

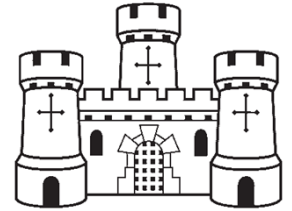
# Public Document Pack

**Date of meeting** Tuesday, 8th January, 2019

**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 - 14)**

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, 18th December, 2018  
Time of Commencement: 6.30 pm

**Present:-** Councillor Allison Gardner – in the Chair

Councillors Miss J Cooper, T. Johnson,  
S. Moffat, and I. Wilkes

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

Officers Louise Wallace

### 1. DECLARATIONS OF INTEREST

There were no declarations of interest stated.

### 2. MINUTES OF PREVIOUS MEETING

**Resolved:** That the minutes of the meeting held on 27 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:-

Land adjacent to Old Hall Farm, Main Road, Betley 18/00929/FUL, 18/00927/FUL & 18/00884/FUL

The Working Party does not object to the principle of the agricultural workers dwelling in this location but would want to ensure that the windows were timber not upvc and the glazed extension was also in an appropriate material. The group wanted consideration to be given to the removal of permitted development rights especially in relation to roof works and boundary features. Some concern was raised over the slightly elevated ground on the site proposed for the dwelling which would make the dwelling more visible from the setting of the farmstead and the model farm. There were no objections to the proposed agricultural buildings. The Working Party wants to ensure that the increase in development and intensification in this location does not harm the rural setting, in relation to landscaping, maintaining the rustic and simple setting and hedgerows etc. This may be compromised by highway works particularly and not enough detail is

provided in this regard. More detail on the landscaping around the house is required.

Betley Court, Main Road, Betley 18/00943/FUL

The Working Party welcomes the revisions to this scheme particularly the relocation and scale of the visitor facility closer to the parking area. It recommends that a wood shingle roof would be better than slate in this location. The Party welcomes the additional parking area by removal of the laurel hedge but this feature is tall and dense and provides a valuable screening of the cars and garages from the more formal setting around the house and lawns. This element of intimacy and surprise provided by the hedge is important and another hedge might be appropriate to provide some boundary screening to the car park.

Kidsgrove Working Mans club, Hardingswood Road 18/00916/FUL

The Working Party is happy with the principle of a supermarket in this location although would prefer if it were slightly smaller and positioned further from the canal boundary. A more robust and characterful design and use of materials is preferable in this location rather than a standard fits all design and there are examples of this in other towns and locations. The landscaping needs improving and should be taller along the canalside edge to screen the car park and concern was raised in relation to the prominence of the car parking at what is a higher level on the canalside. The large sign on the top of the SW elevations and the adverts on the side of the building are not appropriate and should be removed from the proposal as they are harmful in this location to the amenity of the character of the Conservation Area. There could be a sign near the canal (and of a more appropriate size) to advertise the store to canal users.

The Old School, Eccleshall Road, Mucklestone 18/00904/FUL

No objection in principle to the addition of an external staircase, but the plans are sketchy and appear inaccurate given the position of the external wall, window and staircase. The Working Party suggests that the position of the staircase is reconsidered along the side of the building. No details for the balustrade have been provided.

Chapel Barn, Shraleay Brook Road, Halmerend 18/00948/FUL

No objections to the removal of the front boundary wall.

Maer Hall, Maer 18/00952/FUL

This was discussed at the last meeting under the LBC application.

**5. CONSERVATION AND HERITAGE FUND**

There were none.

**6. URGENT BUSINESS**

There was no Urgent Business.

**COUNCILLOR ALLISON GARDNER**  
Chair

Meeting concluded at 8.15 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
18/00821/LBC	Maer Hall, Maer	Retention of canopy with tiled roof over gate	The WP feels that the proposed canopy over the gate would be harmful to the setting of the Hall and Gatehouse. The brick piers are simple and appropriate and the canopy has a diminutive effect on the character of this simplicity and it interferes and disturbs the relationship between the buildings.	Approved by Planning Committee on 7 December 2018  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00821/LBC">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00821/LBC</a>

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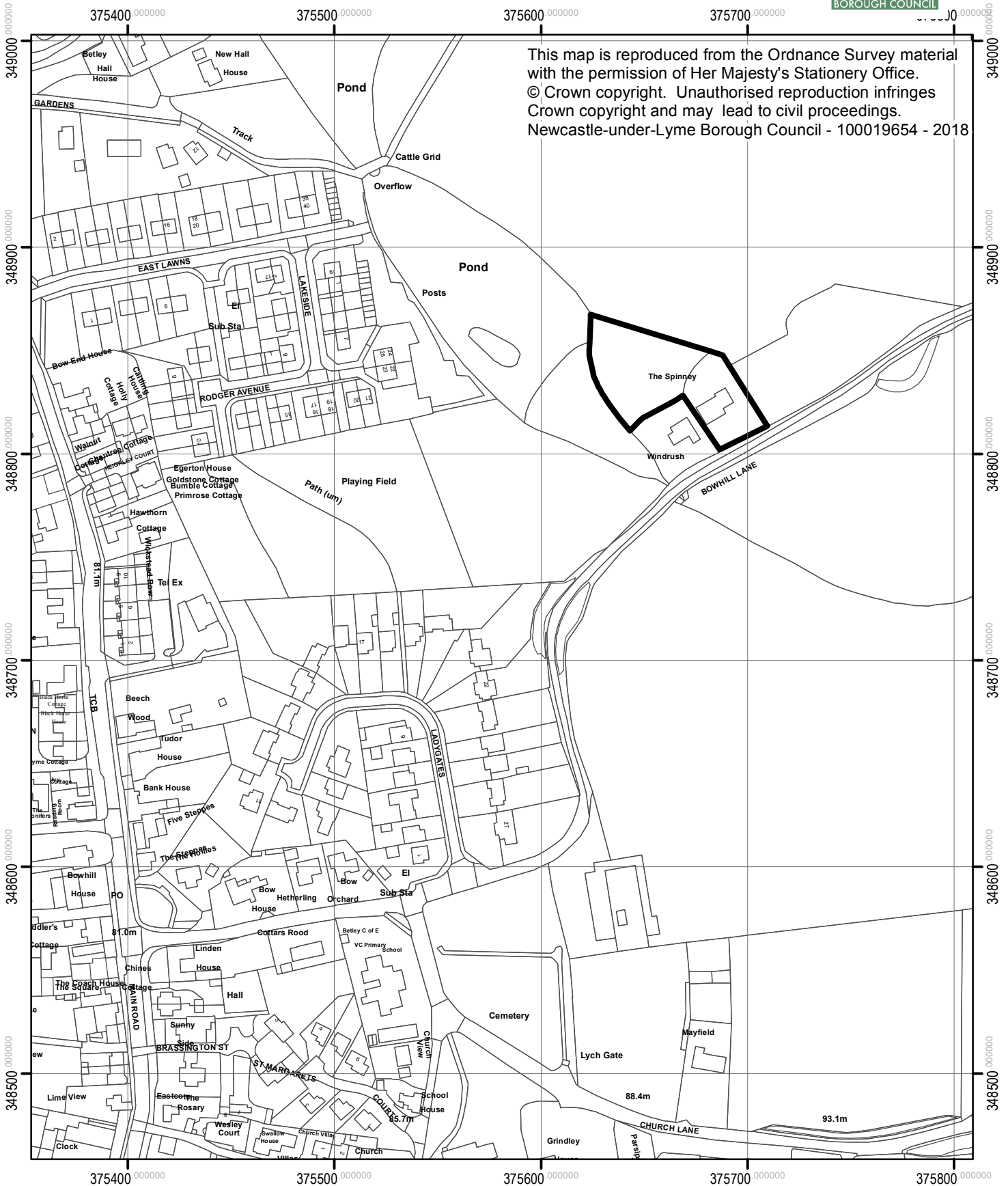


**CONSERVATION ADVISORY WORKING PARTY**

<b>Reference</b>	<b>Location</b>	<b>Development</b>	<b>Remarks</b>	<b>Link</b>
18/00968/FUL	The Spinney, Bowhill Lane, Betley	Demolition of existing garage, extension and remodel of existing dwelling	Within Betley Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00968/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00968/FUL</a>
18/00714/FUL	The Brighton, Sneyd Terrace, Silverdale	Change of use and refurbishment of former care home into apartments for over 55s independent living including 16 one bed and 3 two bed apartments.	Within Silverdale Conservation Area and adjacent to Grade II Listed Church	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00714/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00714/FUL</a>

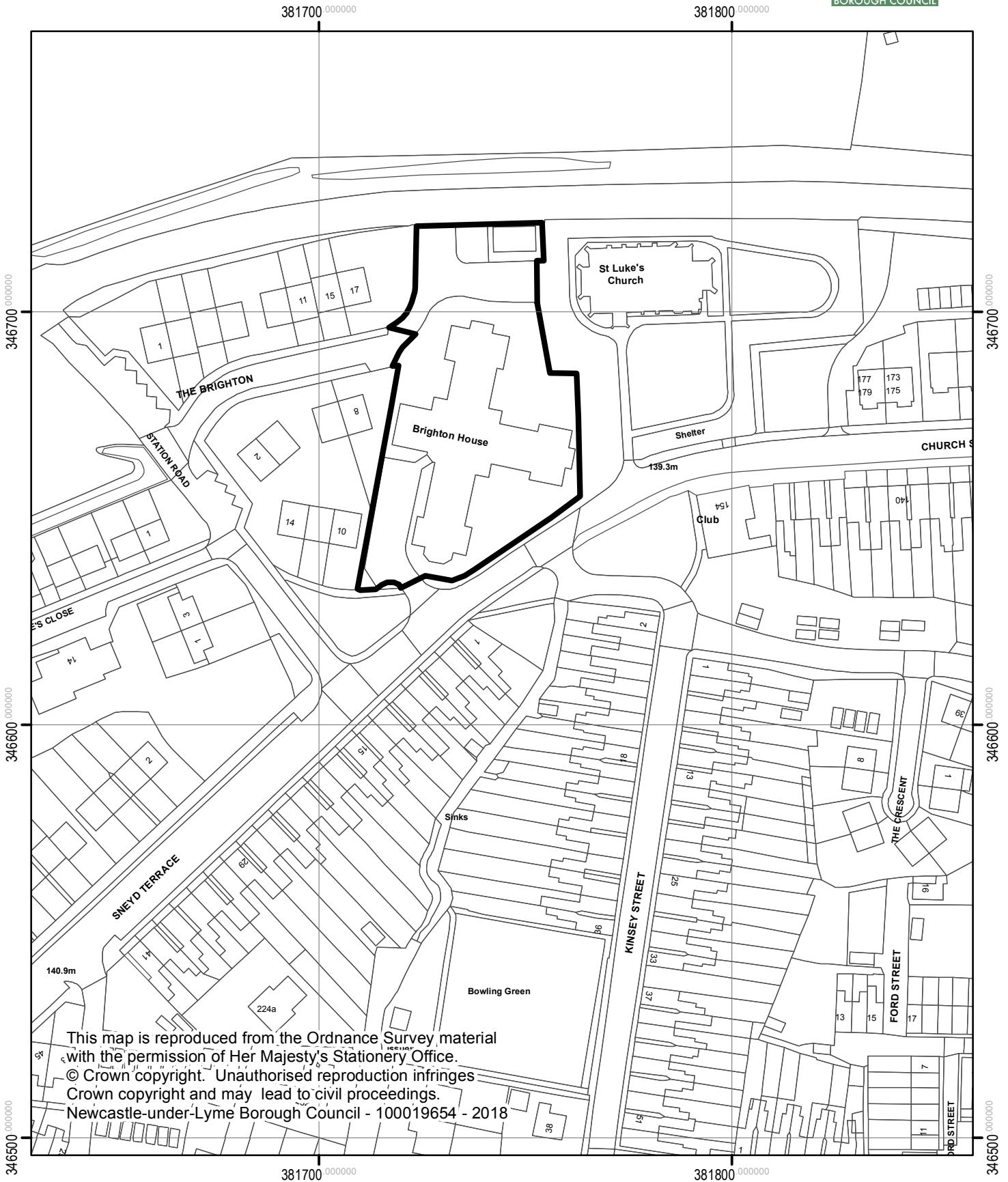
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The Spinney, Bowhill Lane, Betley.



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The Brighton, Sneyd Terrace, Silverdale.



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