approved for public consultation.

7. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR WENSLIE NAYLON
Chair

Meeting concluded at 8.30 pm