

# Public Document Pack

**Date of meeting** Wednesday, 24th April, 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, 2nd April, 2019  
Time of Commencement: 6.30 pm

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

Councillors Miss J Cooper, T. Johnson 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

Apologies Councillor(s) S. Moffat

### 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 12 March, 2019 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:-

#### St Andrews Church, Watlands View, Porthill 19/00093/FUL

The Working Party recognises the importance of this building as one included on the Council's Register of Locally Important Buildings. The question over the necessity of the ramp was raised, given the steps at the bottom of the pathway onto the pavement and the very steep existing pathway meaning that only accompanied disabled visitors would likely be able to utilise it.

The alterations to the porch are considered generally acceptable but questions were raised over the treatment of the rainwater goods and how water would be dealt with from the various valleys given it is not dealt with particularly well currently from the main roof. The existing tiles are not original and the Working Party suggested that terne coated stainless steel might be a better approach on the extension roof rather than matching the existing. A comment was made over the ventilation of the new toilets.

Betley Court Farm, Main Road, Newcastle 19/00183/FUL

The Working Party has no objections to the principle of the scheme if the details can be kept simple because simplicity is essential to retain the character of the existing building. The Working also supports the retention of the feeding troughs but would like the building to be properly recorded prior to any development taking place.

Horwood Energy Centre, Keele University 18/00134/ADV

The Working Party has no objections to the size and material of the signs but thinks that the lettering should be changed to a capital first letter and lower case letters to reflect the style and signage on the other buildings on campus. This uniformity is important within the University given its status as a Registered Historic Park and Garden.

**5. CONSERVATION AND HERITAGE FUND**

**18/19005/HBG – Betley Court, Main Road, Betley**

The Working Party supports the giving of this grant providing the material used on the bow window roof repairs are appropriate.

**6. URGENT BUSINESS**

There was no Urgent Business.

**COUNCILLOR ALLISON GARDNER  
Chair**

Meeting concluded at 7.45 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
18/01014/FUL & 18/01015/LBC	1 King Street, Newcastle	Conversion of former restaurant to 12 studio apartments	The WP welcomes the principle of the proposal, of larger studio apartments providing the open staircase is protected and all historic timber is retained. Noise issues were raised given the location and members suggested that disabled access could be provided to at least one of the units on the ground floor. It was suggested that opaque glass might be inserted into the ground floor shop widow to provide privacy.	Approved by delegated powers on 3 April 2019  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/01014/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/01014/FUL</a>
19/00101/FUL	Weaverlea House, Izaak Walton Way, Madeley	Alterations to roof and increase height of rear walls to first floor to create larger first floor.	No objections	Approved by delegated powers on 5 <sup>th</sup> April 2019  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00101/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00101/FUL</a>
19/00080/FUL	Land adjacent to Mayfield, Church Lane, Betley	Erection of detached property and triple garage	The WP strongly objects to the design, layout and scale of the proposal which is directly adjacent to Betley CA, as harmful to the historic village setting. The plot is set at a high level and any development should be more recessive and honest. The design is inappropriately ostentatious and unlike	Refused by delegated powers on 1 <sup>st</sup> April 2019  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00080/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00080/FUL</a>

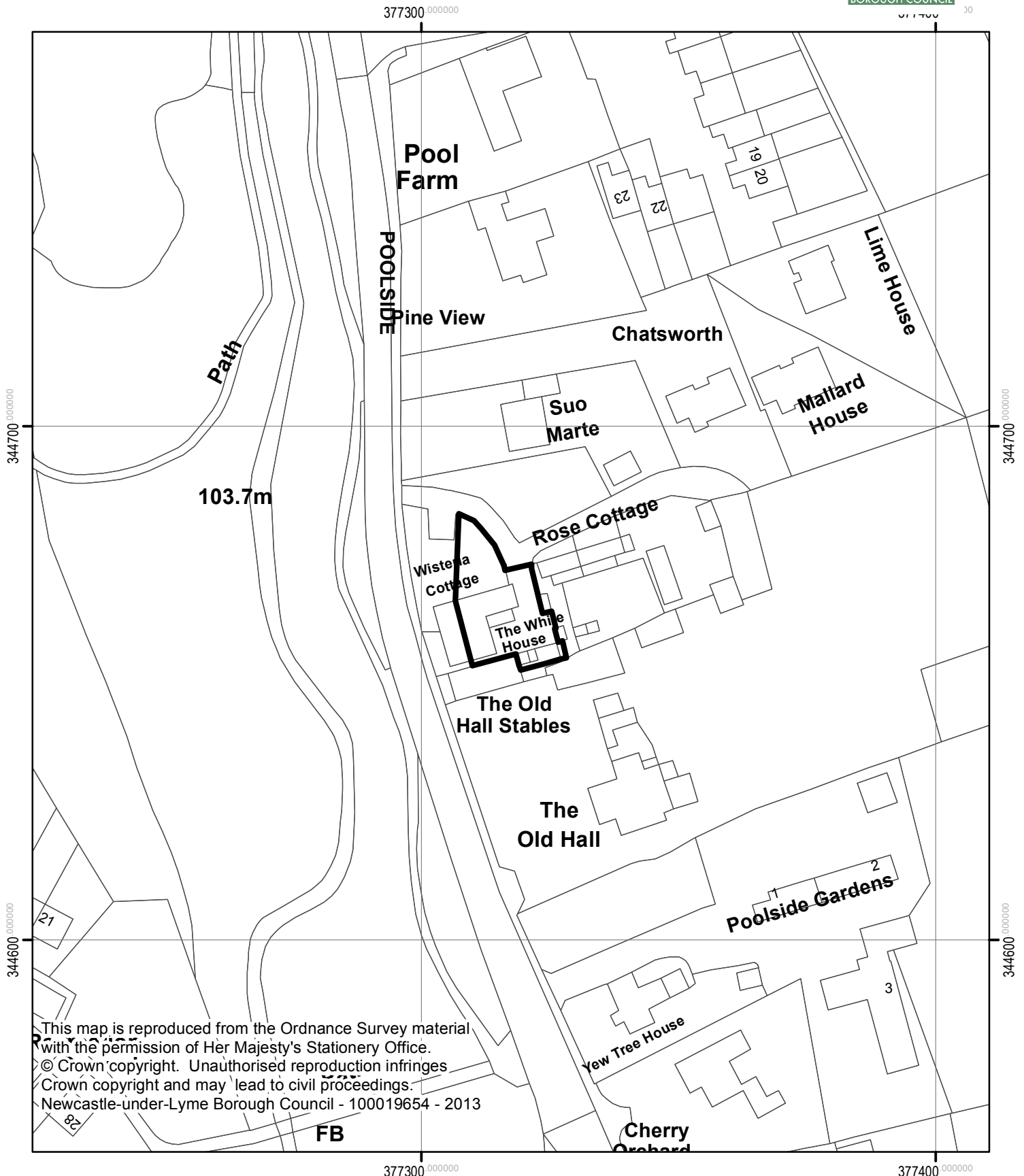
			<p>a late 18<sup>th</sup> C house which it purports to mimic. The other adjacent buildings within the CA are more recessive and it represents a poor contextual approach and will have an oppressive presence in the village. Pastiche on this grandiose scale is an inappropriate imposition on the CA.</p>	
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**CONSERVATION ADVISORY WORKING PARTY**

Reference	Location	Development	Remarks	Link
19/00155/LBC	The White House, Poolside, Madeley	Replacement conservatory	Affecting a Grade II Listed Building within Madeley Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00155/LBC">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00155/LBC</a>
19/00218/ADV	Former Toni and Guy, Castle Walk, Newcastle	Fascia sign, projection sign and window vinyl signage	Within Newcastle Town Centre Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00218/ADV">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00218/ADV</a>
19/00231/DEEM3	St James Church, Church Street, Audley	Rebuilding and repairing existing graveyard wall	Affecting a curtilage listed wall and within Audley Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00231/DEEM3">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00231/DEEM3</a>
19/00042/FUL	Newcastle under Lyme School, adjacent to Victoria Road	*Amended Plans* Proposed extension to sports centre to form new Sports Hall and new car park with access from Lancaster Road	Within Stubbs Walk Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00042/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00042/FUL</a>

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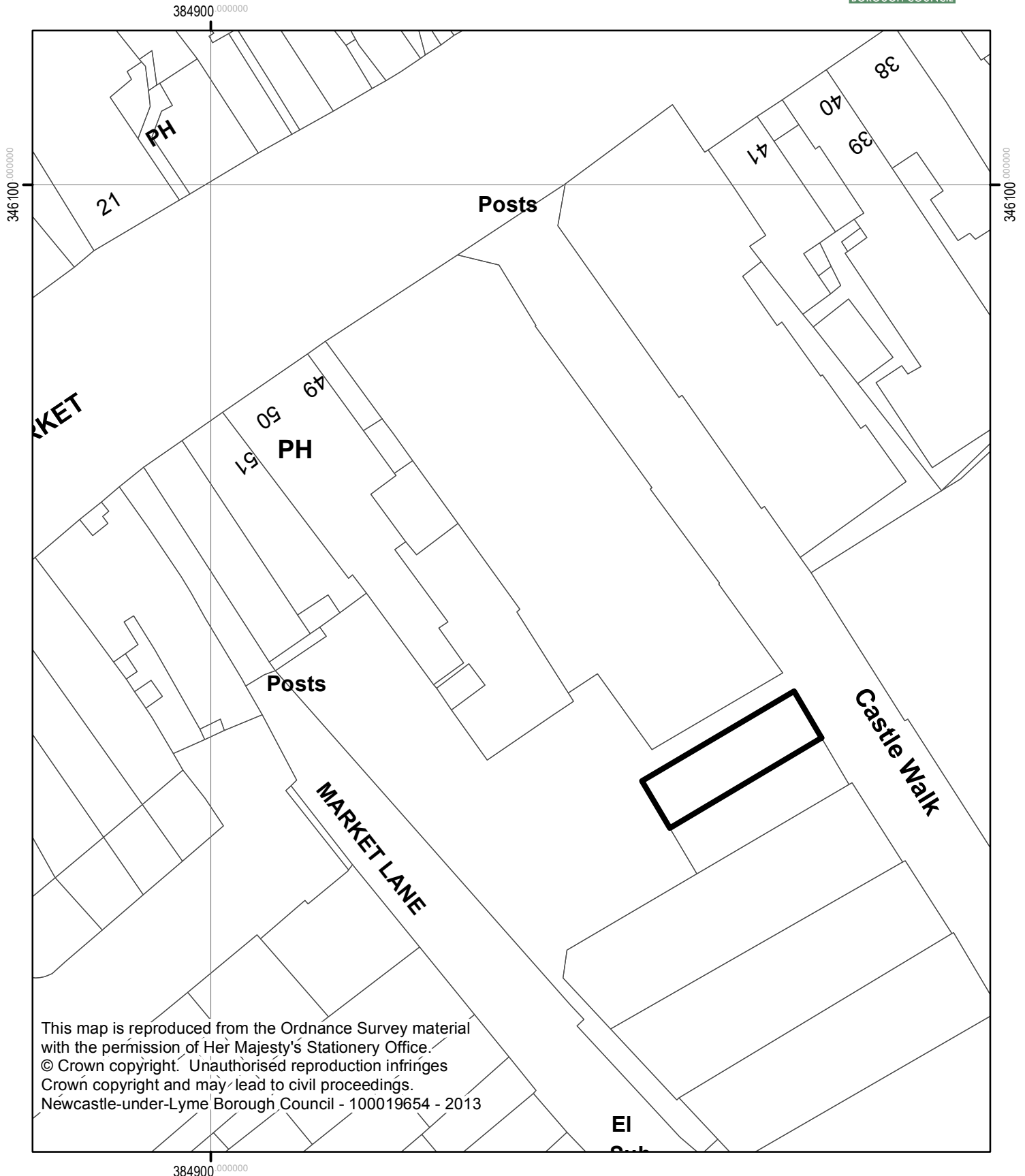




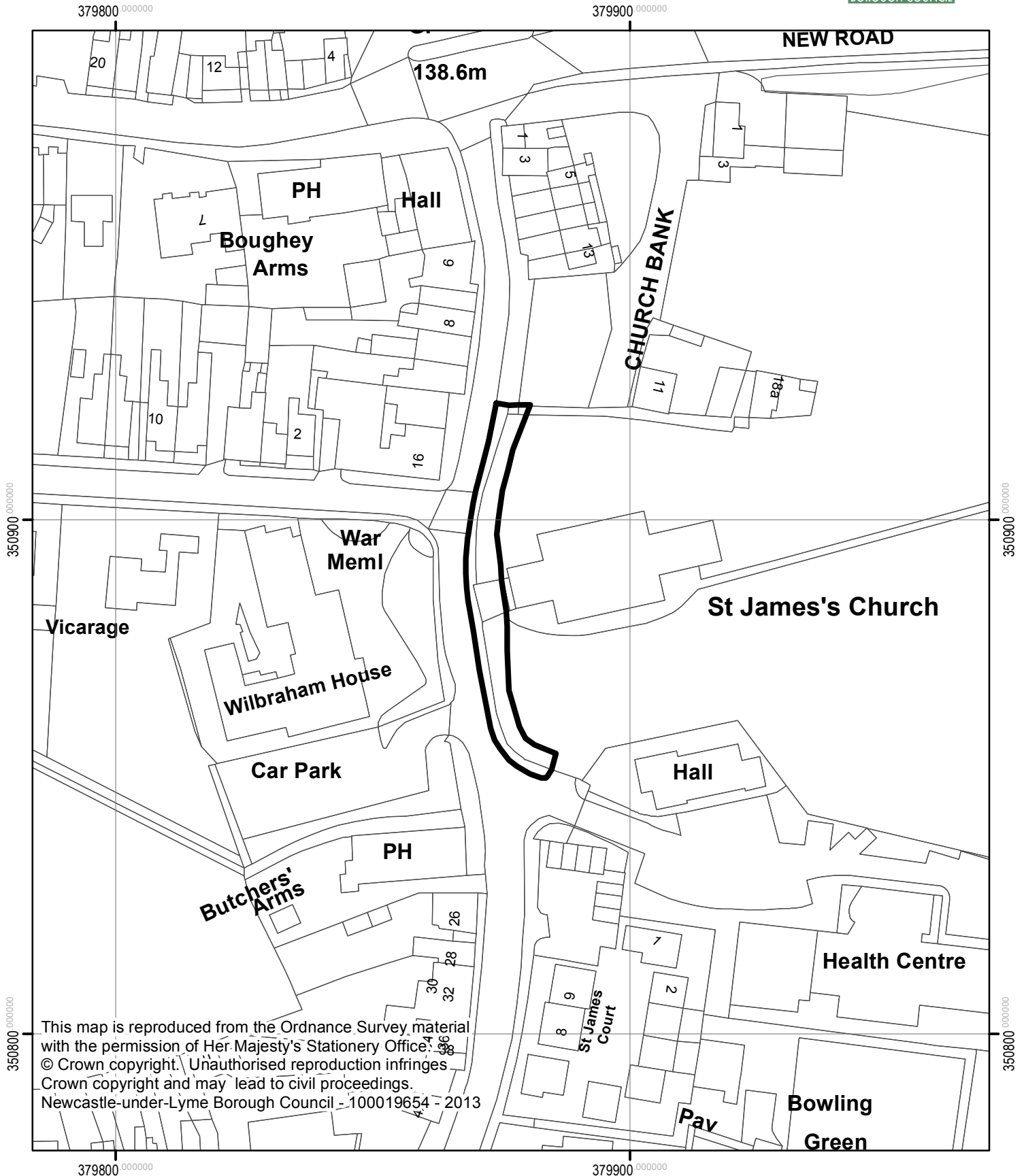
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19/00218/ADV  
Former Toni and Guy, Castle Walk,  
Newcastle



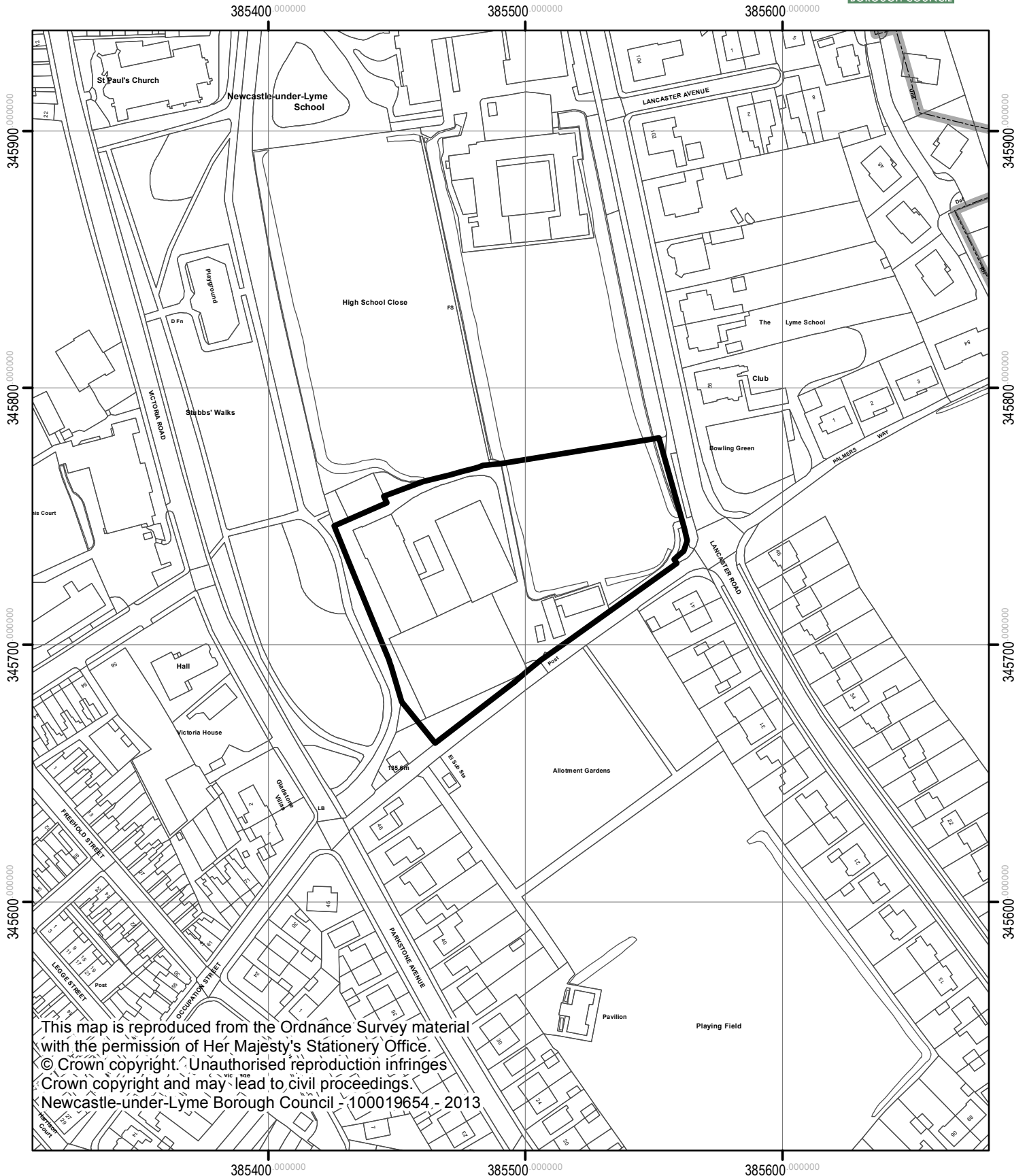
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**19/00042/FUL**  
**Newcastle under Lyme School,**  
**adjacent to Victoria Road**



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