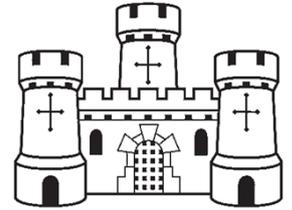


# Public Document Pack

**Date of meeting** Tuesday, 5th February, 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 - 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 - 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

Tuesday, 8th January, 2019  
Time of Commencement: 6.30 pm

<b>Present:-</b>	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, Staffs Historic Building Trust Mr David Broome, Newcastle under Lyme Civic Society
Officers	Louise Wallace –Conservation Officer
Apologies	Councillor(s)

### 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 18 December, 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 Spinney, Bowhill Lane, Betley, 18/00968/FUL

The Working Party does not object to the principle of the extension but feels that the use of render is regrettable and strongly recommends use of brick for the garage rather than render leaving the main house in brick, certainly on the frontage. The Working Party would prefer a timber or a discreetly painted metal garage door. Concerns were raised by some members over the incongruous detailing and design of the upper terrace on the rear of the house.

The Brighton, Sneyd Terrace, Silverdale 18/00714/FUL

The Working Party has no objections to the overall proposal which is a respectful scheme within the Conservation Area and supports the communal use of the hall. The Working Party raised questions over a landscaping scheme and bin storage as it seems inadequate for the number of units and

is also some distance away from many of them. The Working Party would like to ensure that more information is provided for the detailing of the door surrounds and dormers to ensure a high quality and sympathetic design.

**5. CONSERVATION AND HERITAGE FUND**

There were no applications.

**6. URGENT BUSINESS**

There was no Urgent Business.

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

Meeting concluded at 7.10 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
18/00785/FUL & 18/00786/LBC	Ivy House, Three Mile Lane, Whitmore	Internal alterations and timber framed garden room to rear	See minutes for full comments. The WP objects to rear extension as harmful character of house and suggests a lean to more appropriate. Also objects to internal alterations with exception of removal of staircase.	Approved (amended plans) by delegated powers on 24 <sup>th</sup> December 2018  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00785/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00785/FUL</a>
18/00698/FUL	Sites of Horwood Lindsay and Barnes Halls, Keele University	Demolition of existing and development of new student accommodation and associated works on sites of existing Halls.	See minutes for full comments. The WP concluded the scheme was more sympathetic than previous scheme. Concerns over brick at Horwood A and B and over lack of uniformity and steep roof pitches on townhouses. Wanted clarification on cladding on townhouses at Lindsay and more earthy colours were used rather than buff brick.	Approved by Planning Committee on 3 <sup>rd</sup> January 2019 subject to Section 106 agreement.  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00698/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00698/FUL</a>
18/00483/FUL	Former Savoy, Newcastle	Demolition of former cinema and erection of part 9 part 12 storey building to provide 211 student accommodation	The WP considers revised scheme to be an improvement. Concerns over the cladding on upper floors and potential staining. Projecting bricks may be H & S issue.	Approved by Planning Committee on 3 <sup>rd</sup> January 2019 subject to Section 106 agreement and other conditions.  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00483/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00483/FUL</a>

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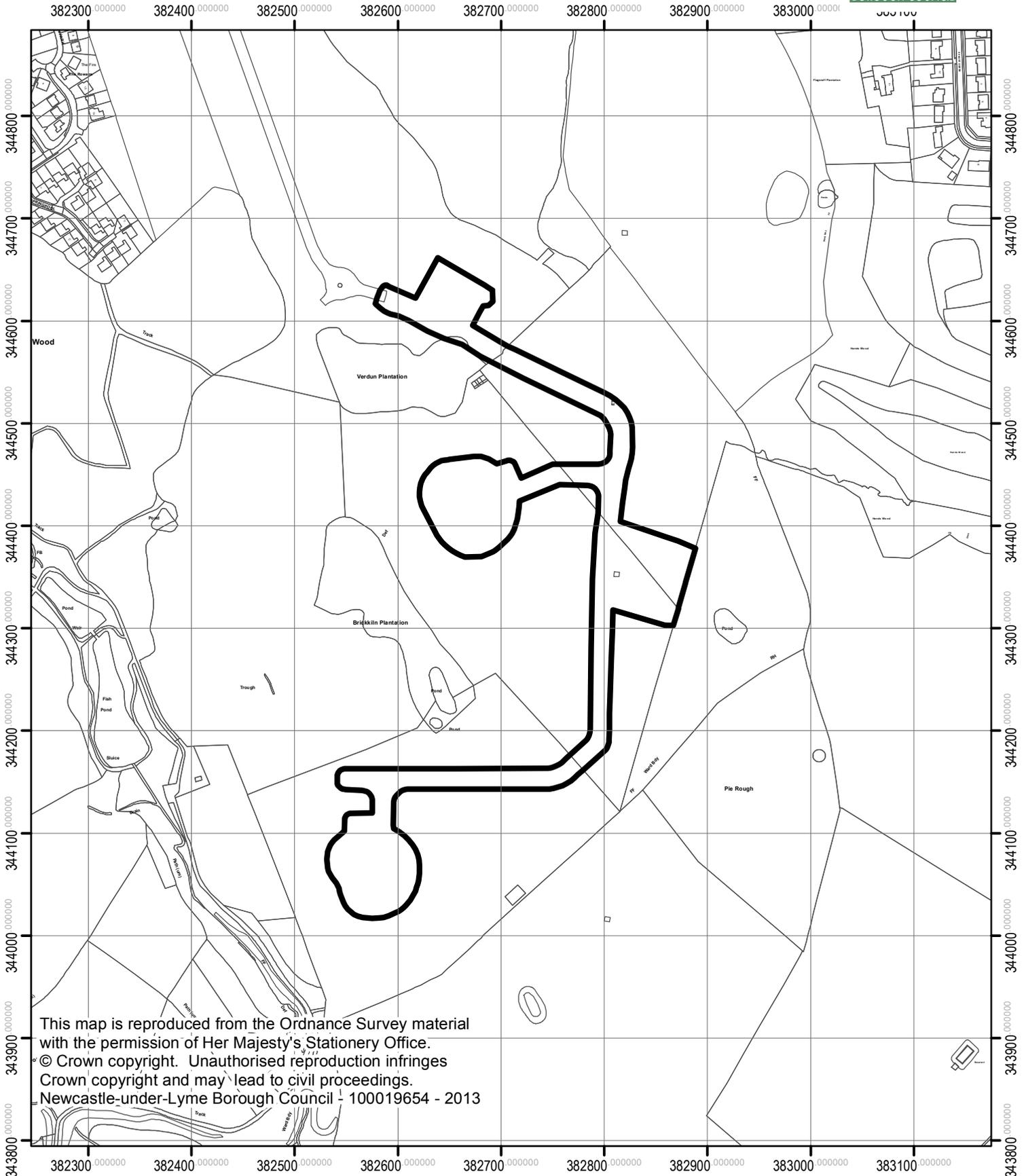
**CONSERVATION ADVISORY WORKING PARTY**

Reference	Location	Development	Remarks	Link
18/00933/FUL	Land adjacent to Springpool Wood, S of Phase 3 and West of Newcastle Golf Course, Keele University	Two wind turbines one 77m to tip, one 67m to tip and associated infrastructure as part of Low Carbon Energy Generation Project.	Within registered Historic Park and Garden, adjacent to Keele Conservation Area and may affect the setting of Keele Hall a Grade II Listed Building	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00933/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00933/FUL</a>
18/00934/FUL	Land adjacent to Springpool Wood, S of Phase 3 and West of Newcastle Golf Course, Keele University	Solar photovoltaic farm and energy storage facility as part of the Low Carbon Energy Generation Project and associated infrastructure.	Within registered Historic Park and Garden and adjacent to Keele Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00934/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00934/FUL</a>
18/01014/FUL & 18/01015/LBC	1 King Street, Newcastle	Conversion of former restaurant to 12 student studio apartments.	Development affecting a Grade II Listed Building and within Newcastle Town Centre Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/01015/LBC">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/01015/LBC</a>
18/01013/FUL	Cobra Biologics, Keele University	Ground floor extension to east flank of Stephenson Building for revised staff and visitor entrance with an adjacent storage facility and Nitrogen storage vessel	Within Keele Registered Historic Park and Garden	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/01013/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/01013/FUL</a>

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18/00933/FUL

Land adjacent to Springpool Wood,  
S of Phase 3 and West of Newcastle Golf Course,  
Keele University

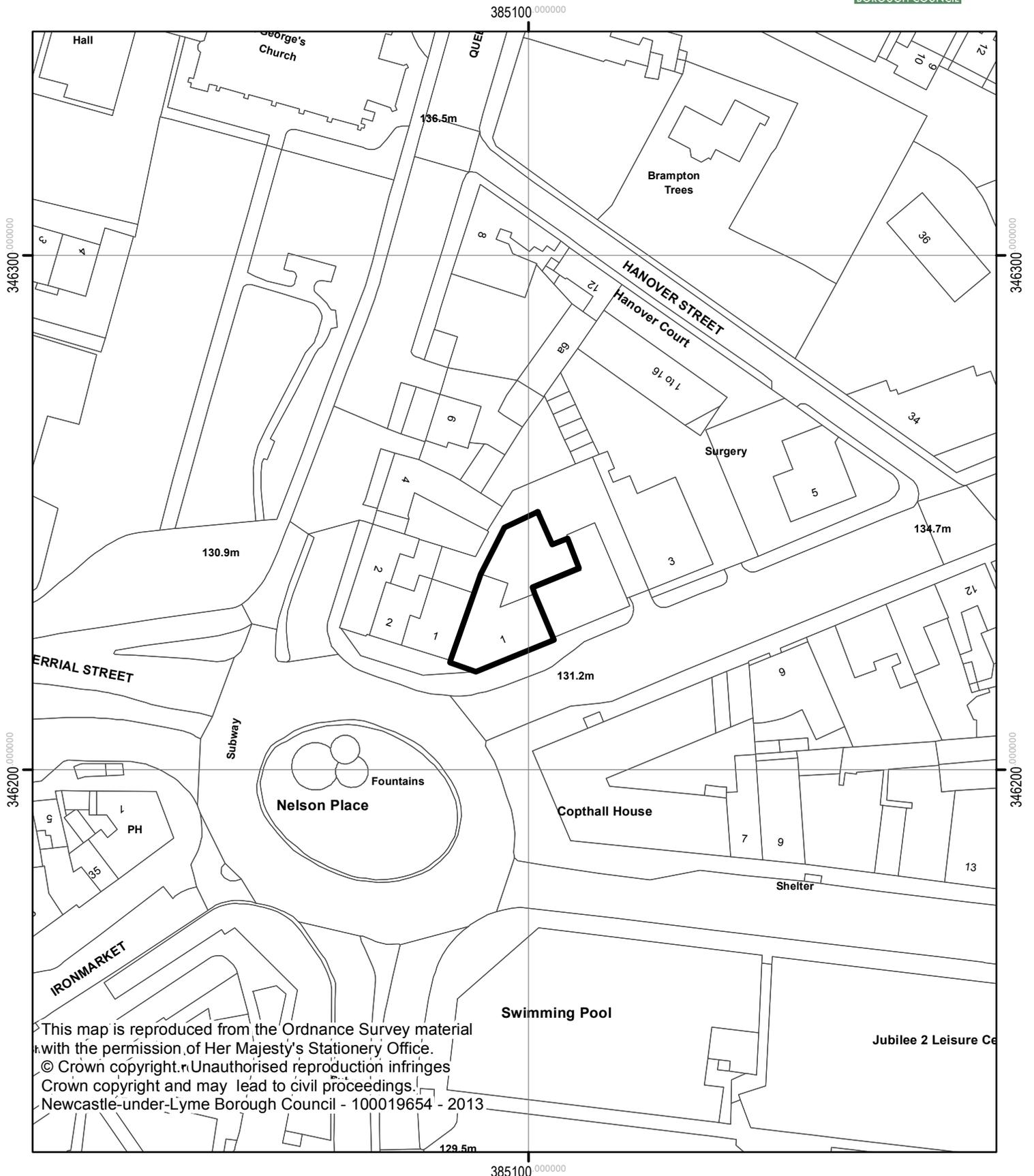


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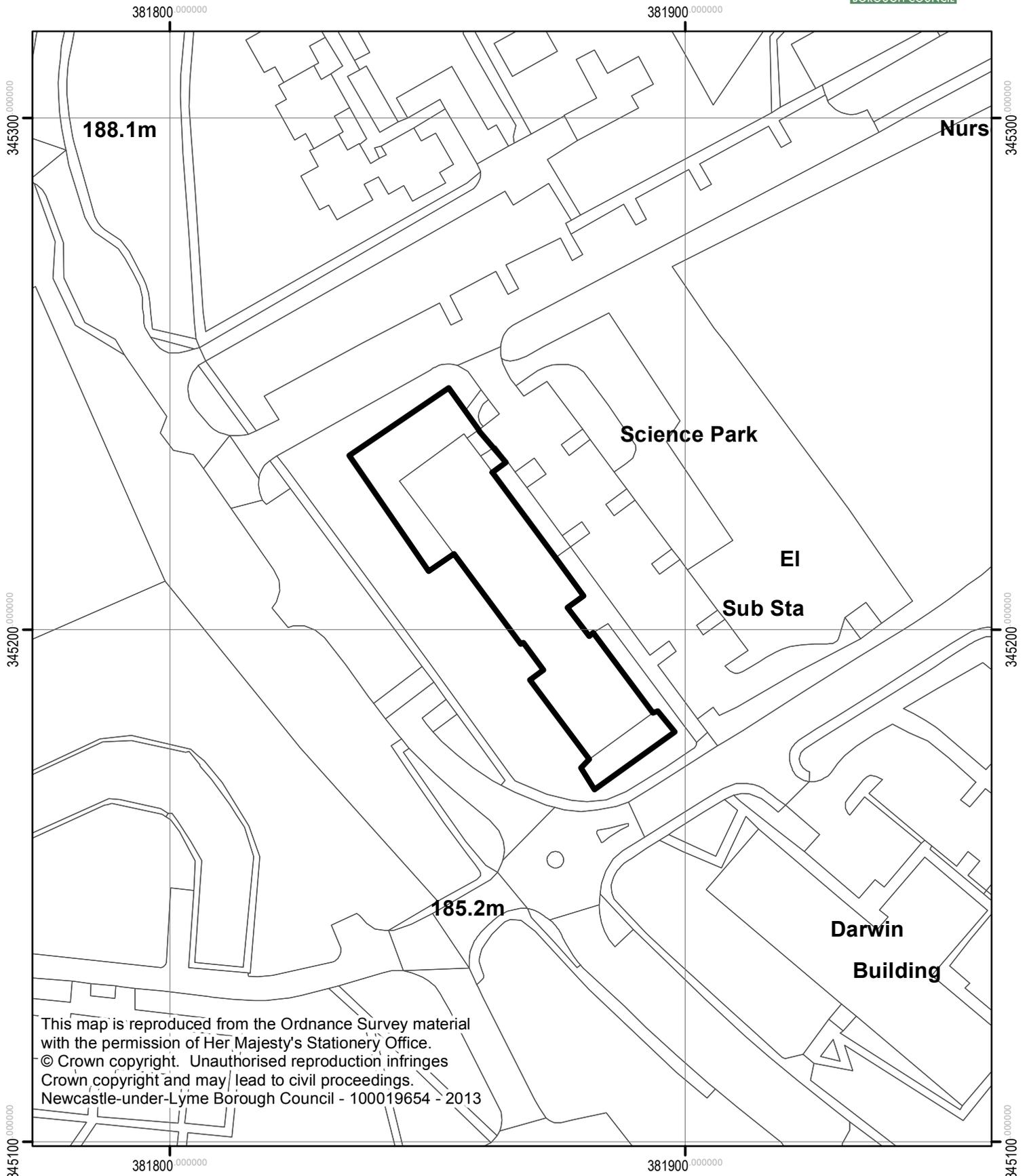


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