

Public Document Pack

Date of meeting Tuesday, 3rd July, 2018
Time 7.00 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 - 12)
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 MAER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN SUPPLEMENTARY PLANNING DOCUMENT.**
Report to follow.
- 7 URGENT BUSINESS**

Working to be a co-operative council

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 (Chair), Johnson, Moffat (Vice-Chair) and Wilkes

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

Wednesday, 13th June, 2018
Time of Commencement: 6.30 pm

Present:- Councillor Allison Gardner – in the Chair

Councillors Miss J Cooper, Johnson and Moffat

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

Officers Elaine Moulton

Apologies Councillor Proctor

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 22 May, 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:-

The Old Church, Acton Lane, Acton 18/00409/FUL

The Working Party noted that the building was built in 1906/7 by renowned architect Reginald Longden. The Party object to the proposed extension considering that it overwhelms the original building. Any extension should be subordinate to the Chapel (including having a roof that is lower than the original) and should be linear in form rather than at right angles to the Chapel as currently proposed. Features of the Chapel should be reflected in the design of the extension and recognise that the building is a former Chapel rather than a barn. In addition the Working Party considers that the extensions should be constructed in materials that are sympathetic to the existing Chapel.

210 Aston Cottage, School Lane, Aston 1800378/FUL

Some concern was expressed about the height of the building but overall the Working Party had no objections.

2 Lancaster Avenue, Newcastle 18/00394/FUL

The Working Party considered that they could not object to the use of UPVC windows given the context of the site, bearing in mind the design and appearance of the windows in the adjoining property and the existing UPVC windows in the ground floor bay of this property. They were in favour of the vertical glazing bars that are proposed in the first floor bay window, but consider that these should be applied externally. In addition the design of the windows should include horns, and should have a matt finish.

The Orme Centre, Orme Road, Newcastle 18/00183/FUL &18/00367/LBC

The Working Party were pleased that the proposals have developed some way since they previously commented but still consider that the proposals involve an insensitive insertion into this building. The Working Party considers that the 'pod' should be independent of the structure of the building. They wish to see at their next meeting more details as how the 'pod' will be constructed as well as an artist impression/visualisation of how the 'pod' will be seen within the hall.

5. CONSERVATION AND HERITAGE FUND

There were no applications.

6. URGENT BUSINESS

There was no Urgent Business.

7. ANY OTHER BUSINESS

- (i) It was agreed that the start time of the meeting would remain at 6.30pm.
- (ii) The Working Party expressed the view that Wenslie Naylor, former member of the Party, should be invited as an expert. It was agreed that the Constitution of the Party be checked to establish whether that would be possible.

COUNCILLOR ALLISON GARDNER
Chair

Meeting concluded at 7.35 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
18/00311/ADV	Former Maxims, Lower Street, Newcastle	Signage to wall, non illuminated.	No objections.	Approved by delegated powers on 13 June 2018 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00311/ADV
18/00322/ADV	5 King Street, Newcastle	Panel sign to west elevation	No objections	Approved by delegated powers on 14 June 2018 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00322/ADV
18/00358/FUL	41 Eccleshall Road, Mucklestone	Single storey rear extension	No objections	Approved by delegated powers on 20 June 2018 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00358/FUL

Agenda Item 3

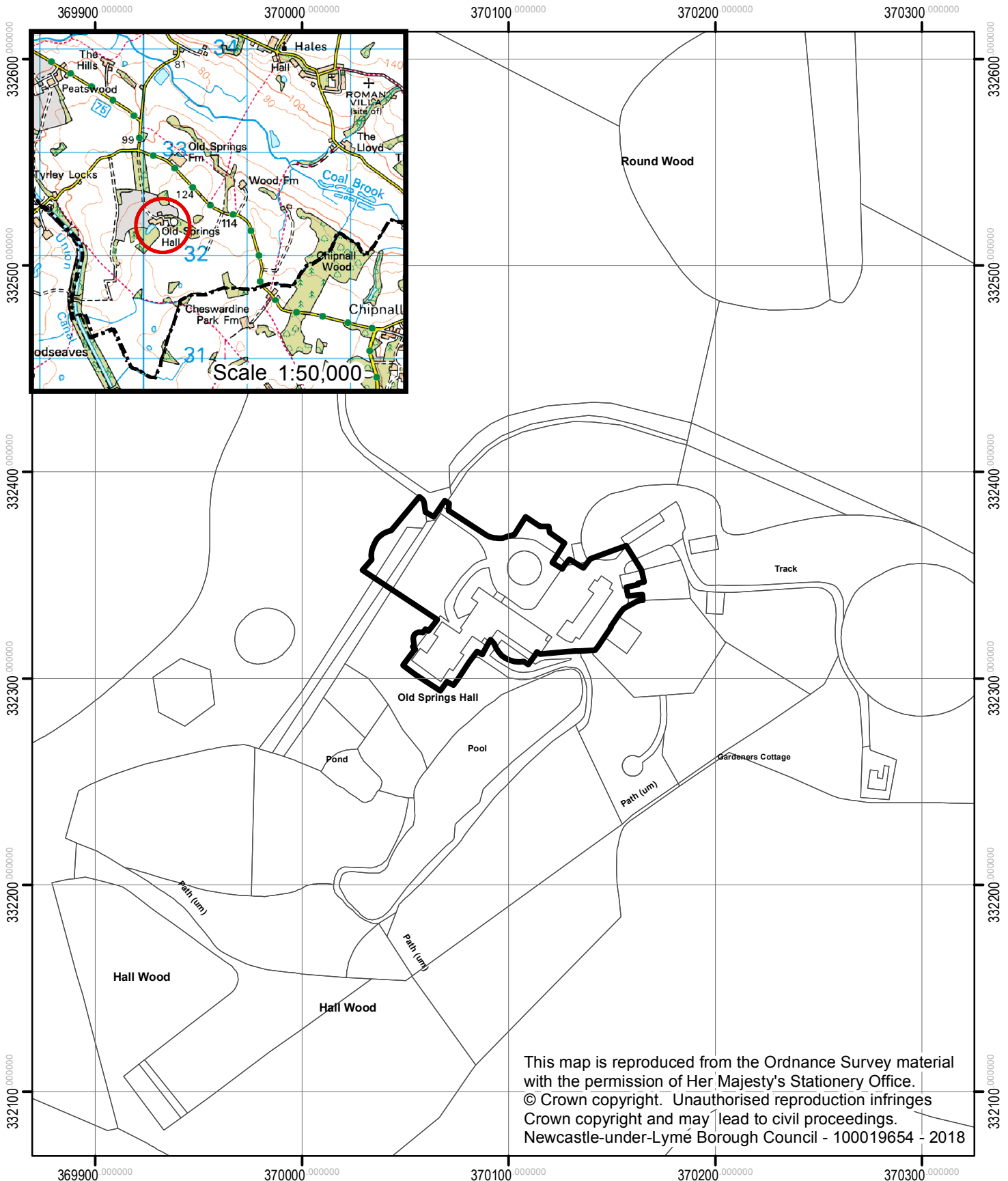
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CONSERVATION ADVISORY WORKING PARTY

Reference	Location	Development	Remarks	Link
18/00438/FUL & 18/00453/LBC	Old Springs Hall, Old Springs Market Drayton	Conversion of The Linhay to holiday let/staff accommodation, Conversion of lean-to building to serve as an annex to The Linhay. Conversion of The Coach House for holiday let/staff accommodation. Landscaping of the central courtyard	Affecting a Grade II Coach House and a curtilage Listed Building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00453/LBC
18/00457/FUL & 18/00458/LBC	3 Ravenshall Barns Main Road Betley	Replacement of rear door and window with bifold doors	Affecting a curtilage listed barn	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00457/FUL

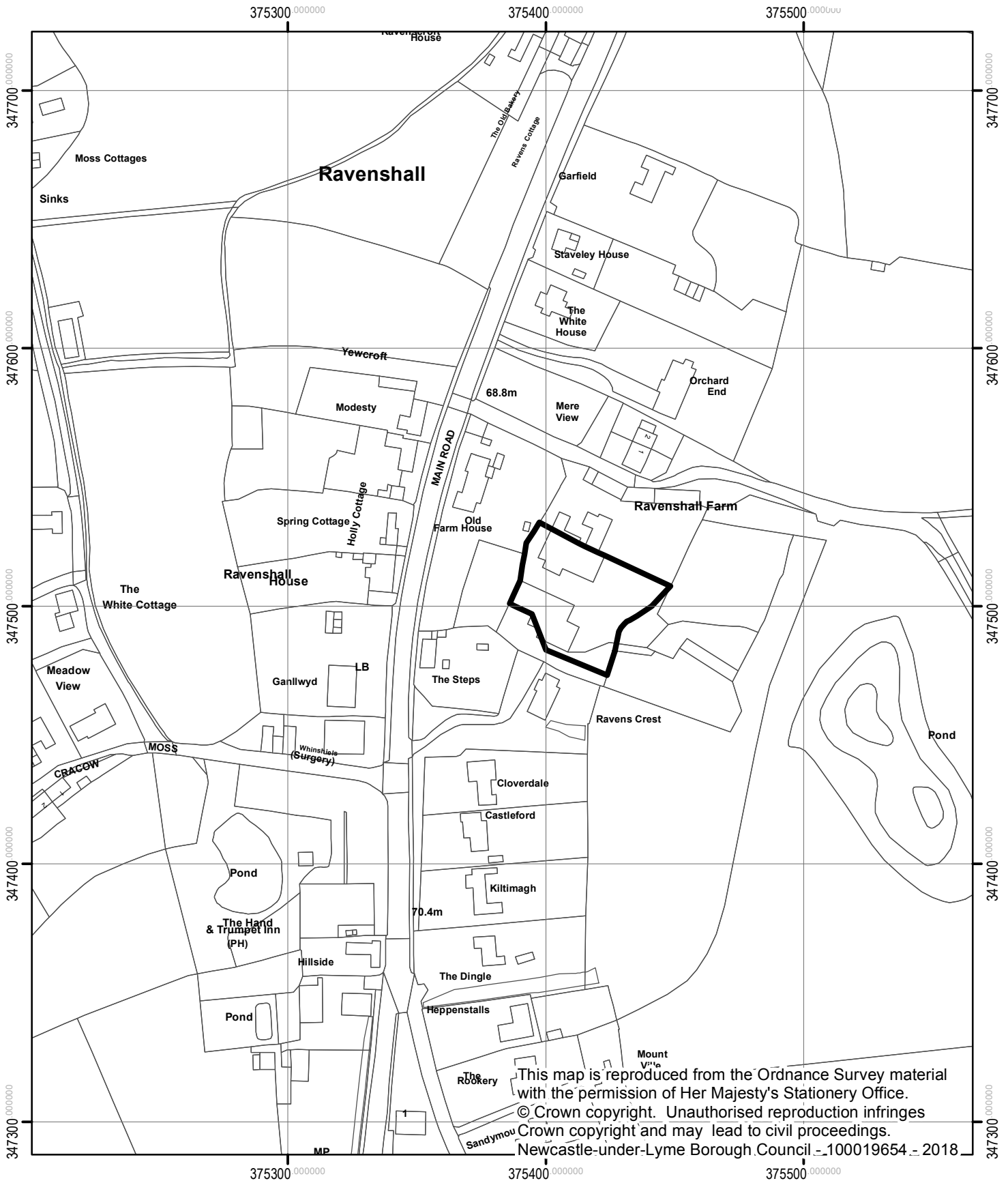
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Old Springs Hall, Old Springs, Market Drayton.



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3 Ravenshall Barns, Main Road, Betley.



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