

Public Document Pack

Date of meeting Tuesday, 27th November, 2018
Time 6.30 pm
Venue Astley Room - Castle House
Contact Geoff Durham



**NEWCASTLE
UNDER LYME**
BOROUGH COUNCIL

Castle House
Barracks Road
Newcastle-under-Lyme
Staffordshire
ST5 1BL

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 - 16)

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 (Vice-Chair), A. Gardner (Chair), T. Johnson, S. Moffat and I. Wilkes

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.

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 THROUGH THE FIRE EXIT DOORS.

ON EXITING THE BUILDING, PLEASE ASSEMBLE AT THE FRONT OF THE BUILDING BY THE STATUE OF QUEEN VICTORIA. DO NOT RE-ENTER THE BUILDING UNTIL ADVISED TO DO SO.

CONSERVATION ADVISORY WORKING PARTY

Monday, 5th November, 2018
Time of Commencement: 6.30 pm

Present:- Councillor Allison Gardner – in the Chair

Councillors Miss J Cooper and T. Johnson

Representing Outside Bodies Dr S Fisher, Victorian Society
Dr Chris Wakeling

Officers Head of Planning and Development - Guy Benson and
Debbie Jones- Planning Officer

Apologies None

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 16 October, 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:-

Former Telephone Exchange Wilbraham's Walk, Audley 18/00560/FUL

The building in its current form is well preserved and of positive aesthetic value. The Working Party would request that the scheme is amended to retain more of the existing buildings character. Suggests a hipped roof should be used to reflect the design of adjacent buildings and that a more sympathetic pallet of materials would allow the building to be more in keeping with the character of the neighbourhood. The Working Party also noted that the front extension and new parking area would result in the urbanisation of the area forward of the principal elevation in an area characterised by generous front garden space. The plaque should also be retained.

Mount Pleasant, The Holborn, Madeley 18/00750/FUL

The Working Party welcomes the amended proposals with regards to the reduced scale of the garage and the use of appropriate materials. Concerns

were expressed on the height of the garage noting that this appeared slightly excessive and may be detrimental to the relationship between the existing garage and the main dwelling. The party requests that the overall height of the garage is reduced. The use of an 'up-and-over' door was also raised as a concern by the party who would request that double doors of wooden construction should be used to appear similar to those on the existing garage. Finally the proposal should utilise materials to match the existing detached garage on the site.

18 Well Street, Newcastle-under-Lyme 18/00767/FUL

The Working Party has no objections to the rear extension and welcomes the use of the recess on the front elevation to retain the appearance of the existing undercroft which they noted makes a positive contribution to the character of this part of the Town Centre Conservation Area. They would like to see the new window centralised to correspond with the first floor window above. The materials on the new recessed front elevation should be of contrast to the main building, preferably a material that would offer a more shaded appearance to reflect the notion that this is a former alleyway. In addition the Working Party considers that the recess should be set back even further in order to allow for increased space for the storage of waste bins as well as bicycles given the multiple occupation of the property.

8-10 High Street, Newcastle 18/00774/FUL

Whilst the Working Party raised no objections to the principle of the proposed application, they questioned the viability of this level of student accommodation in the building, and this part of the Town Centre. The presence of the Juliet balconies on the rear facing onto communal land presents an increased likelihood for antisocial behaviour. Suggestion that the use of lighting on the rear elevation would present a more attractive rear space, enhancing the appearance of this elevation of the building.

Ivy House, Three Mile Lane, Whitmore 18/00785/FUL and 18/00786/LBC

The Working Party objects to the proposed rear orangery extension. The proposal is not in keeping with the character of the listed building. The detailing on the cornices and use of wide opening doors fails to respect the historical character of the building and the resulting large internal space is contradictory to the small living spaces that are integral to the buildings character. Cumulatively this results in a significant change that is harmful to the unique character of Ivy House. It is suggested that a revised scheme should consider the use of angles to reflect the variety of roof slopes on the main building; the current square form proposed is not sympathetic to this. They suggest that a grand lean-to style extension may be more acceptable incorporate details from the existing building.

The Working Party also objects to the proposed internal alterations, with the exception of the removal of the staircase. A great part of the character of the building is made up by the structure of the internal layout and room features and so the Working Party noted that the removal of interior walls would significantly change the character of the building. Appropriate details should be provided or conditions approved to ensure that the finish to the proposed alterations is appropriate for this listed building.

5. **CONSERVATION AND HERITAGE FUND**

Application reference 18/19003/HGB was considered at the previous meeting.

6. **PROPOSED ARTICLE 4 DIRECTION FOR KEELE CONSERVATION AREA**

Resolved: That the Planning Committee be advised that the Working Party supports the Article 4 Direction for Keele Conservation Area as set out in the report.

7. **REPORT TO THE CONSERVATION ADVISORY WORKING PARTY ON MAER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN SUPPLEMENTARY PLANNING DOCUMENT**

Resolved: That the report be noted and commends the document to the Planning Committee. The Working Party also wish to note their thanks to the Conservation Officer and Local Neighbourhood involved in the production of the appraisal, acknowledging the level of work and public involvement required to create the supplementary planning document.

8. **URGENT BUSINESS**

There was no Urgent Business.

COUNCILLOR ALLISON GARDNER
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
18/00652/FUL	1 River Lea Mews, Madeley	Garage conversion	The WP has no objections and recommends that the brickwork is tied in to ensure it blends into the existing.	Approved by delegated powers on 2 November 2018 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00652/FUL
18/00682/FUL	181 Holloway Lane, Aston	Variation of condition 2 of 15/00972/FUL	The WP has no objections to the amendment	Approved by delegated powers on 29 October 2018 http://publicaccess.newcastle-staffs.gov.uk/onlineapplications/PLAN/18/00682/FUL

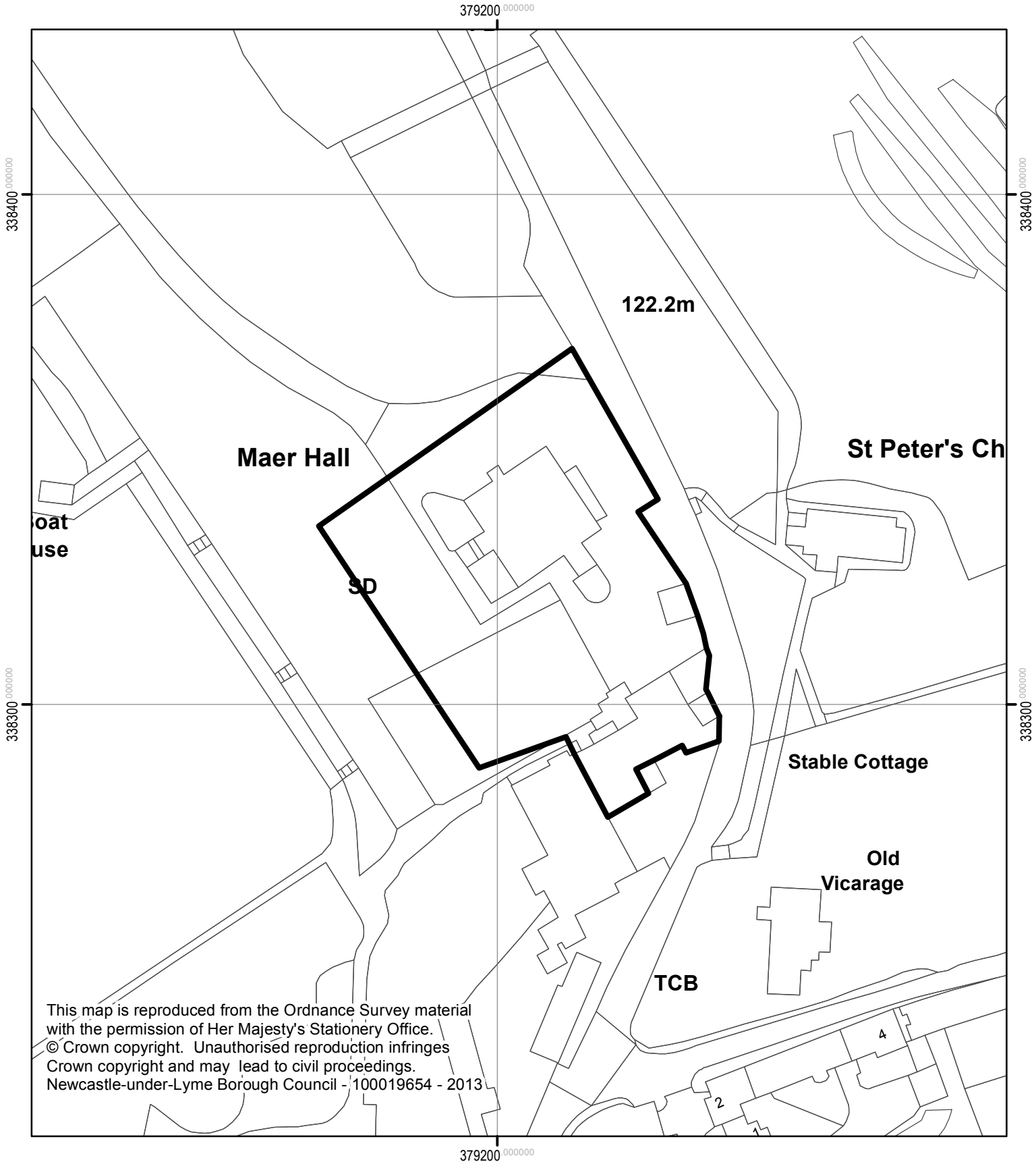
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CONSERVATION ADVISORY WORKING PARTY

Reference	Location	Development	Remarks	Link
18/00821/LBC	Maer Hall, Maer, Newcastle	Retention of canopy with tiled roof over pedestrian gate	Affecting Grade II* Listed gatehouse and walls and within setting and curtilage of Maer Hall (Grade II) and within Maer Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00821/LBC
18/00857/FUL	5 Woodland Avenue, Wolstanton	Ground floor rear extension to form porch	Within Watlands Park Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00857/FUL
18/00024/FUL	Renford House, 24 High Street, Wolstanton	Proposed demolition of Renford House, and construction of 12 no apartment block and two town houses	Within Watlands Park Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00024/FUL

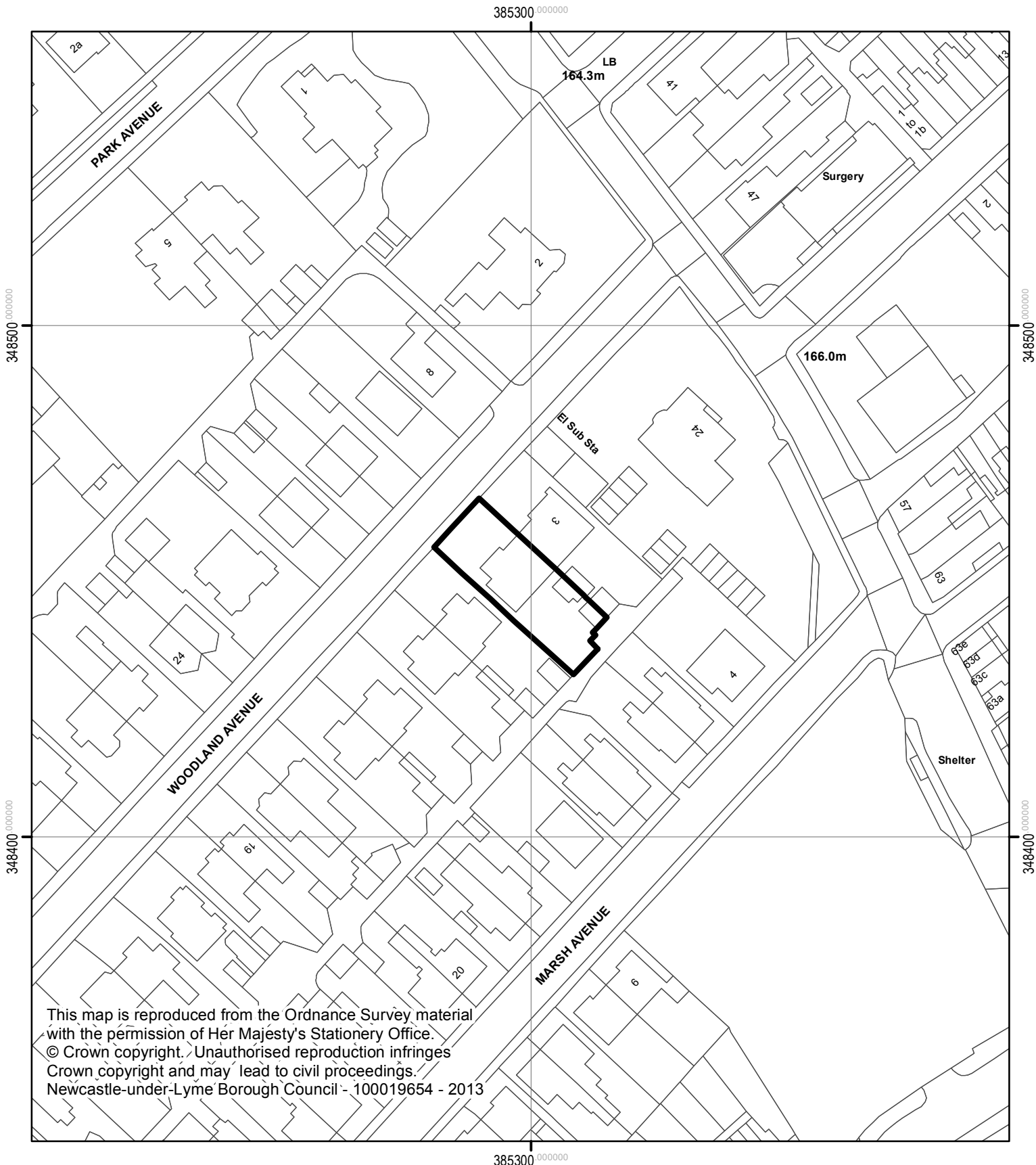
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Maer Hall, Maer, Newcastle



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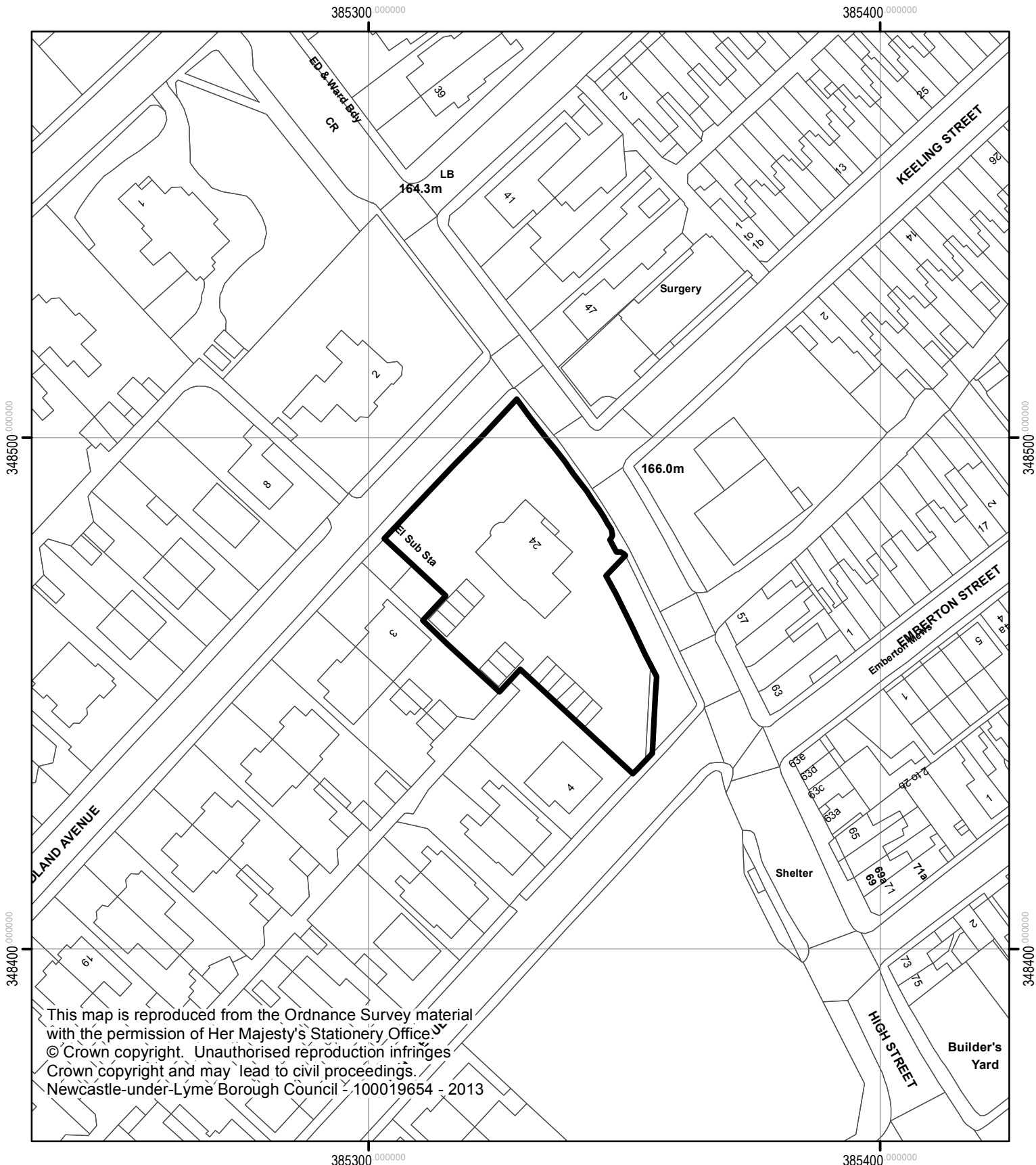
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Renford House, 24 High Street,
Wolstanton



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