

Public Document Pack

Date of meeting Tuesday, 16th January, 2018
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 - 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 - 22)
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)



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and Turner

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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.

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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

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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.

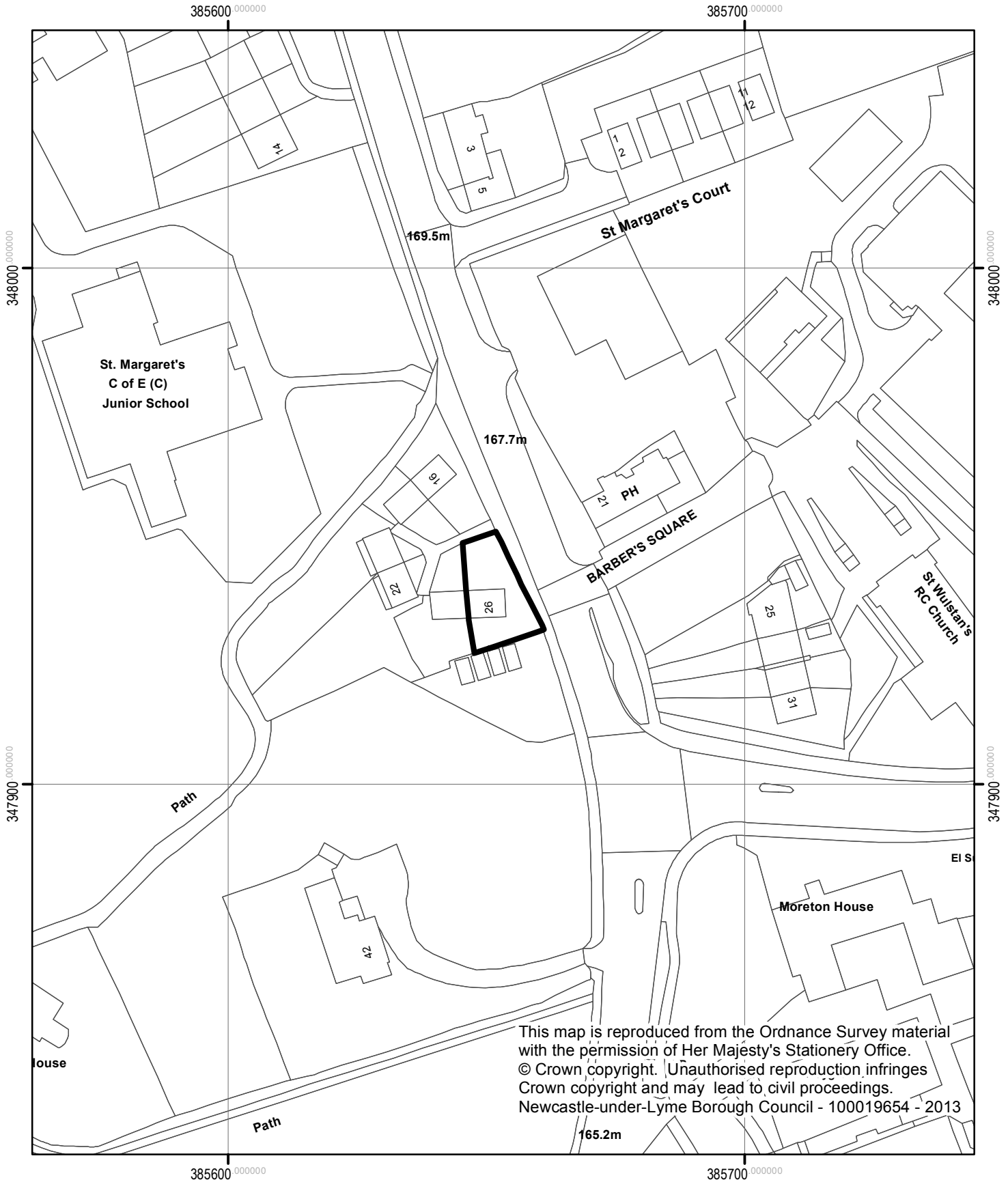
Reference	Location and Applicant	Development	Working Party Comments	Planning Decision
17/00796/ADV	Former Maxims, Lower Street, Newcastle	Advertisement signs	Still no co-ordination of the signage. The amendments to signage proposed on historic building are improvement but there no materials specified. Finish should reflect quality and attention to detail of buildings. Concerns over the fascia sign on front entrance as it obscures the brick detail and should be reduced in size. Signs should be timber or metal, not plastic and all fixings into the joints.	Approved (with amended plans) by delegated powers on 29 November 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00796/ADV
17/00827/FUL	Butchers Arms, Audley	Enclosed rear garden to public house	No objections	Approved by delegated powers on 14 December 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00827/FUL
17/00821/FUL	The Old Swan, Swan Bank, Madeley	Demolition of conservatory and extension of dining area	The WP for consistency has the same comments as per the previous application - no objections to the scheme subject to the architectural detail around	Approved by delegated powers on 29 November 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00821/FUL

			the windows reflecting the original building.	
17/00775/FUL	3 Station Drive, Keele	2 storey side extension	The WP welcomes more balanced approach to amended design and to reduction in the number of first floor windows. It now appears subordinate to the original house. No further objections.	Approved by Planning Committee on 2 nd January 2018 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00775/FUL
17/00827/FUL	The Butchers Arms, Church Lane, Audley	Formation of enclosed rear beer garden, bin store and fencing.	No objections.	Approved by delegated powers on 14 th December 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00827/FUL

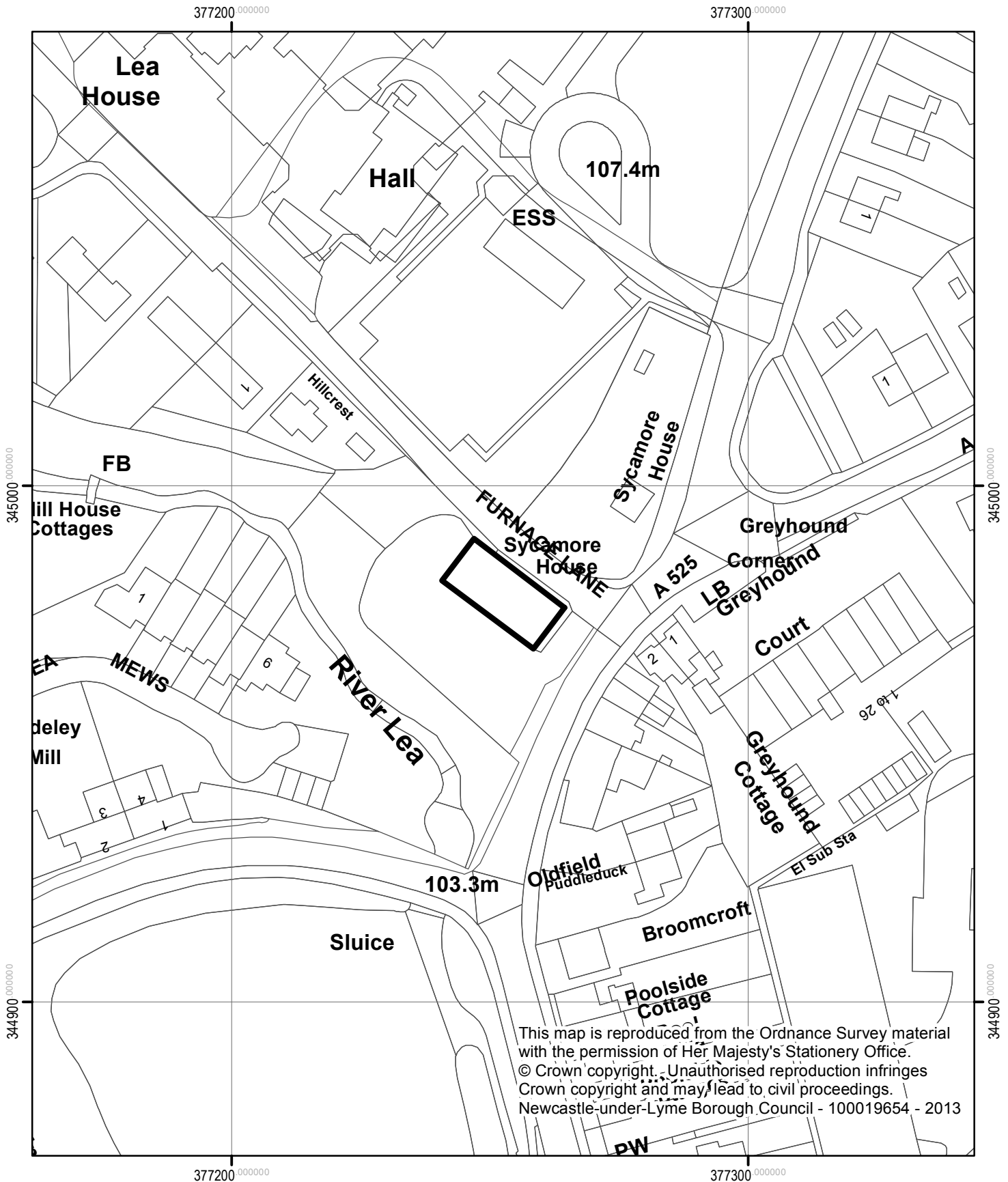
CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Link
17/00992/FUL	26 Church Lane, Wolstanton Mr P Jackson	Single storey extension.	Within Wolstanton Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00992/FUL
17/01018/ADV	One Stop Stores Ltd, Newcastle Road, Madeley	2 fascia signs, 2 window graphics, 1 ATM and posters.	Within Madeley Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/01018/ADV
17/01028/FUL & 17/1029/LBC	Lower Stoney Low Farmhouse, Three Mile Lane, Newcastle Ms B Sheratt	Proposed orangery/roof terrace, external and internal alterations and essential conservation fabric repairs	Grade II Listed Building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/01028/FUL
17/01020/ADV & 17/01019/LBC	Bradwall House, 16 – 18 King Street, Newcastle Ms C Grant	External advertisement signs	Grade II Listed Building and within Town Centre Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/01020/ADV
17/01002/LBC	Butterton Grange, Trentham Road, Acton Mr Skidmore	Conversion of existing buildings to kennels and cattery	Affecting Grade II* curtilage listed farm buildings	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/01002/LBC
17/01027/FUL	Cobra Biologics, Keele University science park	New extension to form cleanroom with plant equipment and new entrance canopy	Within Keele Historic Park and Garden	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/01027/FUL

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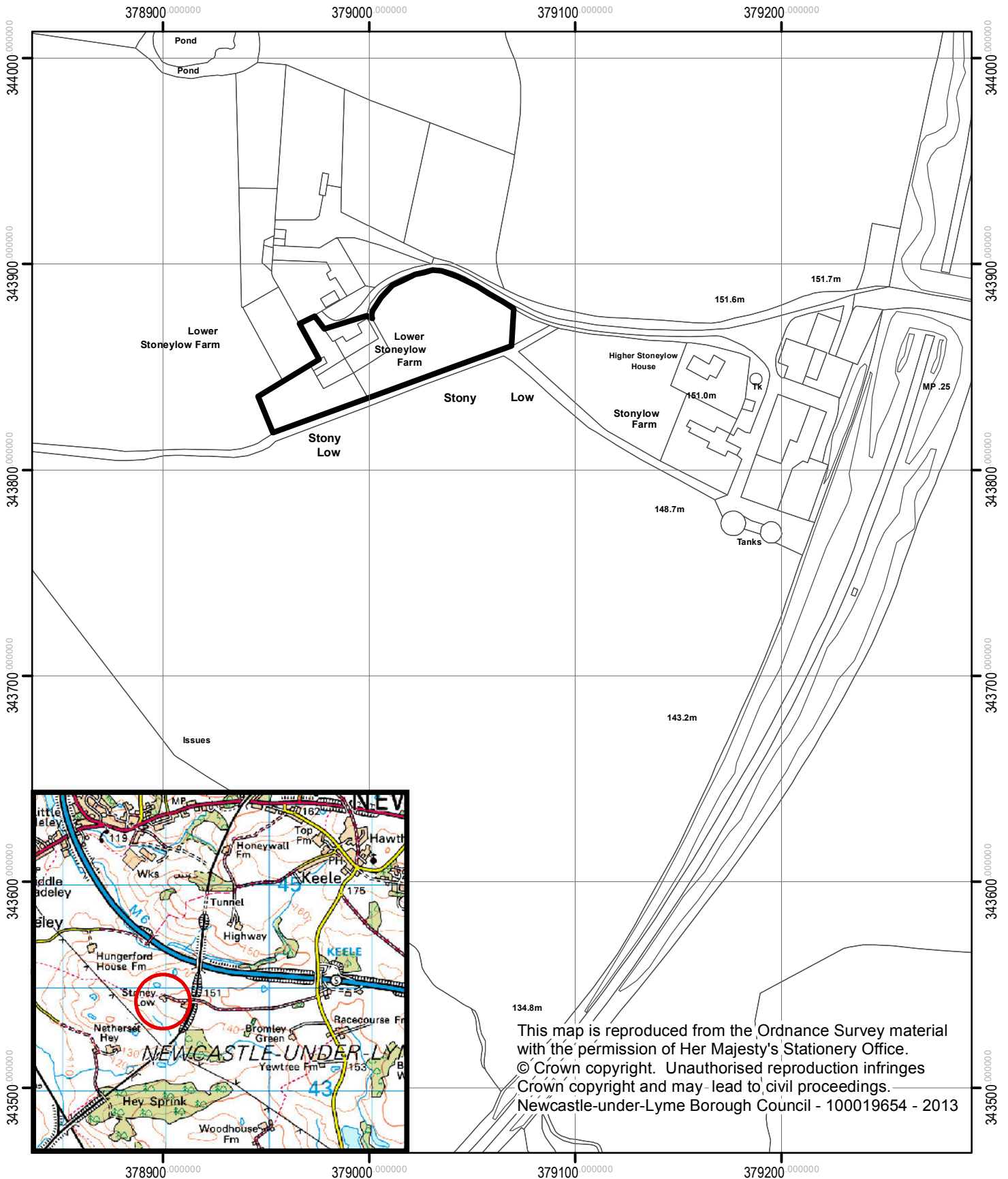
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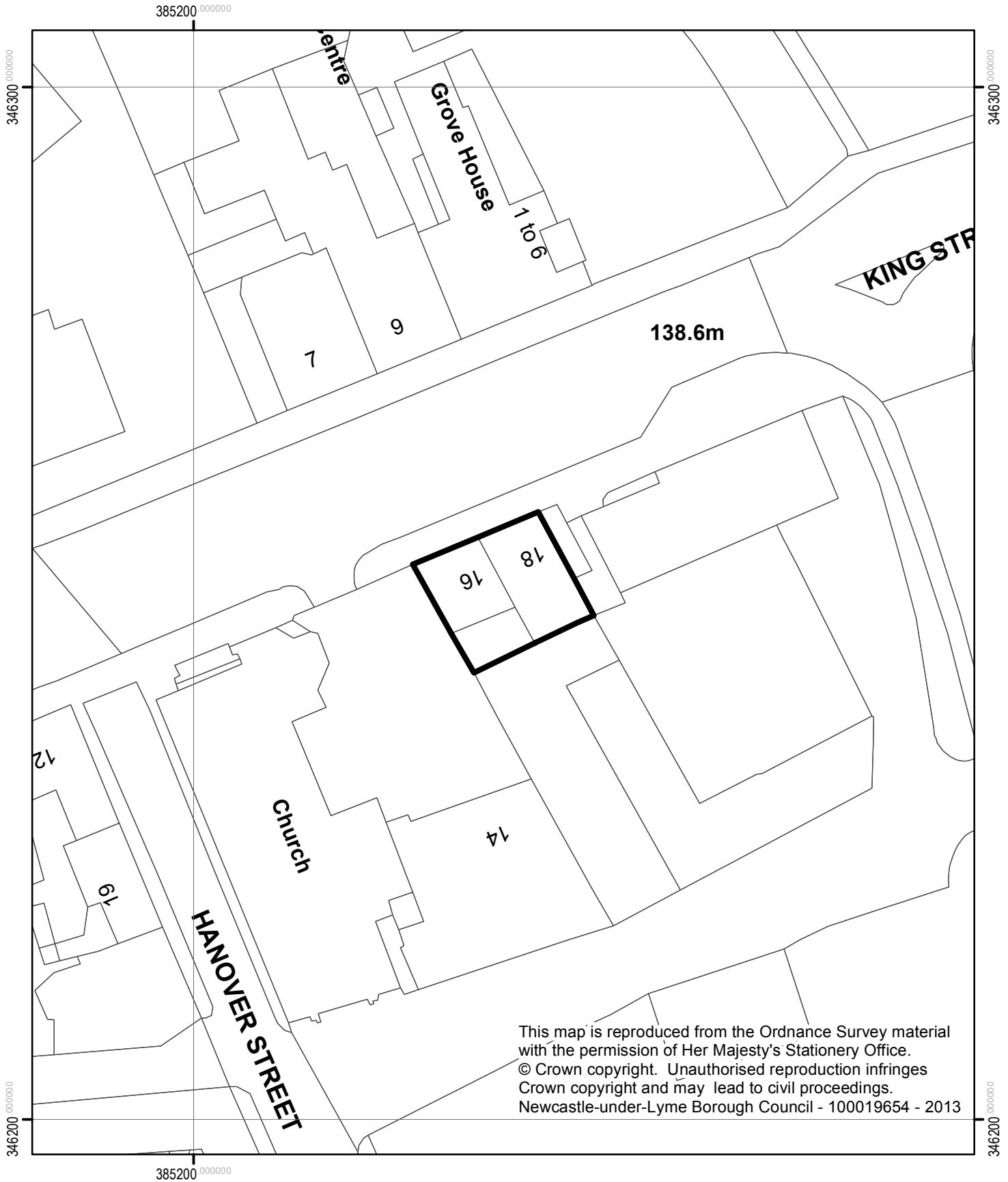
Lower Stoney Low Farmhouse



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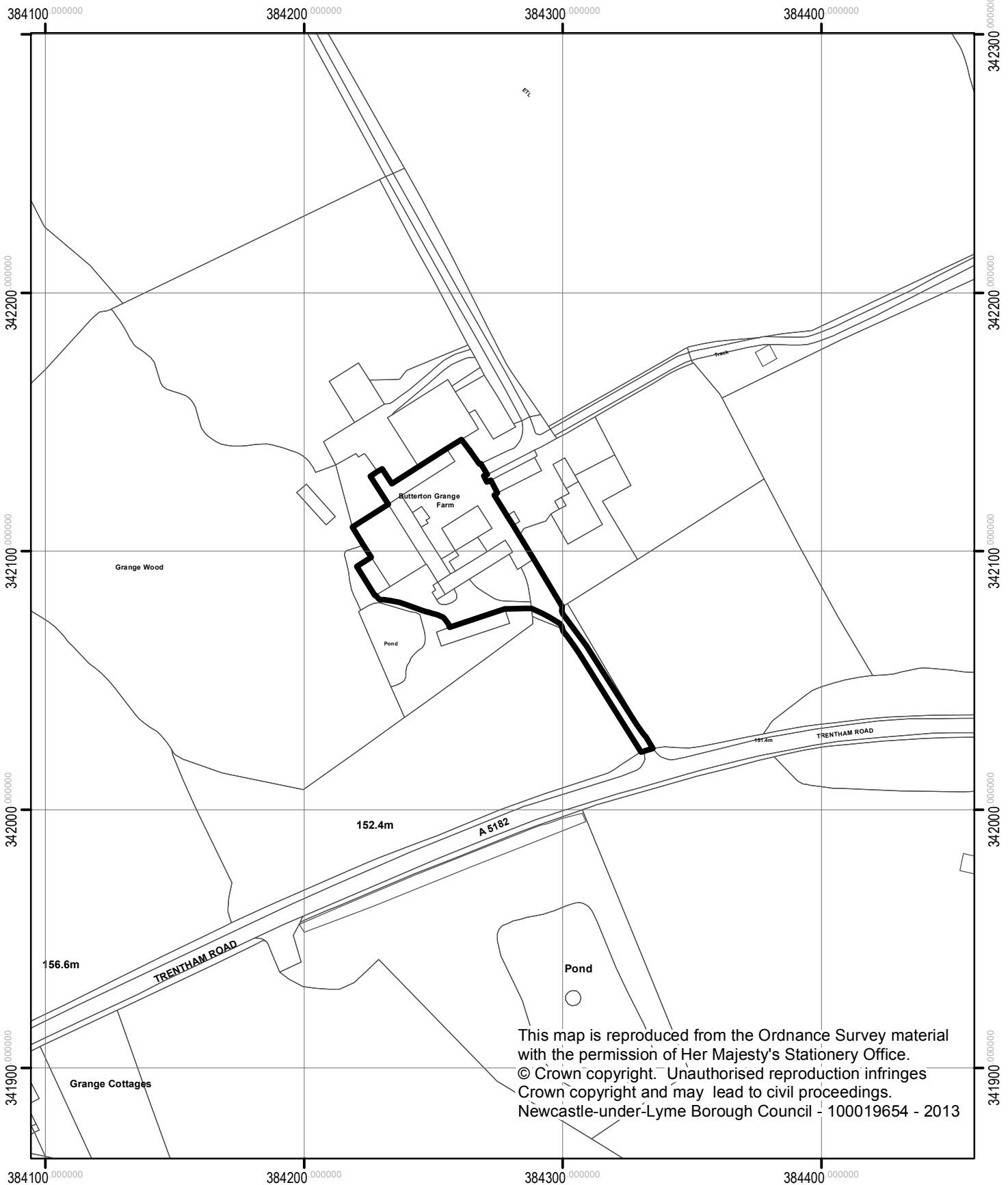
□
Bradwall House, 16 – 18 King Street,
Newcastle



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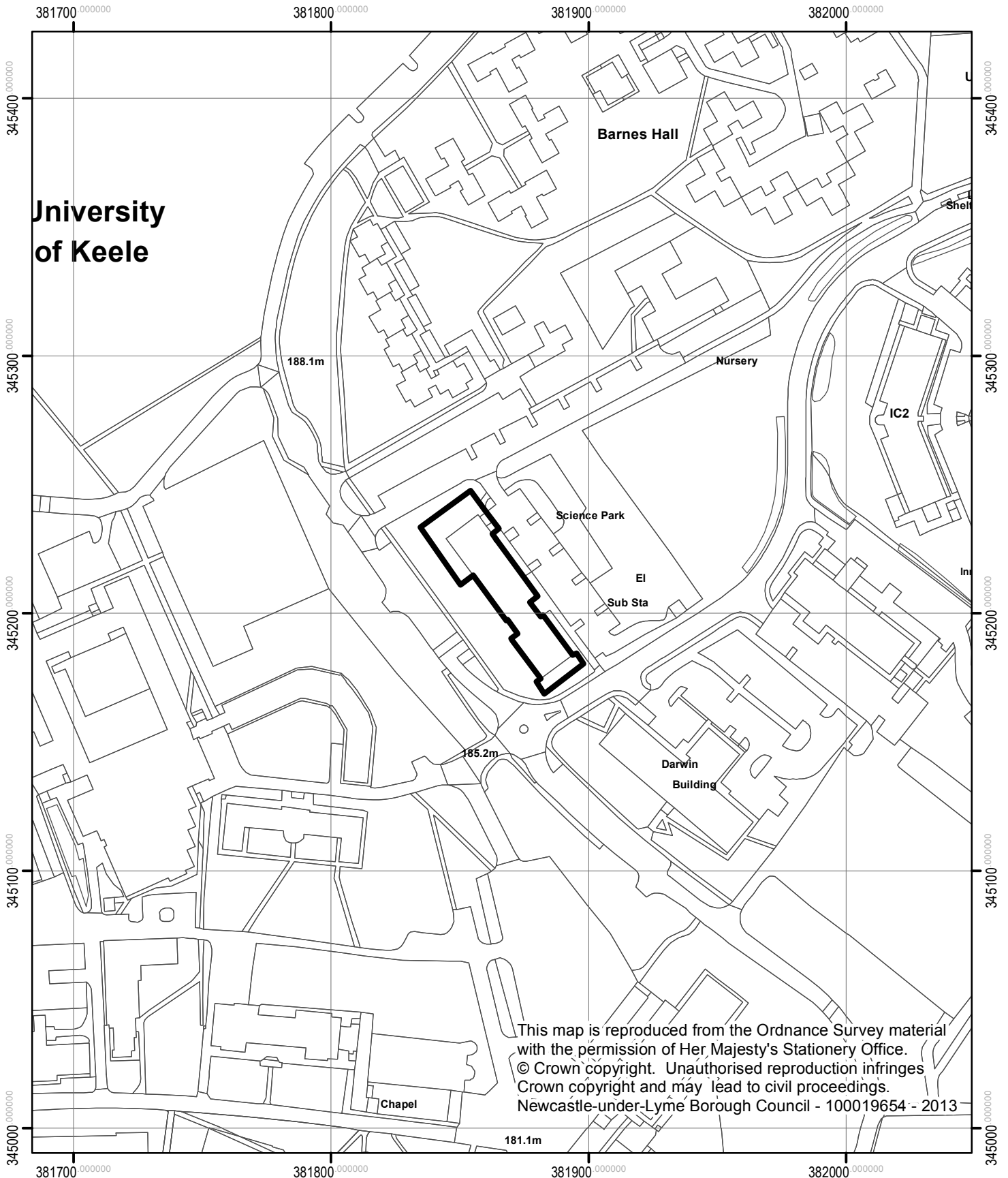
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Butterton Grange, Trentham Road, Acton



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Cobra Biologics, Keele University Science Park



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