

# Public Document Pack

**Date of meeting** Tuesday, 6th February, 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 - 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 - 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.

ON EXITING THE BUILDING, PLEASE ASSEMBLE AT THE REAR OF THE ASPIRE HOUSING OFFICE OPPOSITE THE CIVIC OFFICES. DO NOT RE-ENTER THE BUILDING UNTIL ADVISED TO DO SO.

## CONSERVATION ADVISORY WORKING PARTY

Tuesday, 16th January, 2018  
Time of Commencement: 6.30 pm

**Present:-** Councillor Wenslie Naylor – in the Chair

Councillors Cooper, Gardner and Johnson

Representing Mr David Broome, Newcastle Civic Society  
Outside Bodies Dr S. Fisher, Victorian Society  
Dr Chris Wakeling

Officers Ms L Wallace

Apologies Councillor 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 19 December, 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:-

26 Church Lane, Wolstanton 17/00992/FUL

The Working Party felt that the 1920's crescent had an interesting and distinctive character and the proposed extension would be an unfortunate loss of that character within the Conservation Area. They recommended siting an extension at the rear in a more imaginative way to avoid harm to the character and appearance of the Conservation Area.

One Stop Stores Ltd, Newcastle Road, Madeley 17/01018/ADV

The Working Party welcomes the simplification and renewal of the front elevation but objects strongly to the adverts on the side elevation. This elevation is part of Furnace Lane where the character is leafy, contributing significantly to the appearance of the Conservation Area. The proposed adverts are inappropriate and will urbanise this part of the village and be detrimental to the character of the Conservation Area. There are currently no adverts on this elevation apart from the fascia and it should remain clear not cluttered – it only needs redecorating.

Lower Stoney Low Farmhouse, Three Mile Lane, Keele 17/01028/FUL & 17/01029/LBC

The Working Party admires the ambition of the applicant and generally support the proposals. They would like a more robust and simpler design for the rear storm porch and there was a suggestion that the rooflights could be removed and replaced with a dormer window to the design of that on the NE elevation.

Bradwall House, 16-18 King Street, Newcastle 17/01020/ADV & 17/01019/LBC

The Working Party supports the hanging signs if the brackets can be fixed into the mortar joints but objects to the illuminated banner sign on the side gable as inappropriate in terms of its proportions, positioning and illumination. The sign is not necessary and is not of an appropriate quality as it is a financial business and not one associated with the night time economy.

Butterton Grange, Trentham Road, Acton 17/01002/LBC

The Working Party states that there is insufficient detail to fully assess the impact of this proposal on the Grade II\* Listed barns. Without the appropriate level of detail the application should be refused.

Cobra Biolgics, Keele University 17/01027/FUL

The Working Party states that this is an important and very prominent part of the Historic Park and Garden and entrance in the centre of the campus. The building is of traditional design with incremental additions externally to both gables in the form of flues and pipework and vents. The Working Party wants a complete architectural solution to the current proposal, which could make the external industrial units more of a feature, accepting that it will be functional but not just mitigating the harmful effect via a few trees, which will only screen from University Drive. A solid fence or wall might also be a better screening solution. There are no objections to the new entrance or canopy but again, palisade fencing around the relocated tank is not appropriate.

**5. CONSERVATION AND HERITAGE FUND**

There were no applications.

**6. URGENT BUSINESS**

There was no Urgent Business.

**COUNCILLOR WENSLIE NAYLON**  
**Chair**

Meeting concluded at 8.00 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
17/00747/FUL	4 Church Bank Keele  Mr Hollinshead	Two storey rear extension to enlarge kitchen and form a first floor sitting room and ground floor side extension.	The WP had concerns about this application particularly in relation to the first floor extension and its location in relation to the historic garden wall given the simplistic design of the existing house. Design was unnecessarily complicated, introducing many new different materials creating which is potentially harmful to the character of the onservation Area. Object to the overhang of the first floor roof and suggest that the design is simplified, perhaps a matching brick used. New chimney should be brick.	Approved (with amended plans) by delegated powers on 26 <sup>th</sup> January 2018  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00747/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00747/FUL</a>
17/00787/OUT	Gravel Bank, Mucklestone  Mr Muller	Residential development for up to 70 dwellings including access	No objections	Approved by Planning Committee on 5 January 2018  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00787/OUT">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00787/OUT</a>

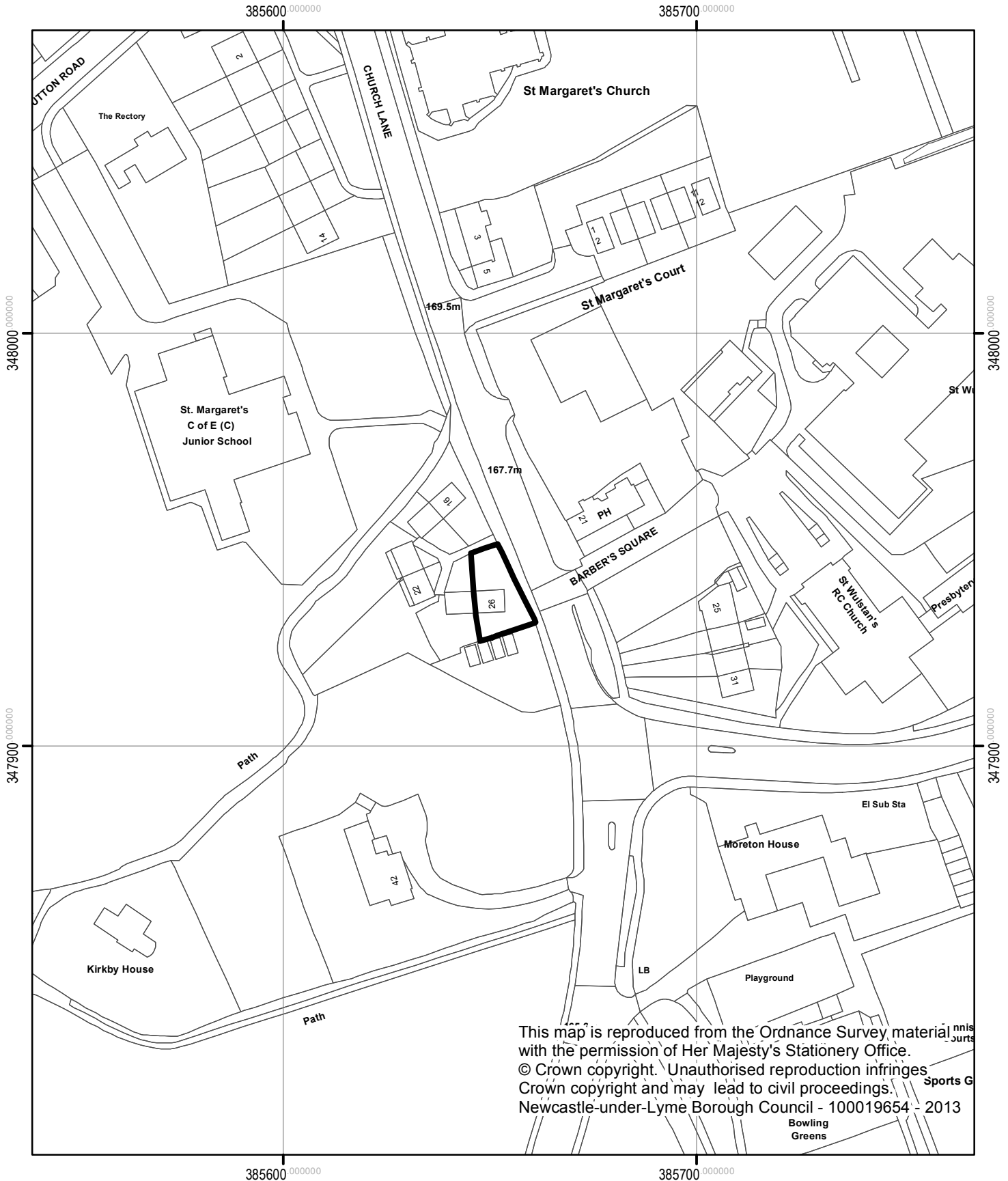
17/00164/FUL	Old Brown Jug, Bridge Street, Newcastle	Installation of external fire escape with security gate at top of staircase	The WP wished to express how important the backs to these properties are, which are visible from the ring road and provide views into the CA. It felt the design of the proposed galvanised staircase was poor and should be improved in terms of its design, materials and finish.	Approved (amended plans) by delegated powers on 29 January 2018  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00164/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00164/FUL</a>
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**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	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00992/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00992/FUL</a>
17/00919/FUL	Land rear of Old Post Office Mr M Padmore	Erection of double garage	Within Betley Conservation Area.	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00919/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00919/FUL</a>
17/01009/FUL	Barclays Bank, High Street, Newcastle-under-Lyme Borough Council	Installation of 1 condenser unit	Within Newcastle under Lyme Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/01009/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/01009/FUL</a>
18/00005/FUL	Former Savoy Cinema, Newcastle Modultec Ltd	Demolition of former Savoy Cinema and erection of 11 storey student accommodation building.	Within Newcastle under Lyme Conservation Area.	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00005/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00005/FUL</a>
18/00027/FUL	3 Station Drive, Keele, Newcastle Mr & Mrs Bennett	Ground floor and first floor extension to existing garage.	Building on Register of Locally Important Buildings.	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00027/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00027/FUL</a>
18/00041/FUL	26 Church Lane, Wolstanton Mr P Jackson	Dropped kerb and drive.	Within Wolstanton Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00041/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00041/FUL</a>
18/00053/ADV	The Arnold Machin, 37 Ironmarket, Newcastle	Various illuminated and non-illuminated signs	Within Newcastle under Lyme Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00053/ADV">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00053/ADV</a>

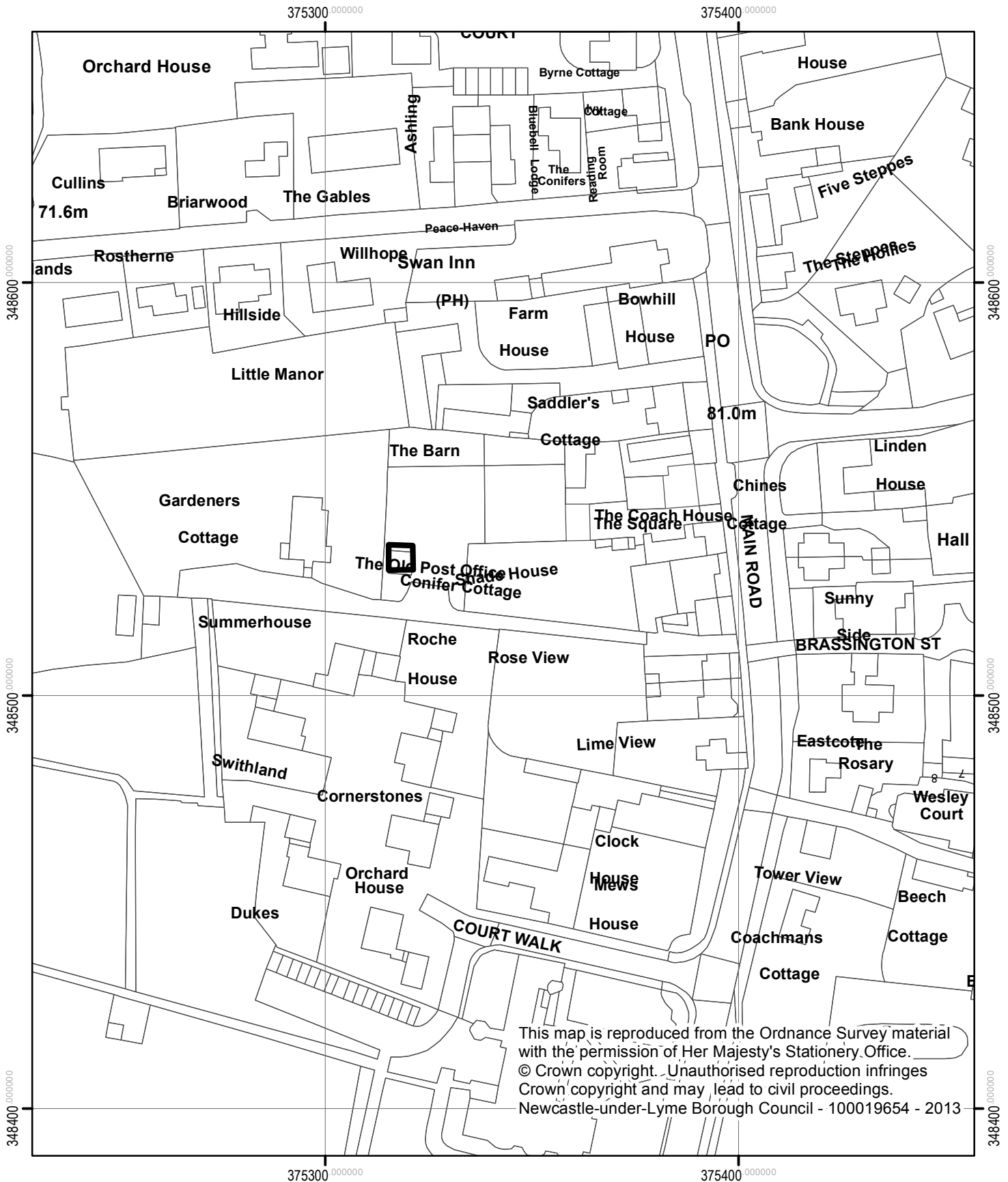
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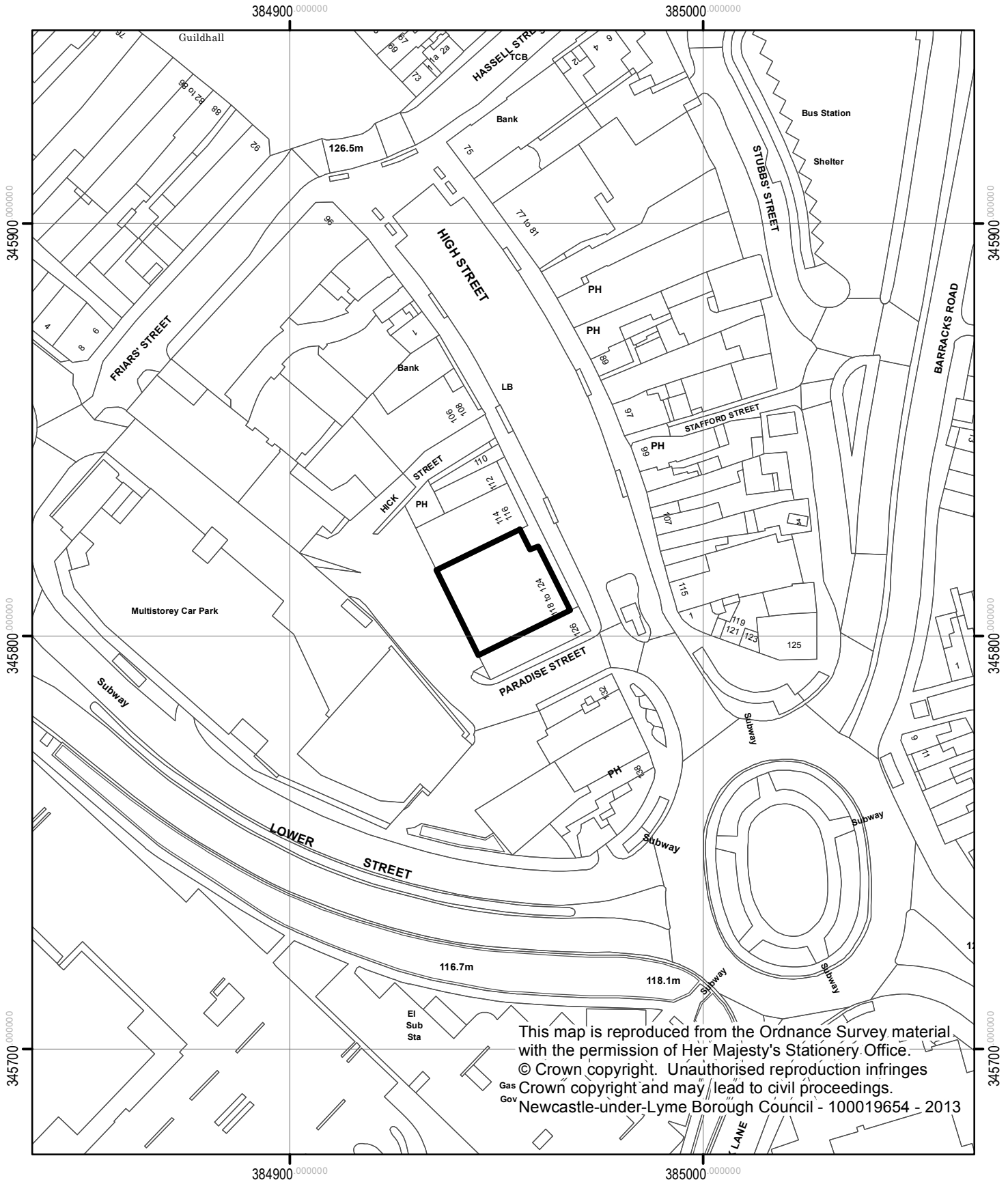
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Land rear of Old Post Office, Betley.



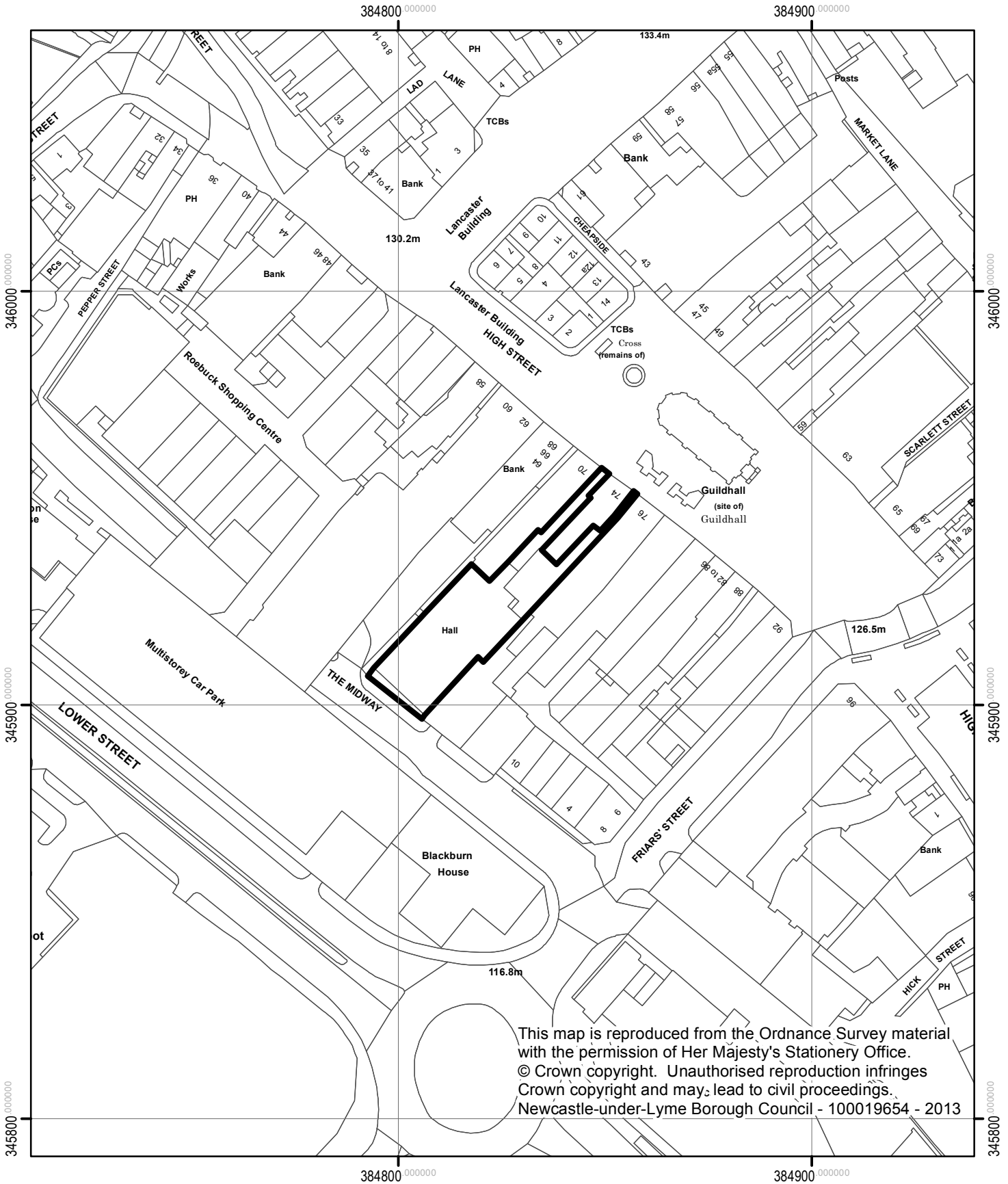
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Barclays Bank, High Street, Newcastle-under-Lyme.



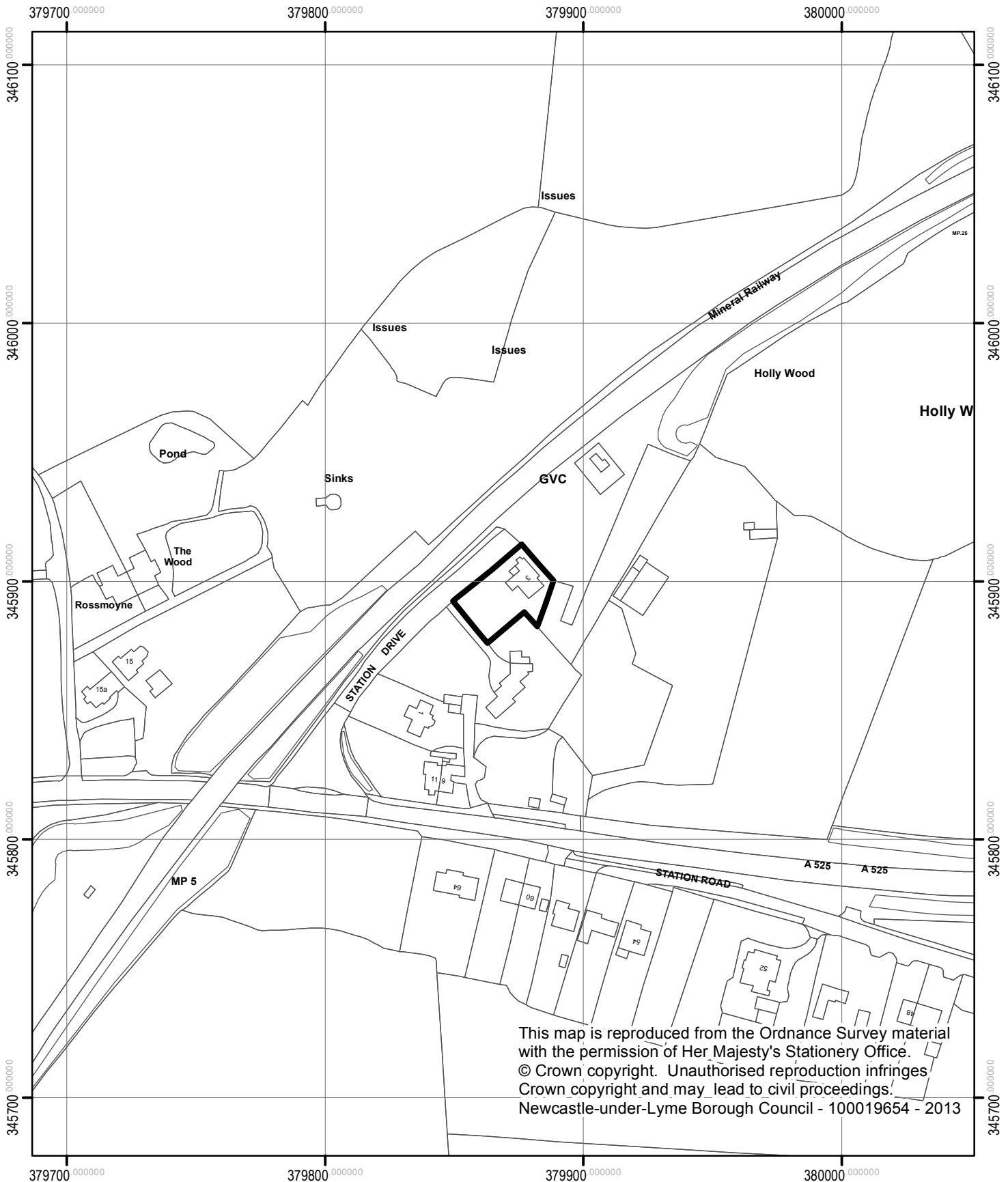
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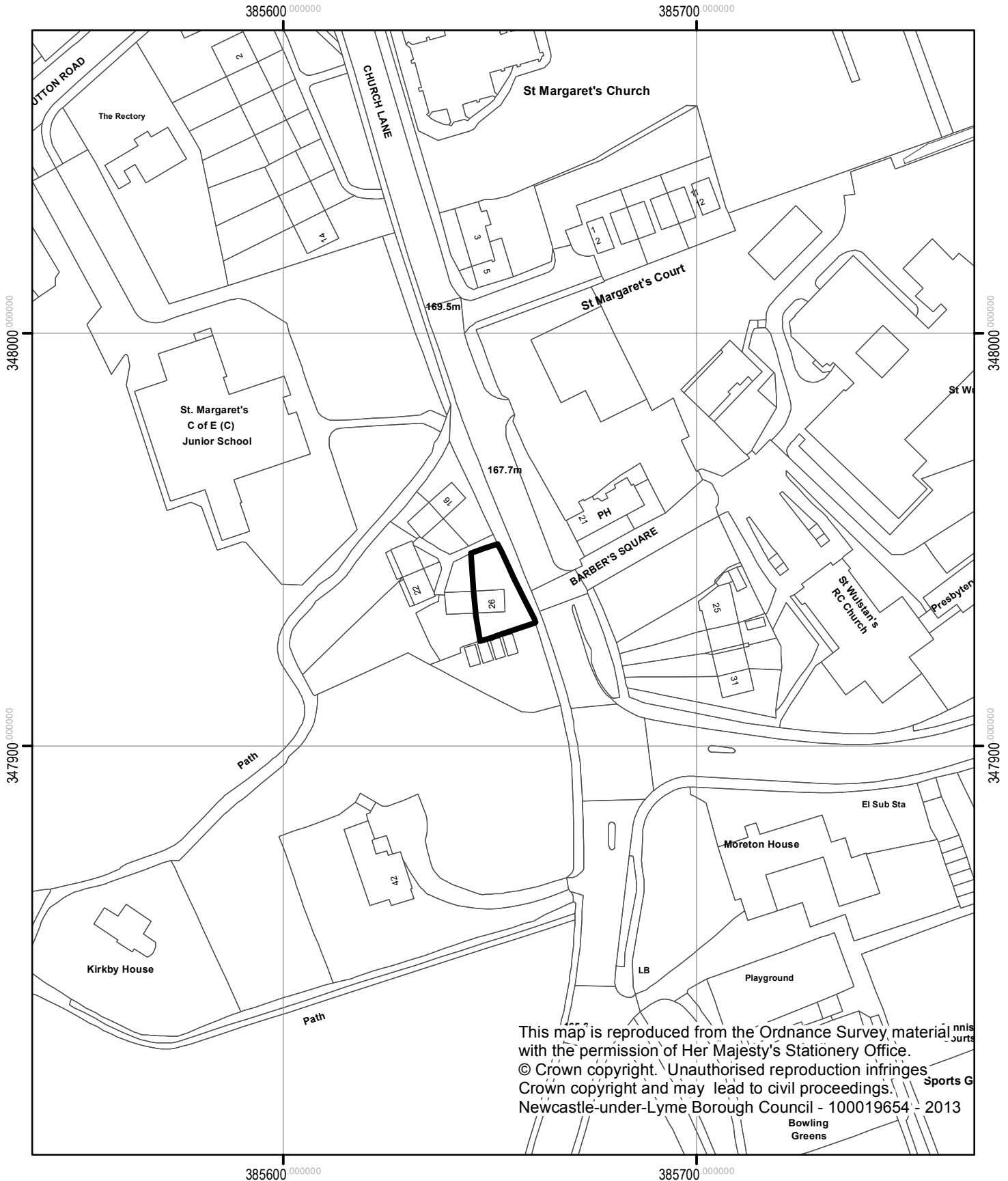
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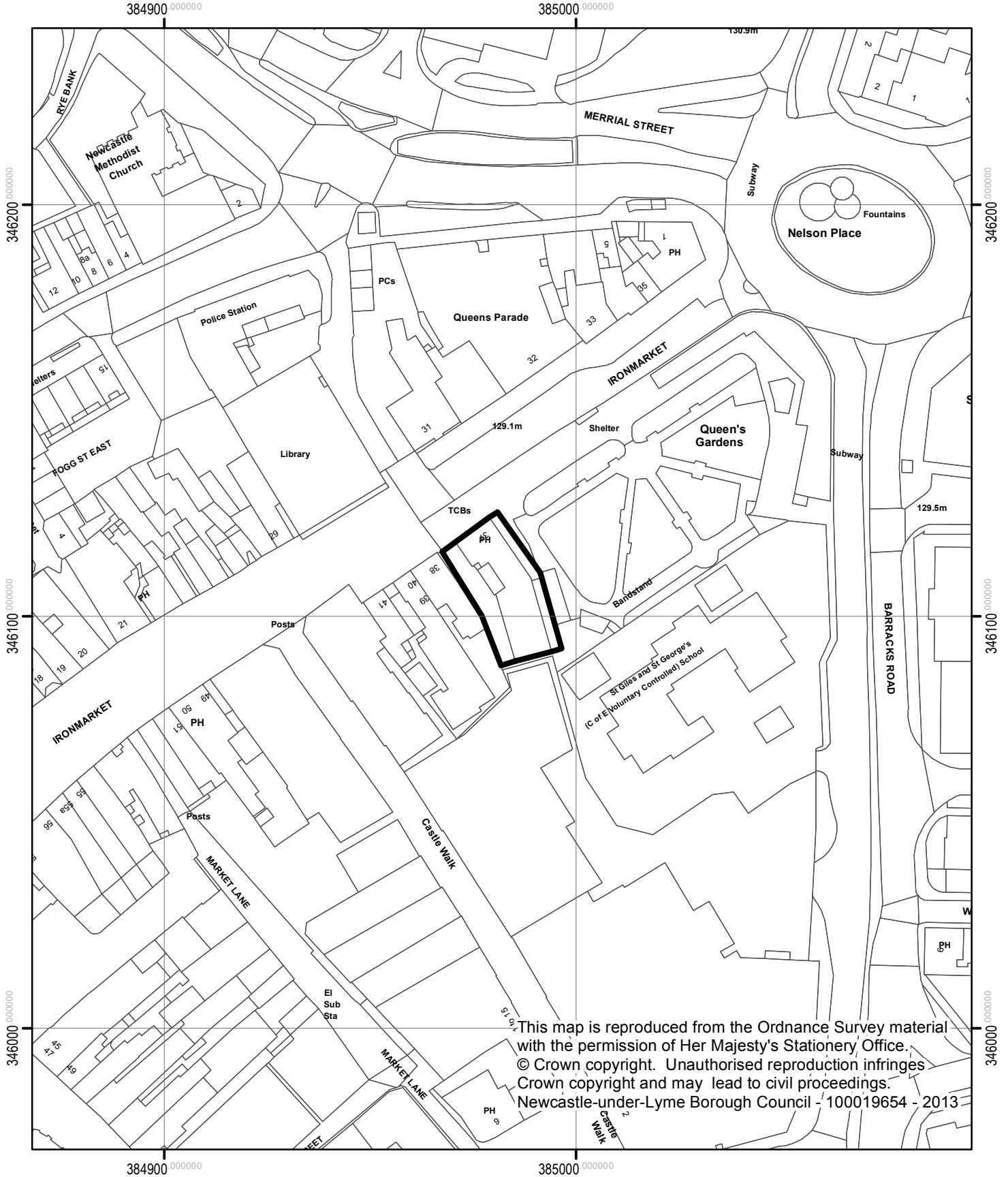
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The Arnold Machin, 37 Ironmarket, Newcastle.



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