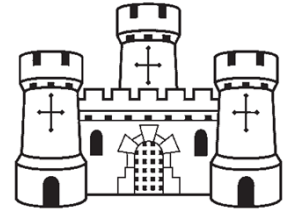


# Public Document Pack

**Date of meeting** Tuesday, 22nd May, 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



*Working to be a co-operative council*

**Contacting the Council:**

Switchboard 01782 717717 . Text 07800 140048

Email [webmaster@newcastle-staffs.gov.uk](mailto:webmaster@newcastle-staffs.gov.uk).

[www.newcastle-staffs.gov.uk](http://www.newcastle-staffs.gov.uk)

**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 ASPIRE HOUSING OFFICE OPPOSITE THE CIVIC OFFICES. DO NOT RE-ENTER THE BUILDING UNTIL ADVISED TO DO SO.

## CONSERVATION ADVISORY WORKING PARTY

Tuesday, 1st May, 2018  
Time of Commencement: 6.30 pm

**Present:-** Dr C Wakeling – in the Chair  
  
Councillors Berrisford, Broome and Fisher  
  
Representing  
Outside Bodies  
  
Officers Louise Wallace  
  
Apologies Councillor(s) Miss J Cooper,  
Gardner, Johnson, Naylor and  
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 10 April, 2018 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:-

Halifax, 13 Ironmarket, Newcastle 18/00248/LBC

The Working Party has no objections.

April Cottage, 3 The Green, Newcastle 18/00242/FUL

The Working Party has no objections.

28-29 Hardingswood, Kidsgrove

The Working Party has no objections.

Betley Court, Main Road, Betley 18/00268/FUL

The Working Party felt that whilst this proposal is a good idea it is probably not thought through enough. There is a clear conflict between the bosky picturesque character of the existing gardens and the potentially compromising development which proposes to

celebrate it and encourage visitors to enjoy. There is also an awkward relationship between visitor and residents parking areas and vehicular access. The current garages are not of high value but are simple in character and the new ones should retain this simplicity. Garage doors should be timber and vertically boarded. Trees are a major feature within the Conservation Area and contribute significantly to the garden and character of the Area and any losses are not welcomed. Concern was raised over the loss of the lamppost which should ideally be retained within the scheme. The new building and converted potting shed needs amending as the new extension is too large and dominant. If the layout was improved and the space used more efficiently the building size could be reduced, lowering the ridge height. Overall the Working Party feels that there appears to have been little assessment of the balance between the changes which are proposed and potential damage to the environment through the scheme.

Briarwood, Common Lane, Betley 18/00260/OUT

The Working Party were very disappointed at the lack of detail for the application and there was some regret over the development which would result in the loss of greenery. The area is characterised by the landscaping along Common Lane. The dormer approach is sensible but the design of the building is critical and should be neat and recessive.

**5. CONSERVATION AND HERITAGE FUND**

There were no applications

**6. URGENT BUSINESS**

There was no Urgent Business.

**DR C WAKELING**  
**Chair**

Meeting concluded at 8.15 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
18/00123/FUL	St Wulstans Primary School, Wolstanton	Extension to entrance lobby	No objections	Approved by delegated powers on 25 April 2018  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00123/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00123/FUL</a>
18/00041/FUL	26 Church Lane, Wolstanton	Dropped kerb and drive	The WP objects to the proposal because of the loss of the frontage wall and the adverse impact of the parking and turning area on the setting of this group of buildings which make a positive contribution to the CA	Refused by delegated powers on 27 April 2018  <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>

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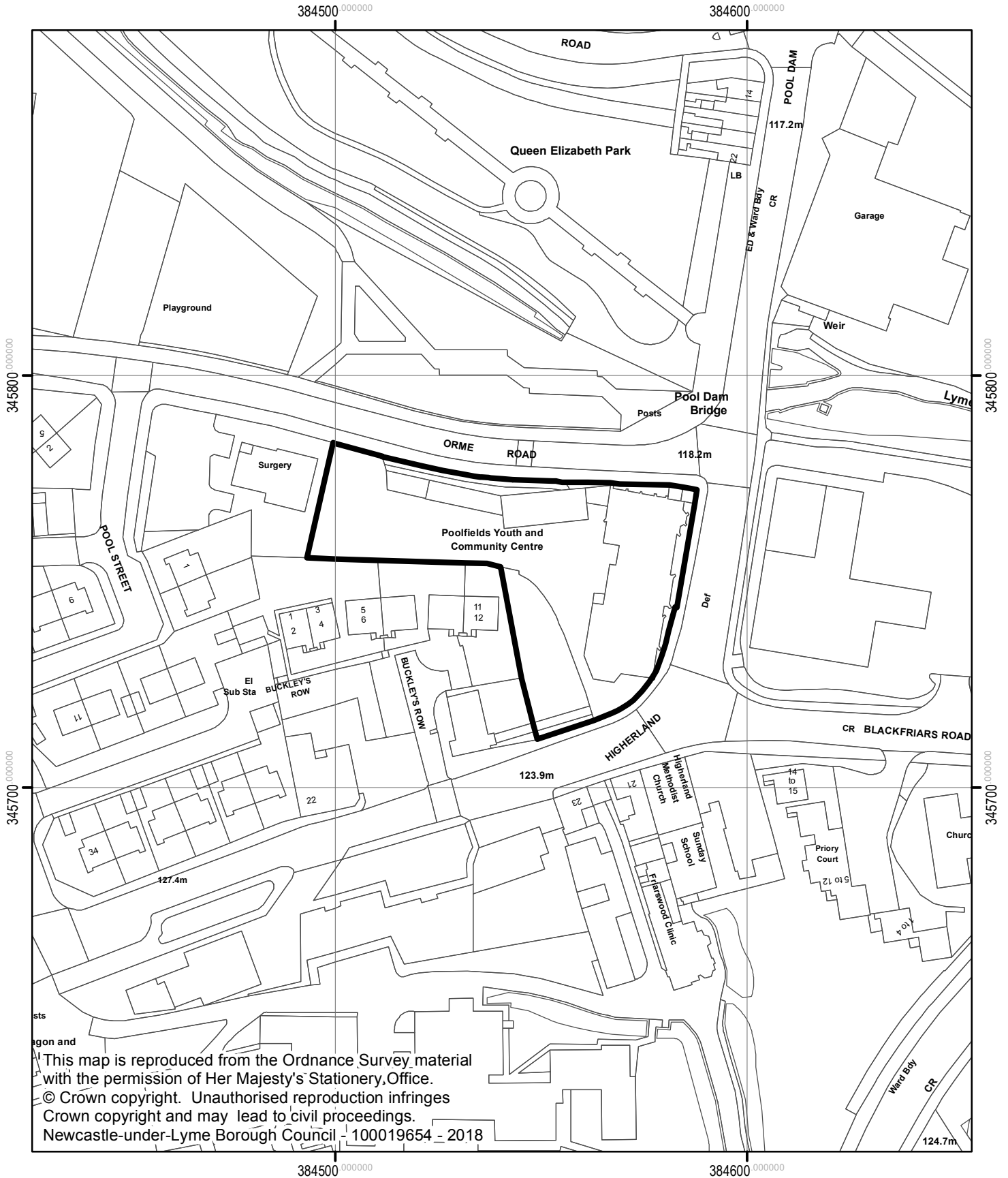
**CONSERVATION ADVISORY WORKING PARTY**

Reference	Location	Development	Remarks	Link
18/00183/FUL & 18/00367/LBC	The Orme Centre, Orme Road, Newcastle	Conversion of existing building to residential studios and erection of new building for 112 bed student accommodation.	Affecting a Grade II Listed Building and its setting.	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00183/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00183/FUL</a> <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00367/LBC">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00367/LBC</a>
18/00311/ADV	Former Maxims, Lower Street, Newcastle	Brushed stainless steel lettered signage, wall mounted, non-illuminated at high level to gable.	Adjacent to Listed Building and opposite town centre Conservation Area.	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00311/ADV">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00311/ADV</a>
18/00313/FUL	Orchard House, Chamberlain Court, Betley	Erection of timber fence between Orchard House and The Gables	Within Betley Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00313/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00313/FUL</a>
18/00322/ADV	The Estate Office, 5 King Street, Newcastle	Proposed panel sign to west elevation	Within Newcastle Town Centre Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00322/ADV">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00322/ADV</a>
18/00259/FUL	TK Phillips Workshop, Moss Lane, Madeley	Erection of a pair of semi-detached houses and detached house (re-sub of previous applications)	Within Madeley Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00259/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00259/FUL</a>
18/00358/FUL	41 Eccleshall Road, Mucklestone	Proposed single storey rear extension	Within Mucklestone Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00358/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00358/FUL</a>

18/00365/FUL Page 8	Newcastle under Lyme School, Mount Pleasant, Newcastle	Replacement timber windows on NE and NW elevation to double glazed timber units	Within Stubbs Walk Conservation Area and affecting a building on the Register of Locally Important Buildings	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00365/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00365/FUL</a>
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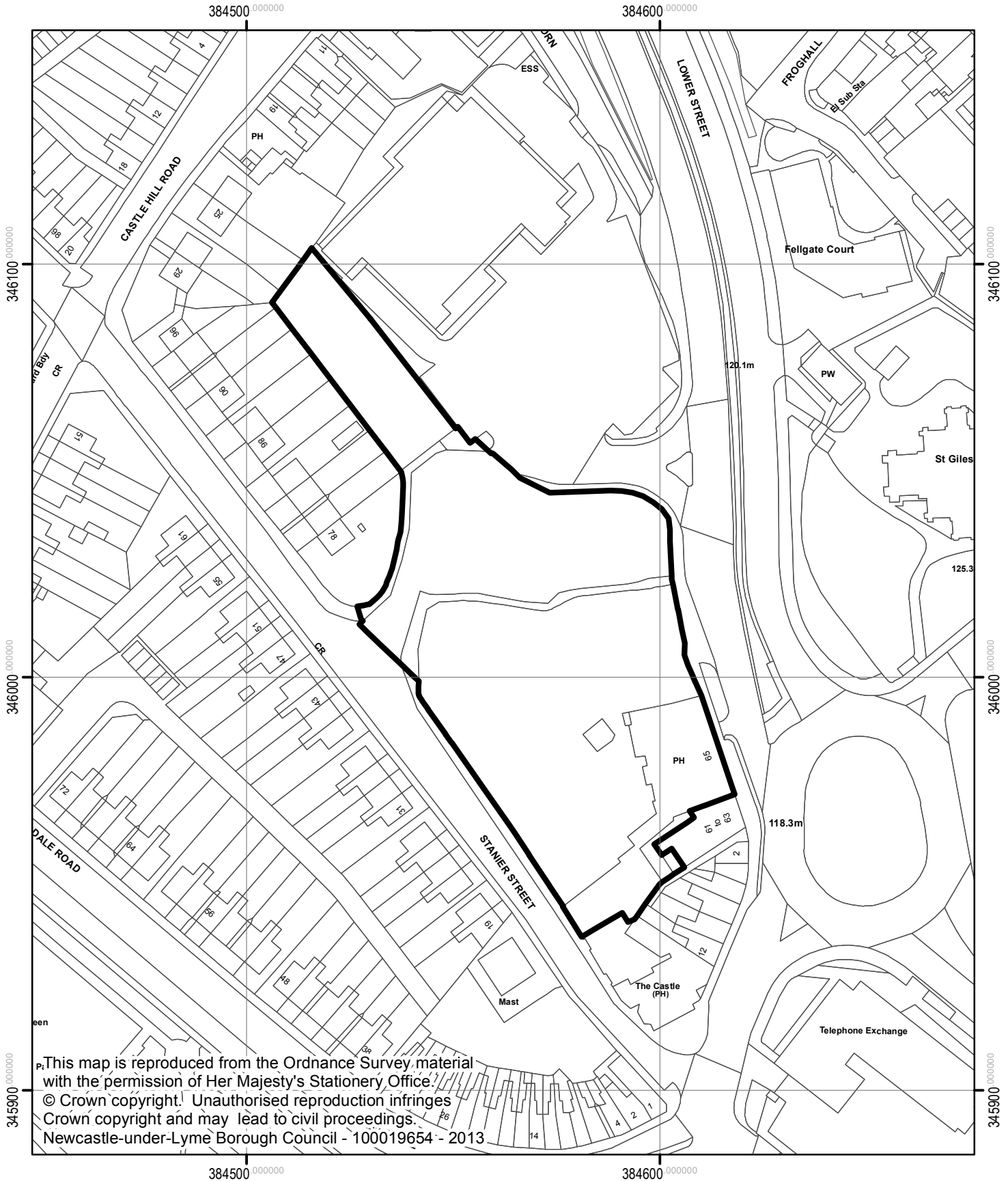
The Orme Centre Orme Road Newcastle



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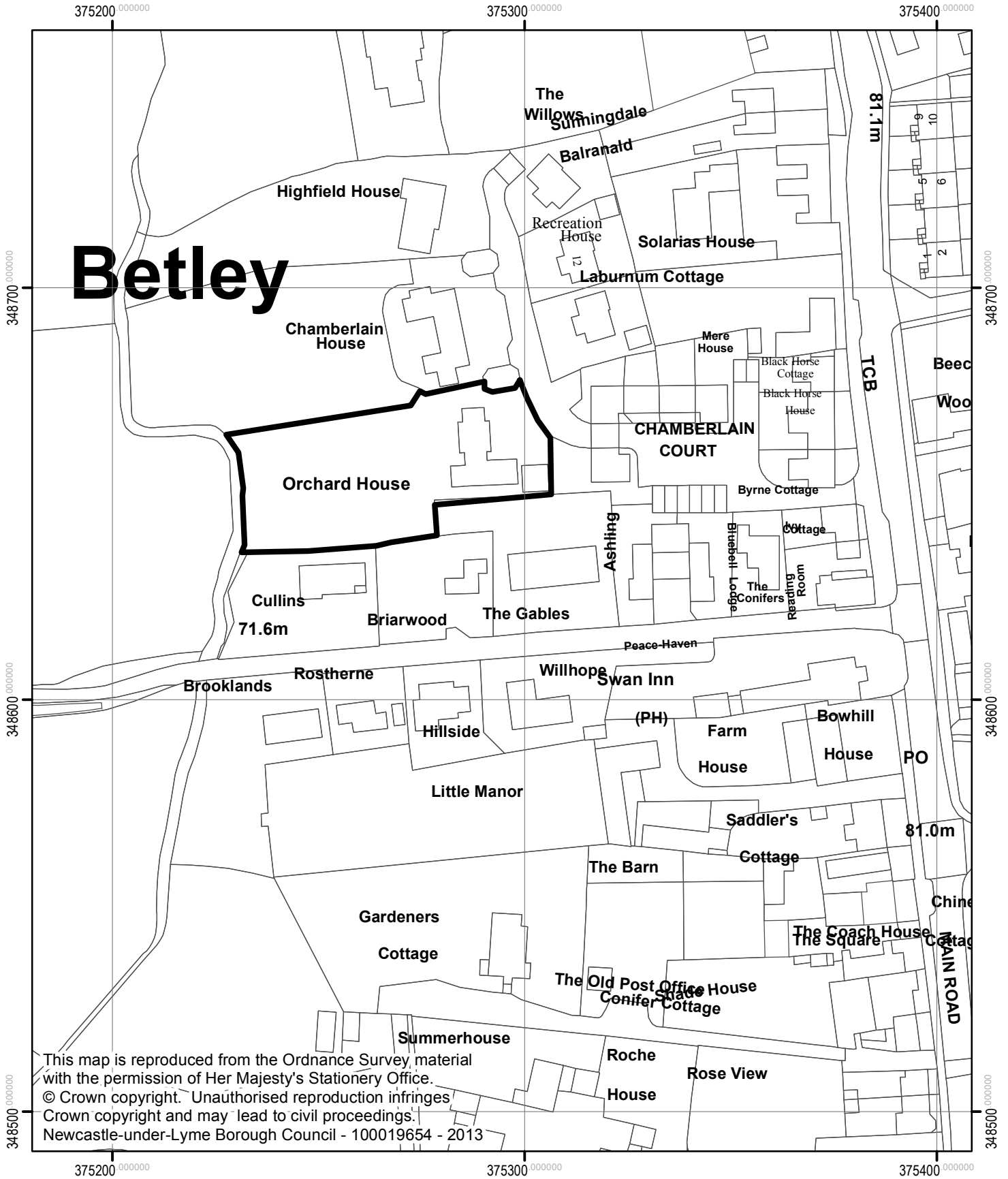
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Former Maxims Of Newcastle, Stanier Street, Newcastle



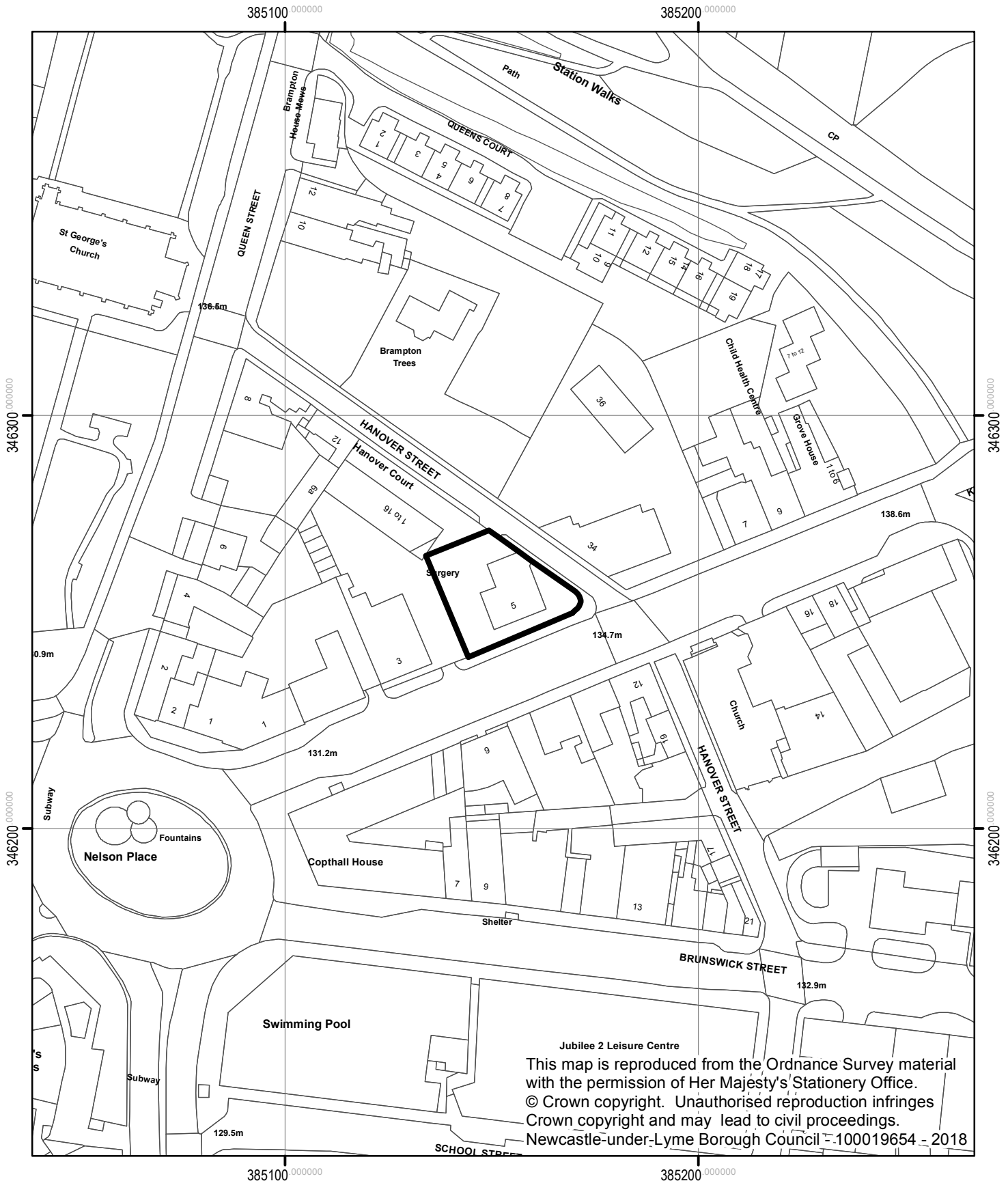
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# Orchard House Chamberlain Court Betley



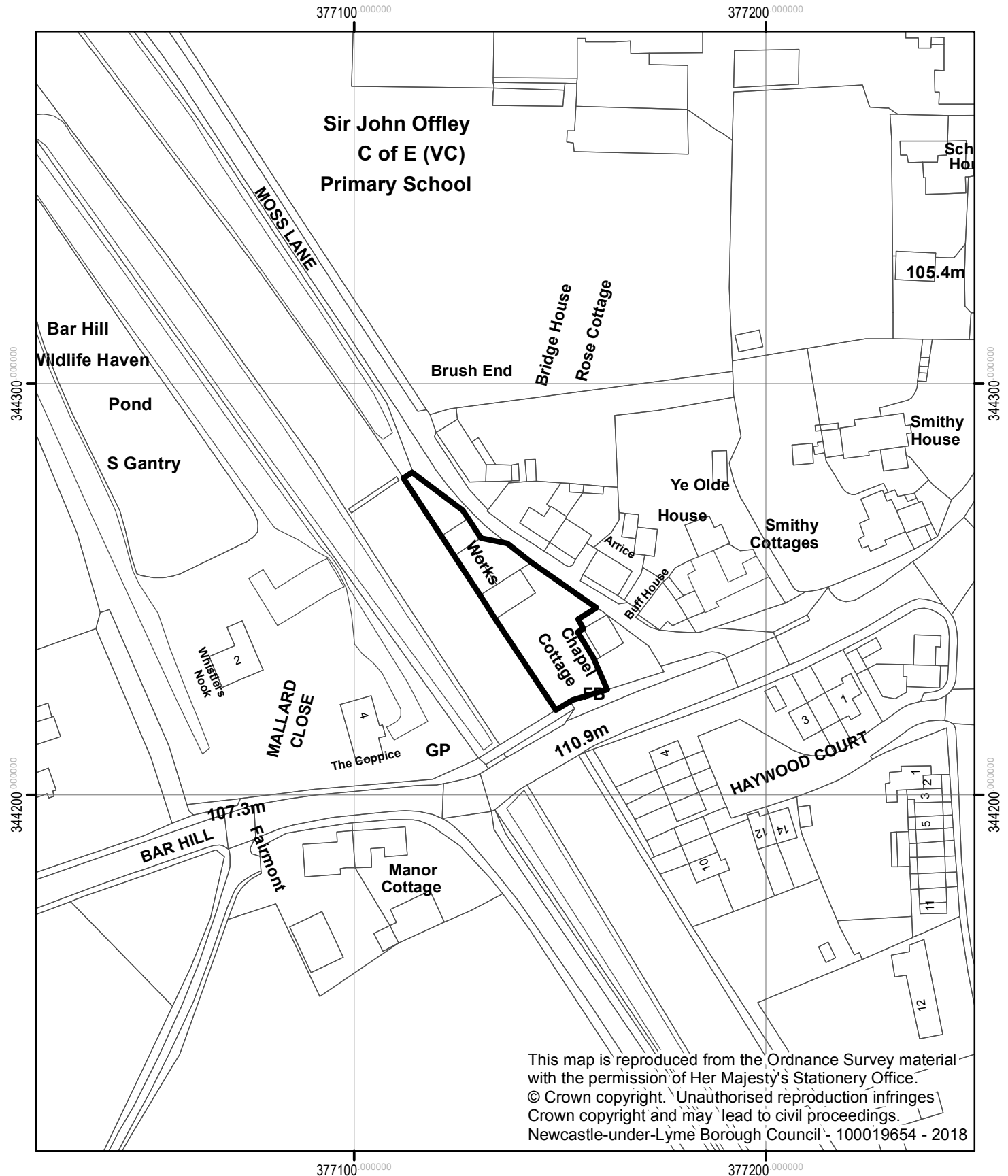
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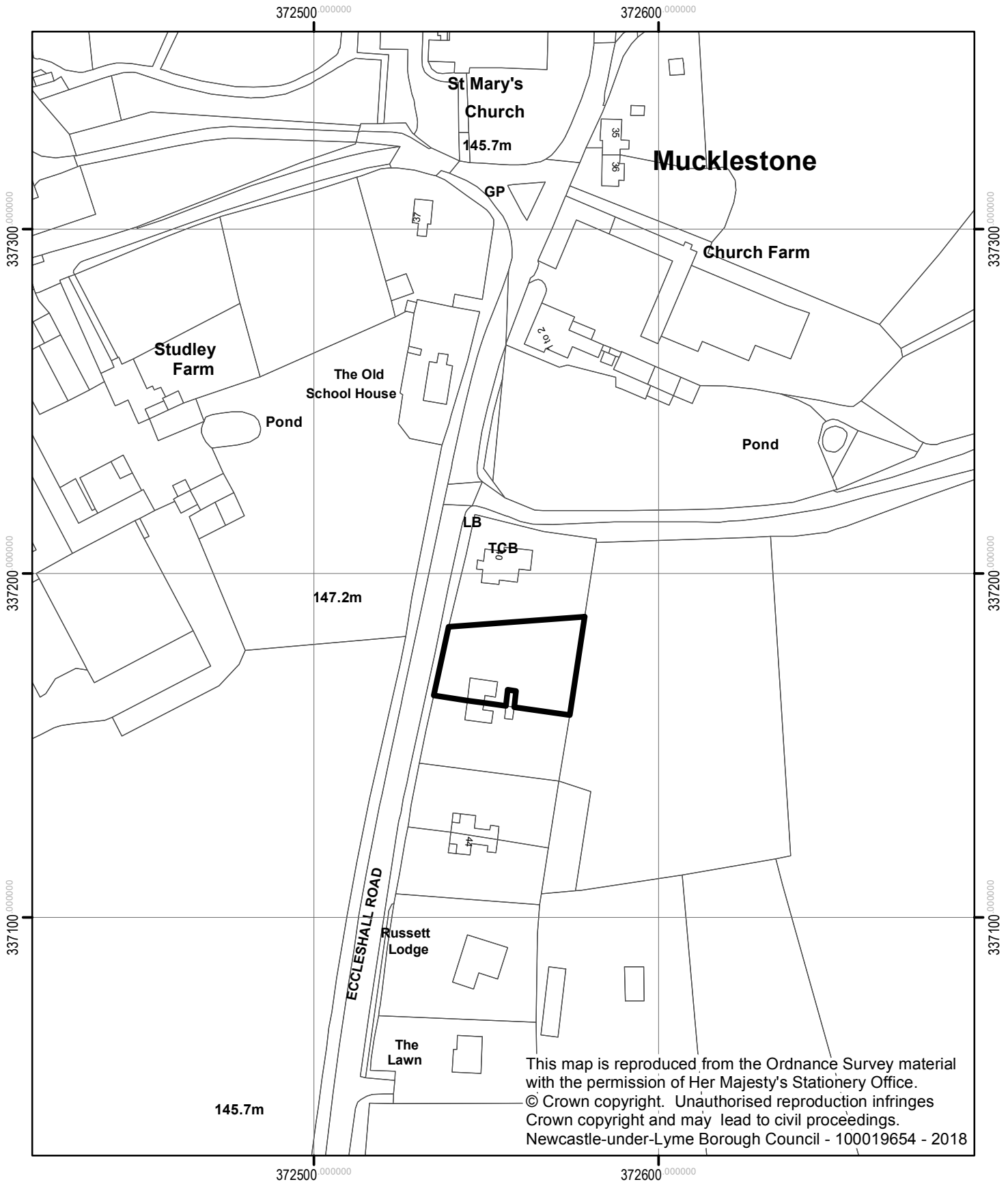
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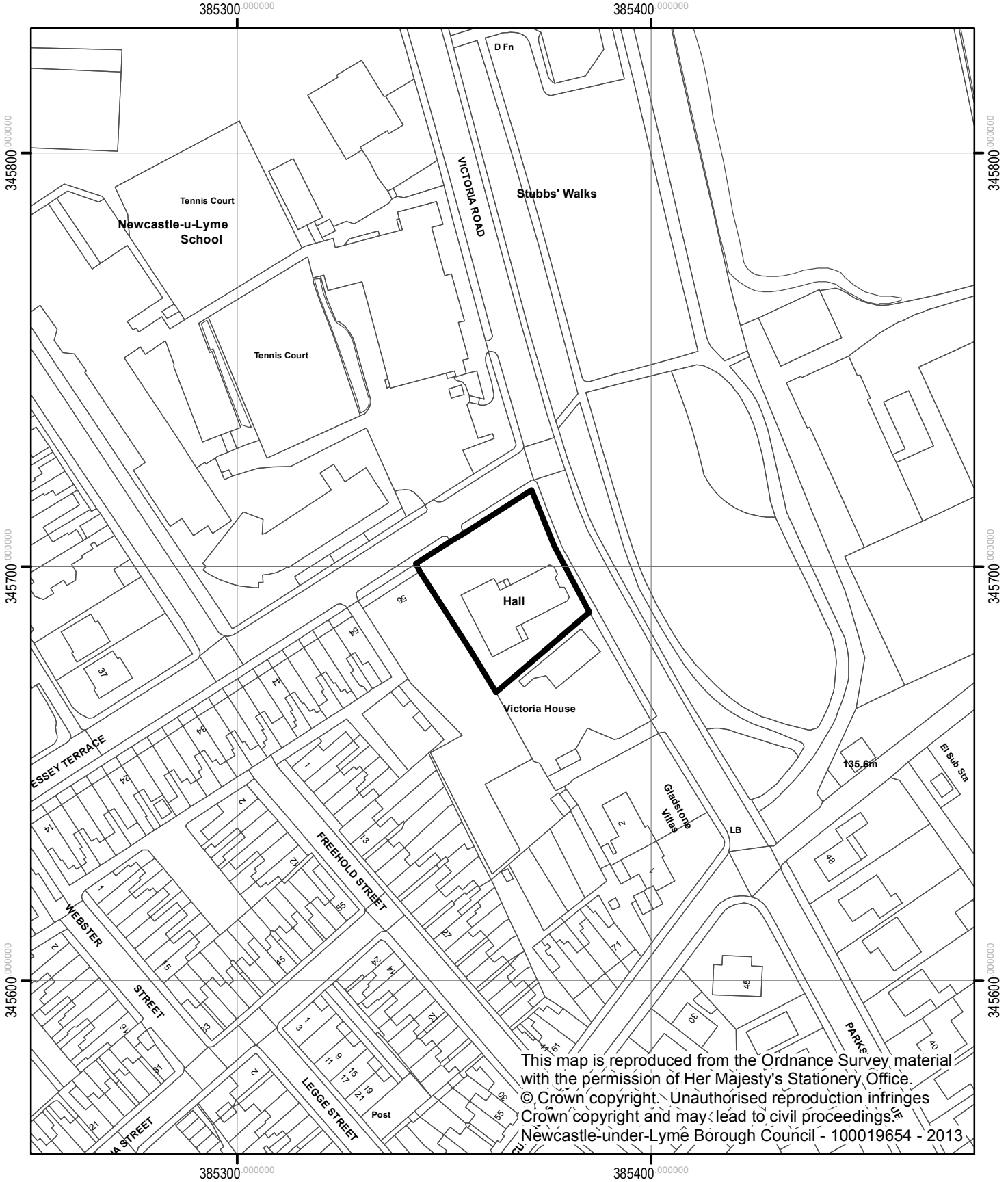
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Newcastle under Lyme Boys School, Mount Pleasant,  
Newcastle under Lyme



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