

# Public Document Pack

**Date of meeting** Tuesday, 18th December, 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 MEETING**

**(Pages 3 - 4)**

To consider the Minutes of the previous meeting.

**3 PREVIOUSLY CONSIDERED APPLICATIONS**

**(Pages 5 - 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 (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**

Tuesday, 27th November, 2018  
Time of Commencement: 6.30 pm

**Present:-** Councillor Allison Gardner – in the Chair  
Councillors Miss J Cooper and S. Moffat  
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 Councillor(s) T. Johnson and I. Wilkes and Mr Broome

1. **DECLARATIONS OF INTEREST**

Dr Fisher and Councillor Cooper declared an interest as members of the Watlands Park Residents Association.

2. **MINUTES OF PREVIOUS MEETINGS**

**Resolved:** That the minutes of the meeting held on 5 November, 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:-

Maer Hall, Maer 18/00821/LBC

The Working Party feels that the proposed canopy over the pedestrian gate would be harmful to the setting of the Listed Hall and Gatehouse. The brick piers are simple and appropriate and as such, the canopy has a diminutive effect on the character of this simplicity and it interferes and disturbs the relationship between the buildings.

5 Woodland Avenue 18/00857/FUL

Officer informed the group that this proposal was permitted development and did not require the benefit of planning approval. The application was therefore not considered by the group.

Renford House, 24 High Street, Wolstanton 18/00024/FUL

The Working Party objects strongly to the proposal due to the poor quality and inappropriate design which will be substantially harmful to the character and appearance of the Conservation Area. The design is old fashioned and poor quality and ill thought out. The materials are unsympathetic to the Watlands Park Conservation Area which is characterised by high quality architecture with distinctive use of materials. The Working Party comments that apartments can be high quality and lower density. The roof line needs to be cleaner and consideration given to oblique views and the relationship of the site to adjacent buildings and better use of materials. The proposed houses are particularly unsympathetic and poorly designed since it is not clear what they are trying to be. Members also commented that this site is already elevated and so will be even more prominent.

**5. CONSERVATION AND HERITAGE FUND**

There were no applications.

**6. URGENT BUSINESS**

There was no Urgent Business.

**COUNCILLOR ALLISON GARDNER**  
**Chair**

Meeting concluded at 7.25 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
18/00457/FUL	3 Ravenshall Barns, Main Road, Betley	Replacement of rear door and window with bifold doors (amended plans)	The WP felt that proposal was introducing an inappropriate opening which detracted from the mass of brickwork and suggested a more sympathetic approach would be to have patio doors instead of the existing window.	Approved by delegated powers on 13 November 2018  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00457/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00457/FUL</a>
18/00750/FUL	Mount Pleasant, The Holborn, Madeley	Erection of garage and garden store (amended plans)	The WP welcomes amended plans and use of appropriate materials. Concerns were expressed on the height of the garage noting that this appeared slightly excessive and may be detrimental to relationship between existing garage and main dwelling. WP requests height of garage is reduced and wooden side opening doors.	Approved by delegated powers on 28 November 2018  <a href="http://publicaccess.newcastle-staffs.gov.uk/onlineapplications/PLAN/18/00750/FUL">http://publicaccess.newcastle-staffs.gov.uk/onlineapplications/PLAN/18/00750/FUL</a>
18/00857/FUL	5 Woodland Avenue, Wolstanton	Ground floor rear extension to form porch	Officer informed the group that this proposal was permitted development and did not require the benefit of planning approval. The application was therefore not considered by the group.	Approved by delegated powers on 06 December 2018  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00857/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00857/FUL</a>

18/00685/FUL	Former post office automatic exchange, Wilbraham Walk, Audley	Change of use from business to dwelling	The building in its current form is well preserved and of positive aesthetic value. The WP 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 WP 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.	Refused by delegated powers on 07 December 2018  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00685/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00685/FUL</a>
18/00750/FUL	Mount Pleasant, The Holborn, Madeley	Erection of a garage and garden store	The WP 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	Approved by delegated powers on 28 November 2018  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00750/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00750/FUL</a>

			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.	
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**CONSERVATION ADVISORY WORKING PARTY**

Reference	Location	Development	Remarks	Link
18/00929/FUL 18/00927/FUL & 18/00884/FUL	Land adjacent to the Old Hall Farm, Main Road, Betley	Erection of farm managers dwelling, erection of cattle shed and erection of agricultural calf shed	Adjacent to the northern boundary of Betley Conservation Area, may affect setting of Grade II* model farm buildings, Grade II smithy and Dovecote	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00929/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00929/FUL</a>  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00927/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00927/FUL</a>  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00884/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00884/FUL</a>
18/00943/FUL	Betley Court, Main Road, Betley	Proposed opening of gardens as visitor attraction, construction of detached building to form toilets and facilities, demolition of garages and car parking (resub of 18/00268/FUL)	Within Betley Conservation Area and within the grounds of Betley Court, Grade II listed building	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00943/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00943/FUL</a>
18/00916/FUL	Kidsgrove working Mens Club, Hardingswood Road, Kidsgrove	Demolition of existing buildings and construction of retail store and associated means of access parking , landscaping and infrastructure.	Adjacent to the boundary of Trent and Mersey Canal Conservation Area including Macclesfield Branch and may affect setting of Listed Bridge over the Macc Canal	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00916/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00916/FUL</a>
18/00904/FUL	The Old School, Eccleshall Road, Mucklestone	Alterations to existing garage including external staircase	Within Mucklestone Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00904/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00904/FUL</a>
18/00948/FUL	Chapel Barn, Shraleay Brook Road, Halmerend	Conversion of existing house to two dwellings including closure of existing access and creation of new access with parking .	Affecting a building of Register of Locally Important Buildings	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00948/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00948/FUL</a>

18/00952/FUL

Maer Hall, Maer, ST5 5EF

Retention of canopy with tiled roof over pedestrian gate

Grade II\* listed building within Maer Conservation Area

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00952/FUL>

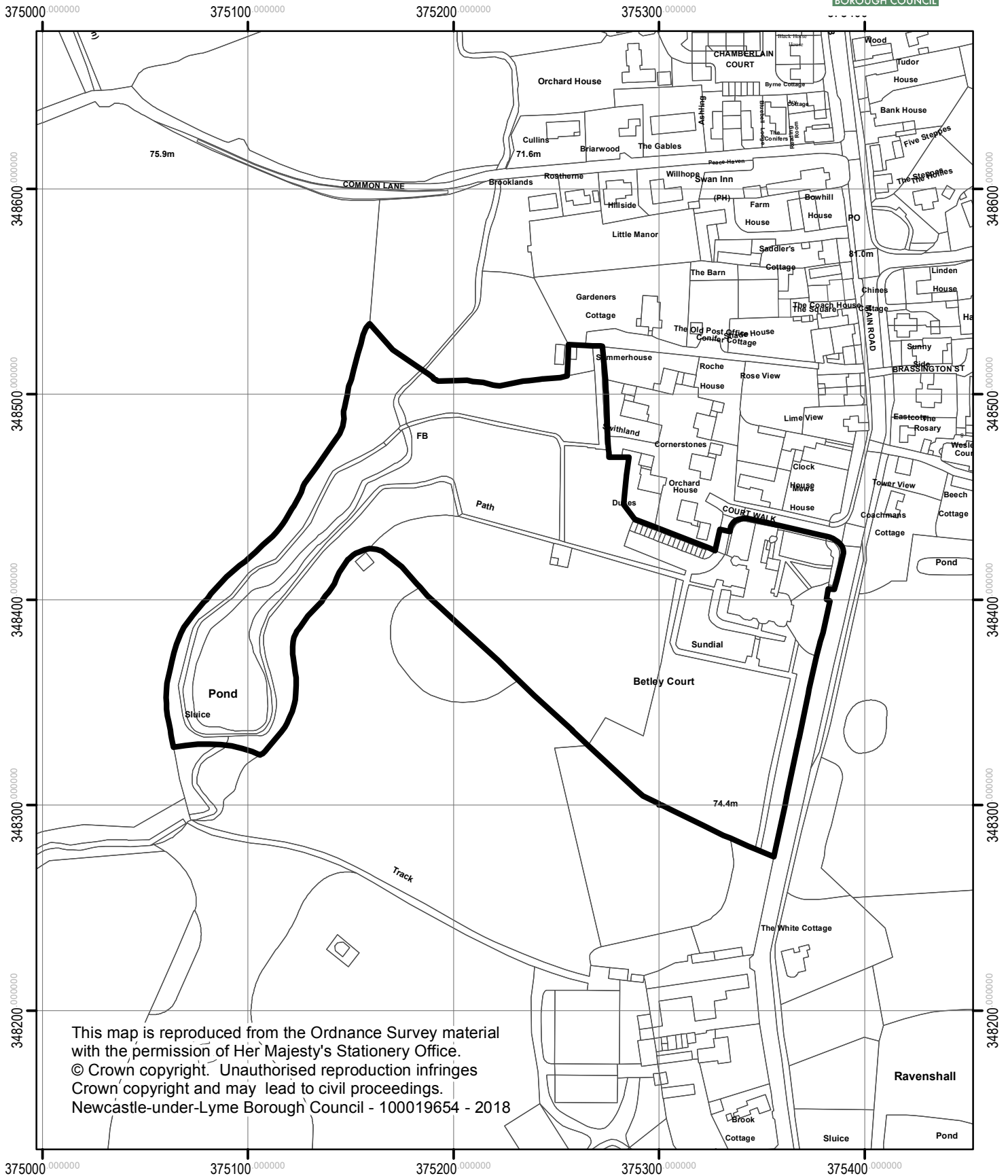
The Old Hall Farm  
Main Road, Betley



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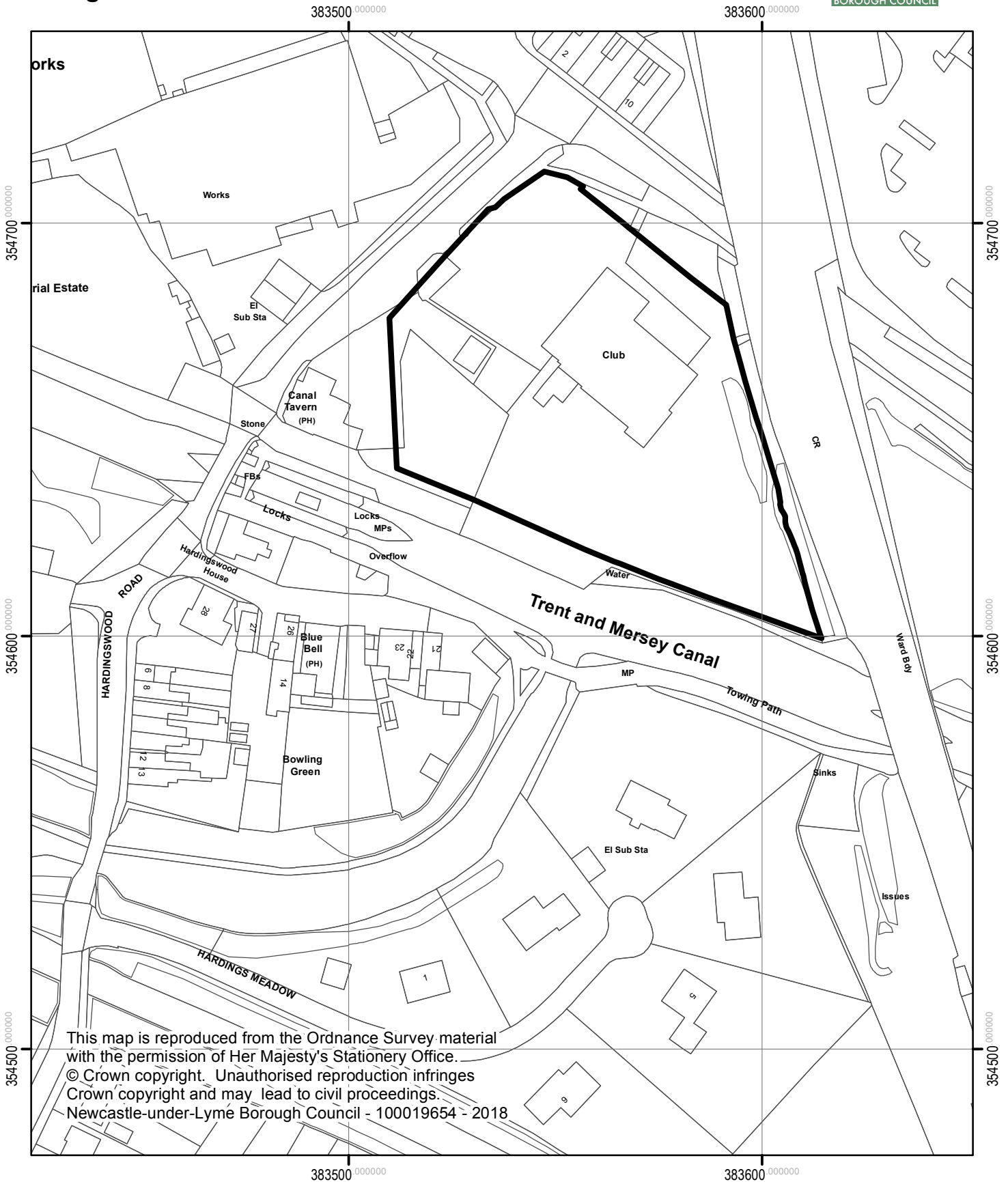
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# Betley Court Main Road, Betley



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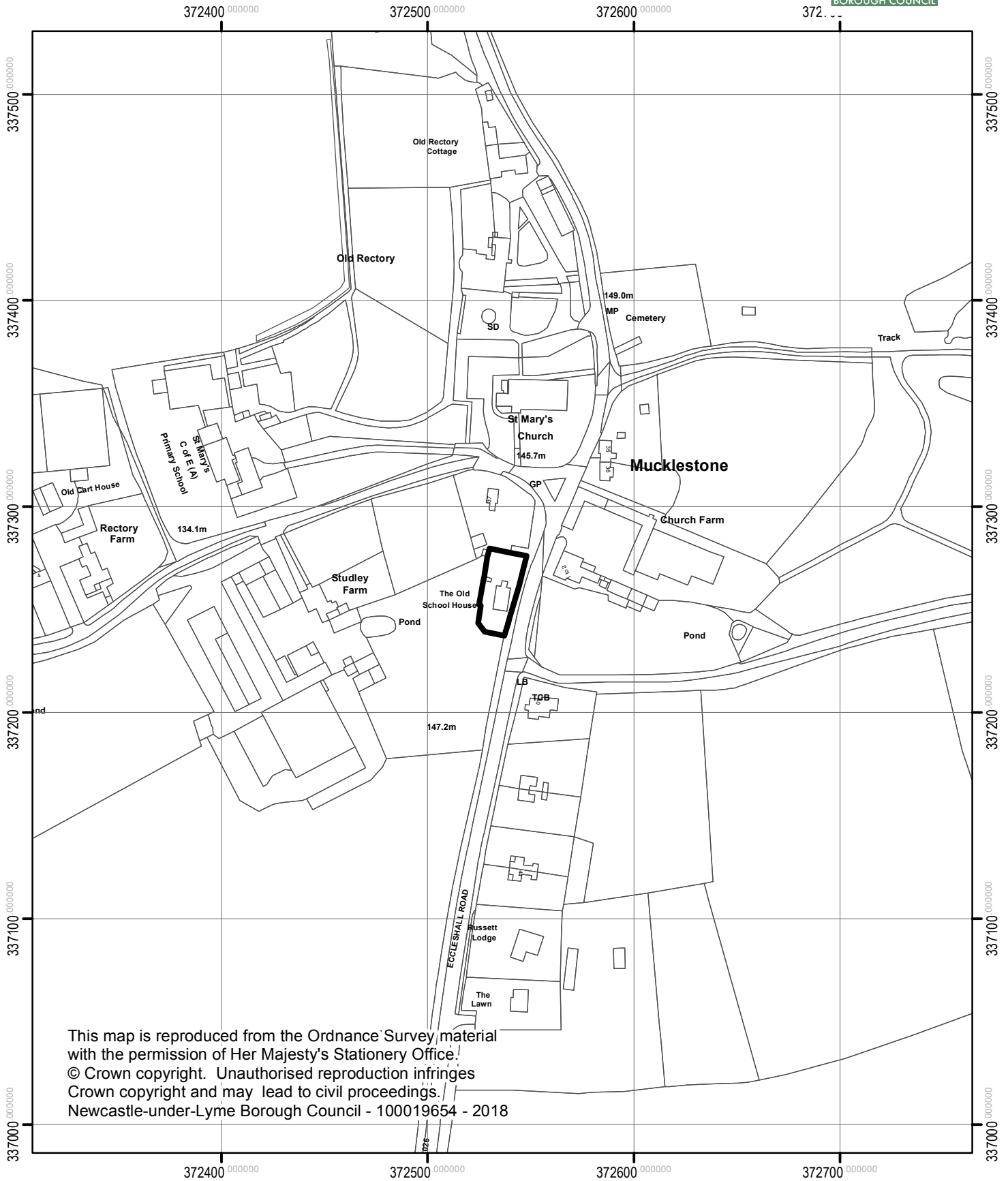
**Kidsgrove Working Mens Club & Institute**  
**Hardingswood Road**  
**Kidsgrove**



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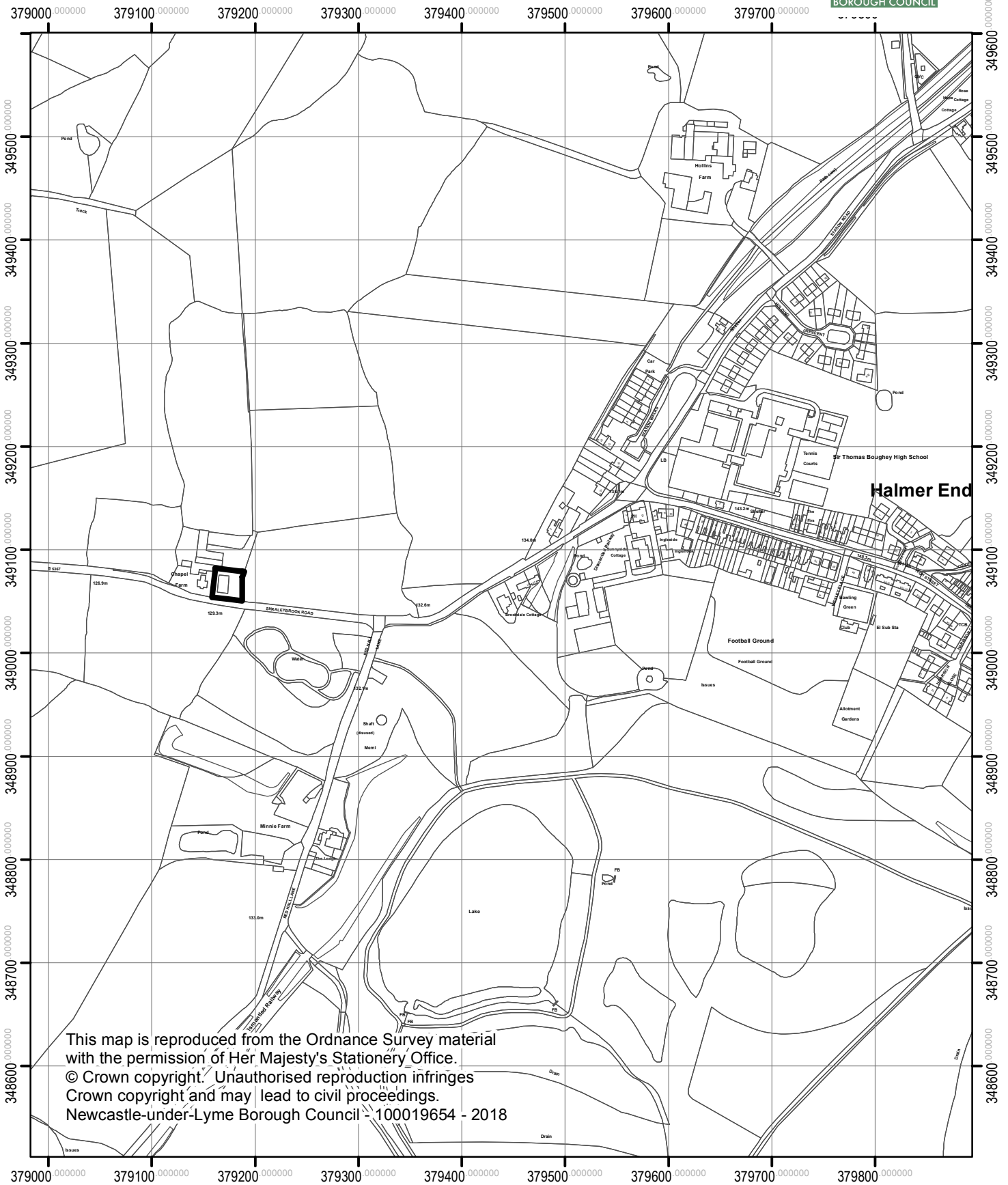
# The Old School House Eccleshall Road, Mucklestone



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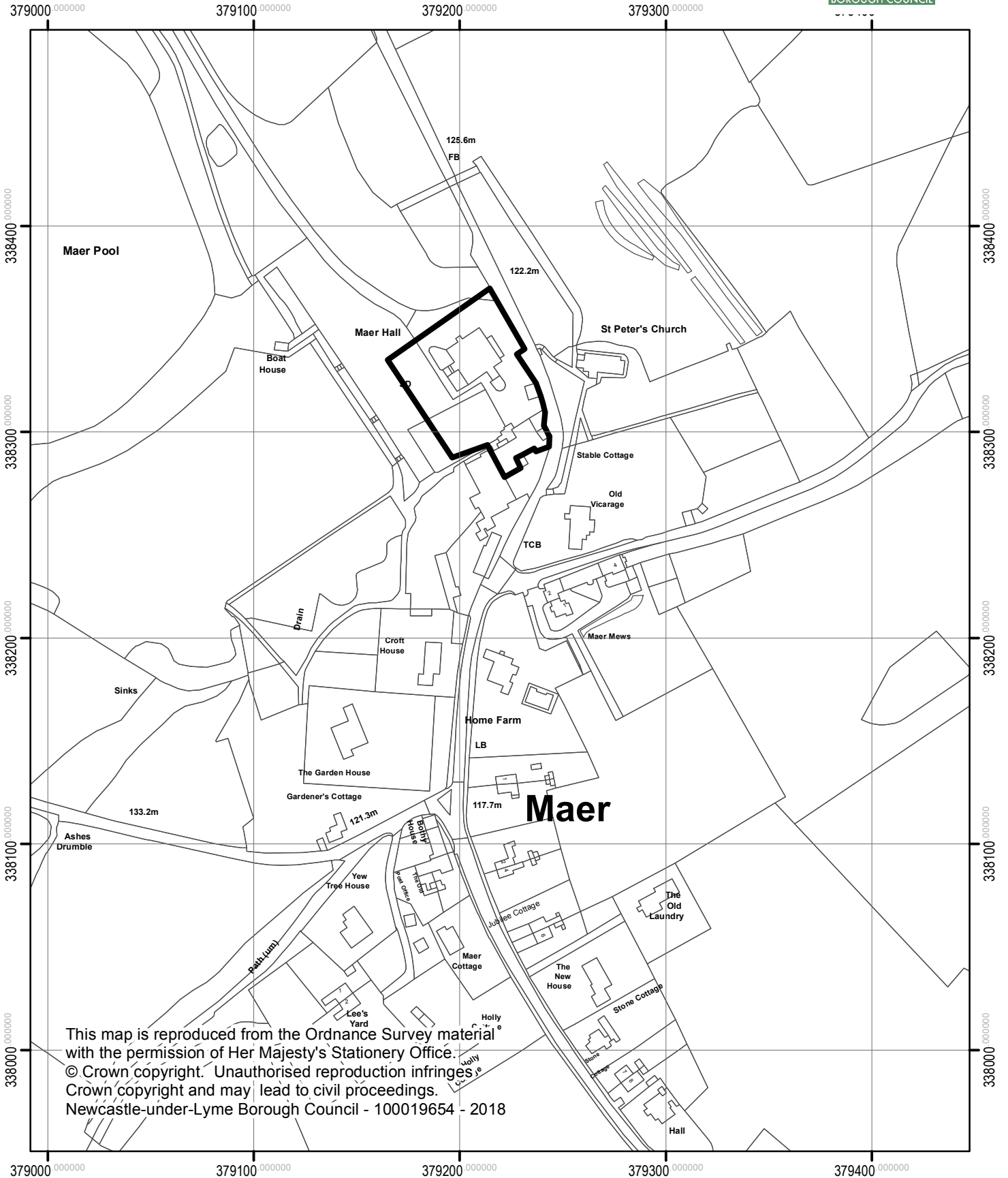
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Chapel Barn, Shralely Brook Road, Halmerend.



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Maer Hall  
Maer



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