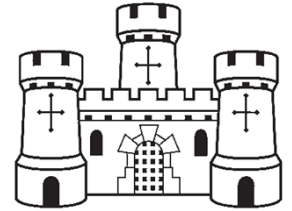


Date of meeting Tuesday, 27th August, 2019

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)

To follow

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 - 18)

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 (Chair), A. Gardner, T. Johnson (Vice-Chair),
A. Lawley 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, 6th August, 2019
Time of Commencement: 6.30 pm

Present:-	Councillor Miss Julie Cooper – in the Chair
Councillors	T. Johnson
Representing Outside Bodies	Dr Chris Wakeling, Staffs Historic Building Trust Dr S Fisher, Victorian Society
Officers	Louise Wallace
Apologies	Mr D Broome

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 15 July, 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:-

12 Granville Avenue, Newcastle 19/00506/FUL

The Working Party had no objections to the principle or height of the gates but did question if the material was meant to say wrought iron or would it actually be mild steel. They felt the design was a little fussy and could be simplified and the uprights should not be too thin.

White Oaks, Main Road, Betley 19/00536/FUL

The Working Party does not object to the principle of the proposal for an extension and a pitched roof on the swimming pool and think that whilst the modern roof material will be a more obvious visible element does not object to the zinc standing seam roof. One member felt that a tile roof with traditional gutters would be a better choice. They questioned how the water run off would be dealt with. The group felt that the design could be improved in relation to the amount of glazing in the new extension using more horizontal lines. They had concerns that the proposal gave the appearance of a commercial health

spa and not a domestic private residence and that redesigning this glass element may help to reduce any harmful impact which may result within the site and potentially harm the Conservation Area through glimpsed views.

Smithy Cottages, Bar Hill, Madeley 19/00552/FUL

The Working Party considered this scheme against the previous scheme and whilst they thought the previous scheme preserved the character and appearance of the Conservation Area and the setting of the adjacent Listed Building, they have concerns with current proposal which appears to be driven by economics to the detriment of the character of the plot. The additional garage block is not particularly invasive in itself but it means that there is now less green space and additional hardstanding with turning areas and more parking. The two houses have lost their staggered frontages (and rears) and now appear more regimented and suburban. The asymmetry of the houses in the previous scheme is more picturesque and appropriate for this part of Madeley village. The visible elements of this scheme are important to get right so the roof materials should be appropriate and the garages should have timber doors and overall the scheme needs more landscaping to ensure the semi-rural character of the plot remains. The current proposal is more detrimental to the setting of the Listed Building and Madeley Conservation Area.

Land bordering Madeley Pool, Madeley 19/00514/DEEM4

The Working Party has no objections.

5. CONSERVATION AND HERITAGE FUND

19/20002/HBG – Tower, Millrise, Kidsgrove

Resolved :- The Working Party supports the giving of this grant.

6. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR MISS JULIE COOPER
Chair

Meeting concluded at 8.00 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
19/00385/TDET	Roof of Copthall House, King Street, Newcastle	Proposed telecommunications rooftop installation upgrade and associated works.	The WP noting the simplicity and prominent location of Copthall House and the views obtainable of it, is concerned about the level of telecommunication dev that is now proposed considering it to have a significant and detrimental impact on the CA. The WP noting the number and height of the structures that they are close to or even overhang the face of the building, and the absence of any screening even to the lower parts of the development, recommends that permission for the siting, design and external appearance of these telecommunication developments should be refused.	Approved by Planning Committee on 18 July 2019 subject to conditions http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00385/TDET
19/00365/OUT	Field House, Sandy Lane, Newcastle	Residential development for 4 detached dwellings on land to rear of Field House and retention of existing building as dwelling.	The WP welcomed proposal to bring building back into use as a single dwelling given building on Register, however they wished to have more info on two storey extension that it is proposed to demolish. The WP	Approved by delegated powers on 5 July 2019 subject to conditions http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00365/OUT

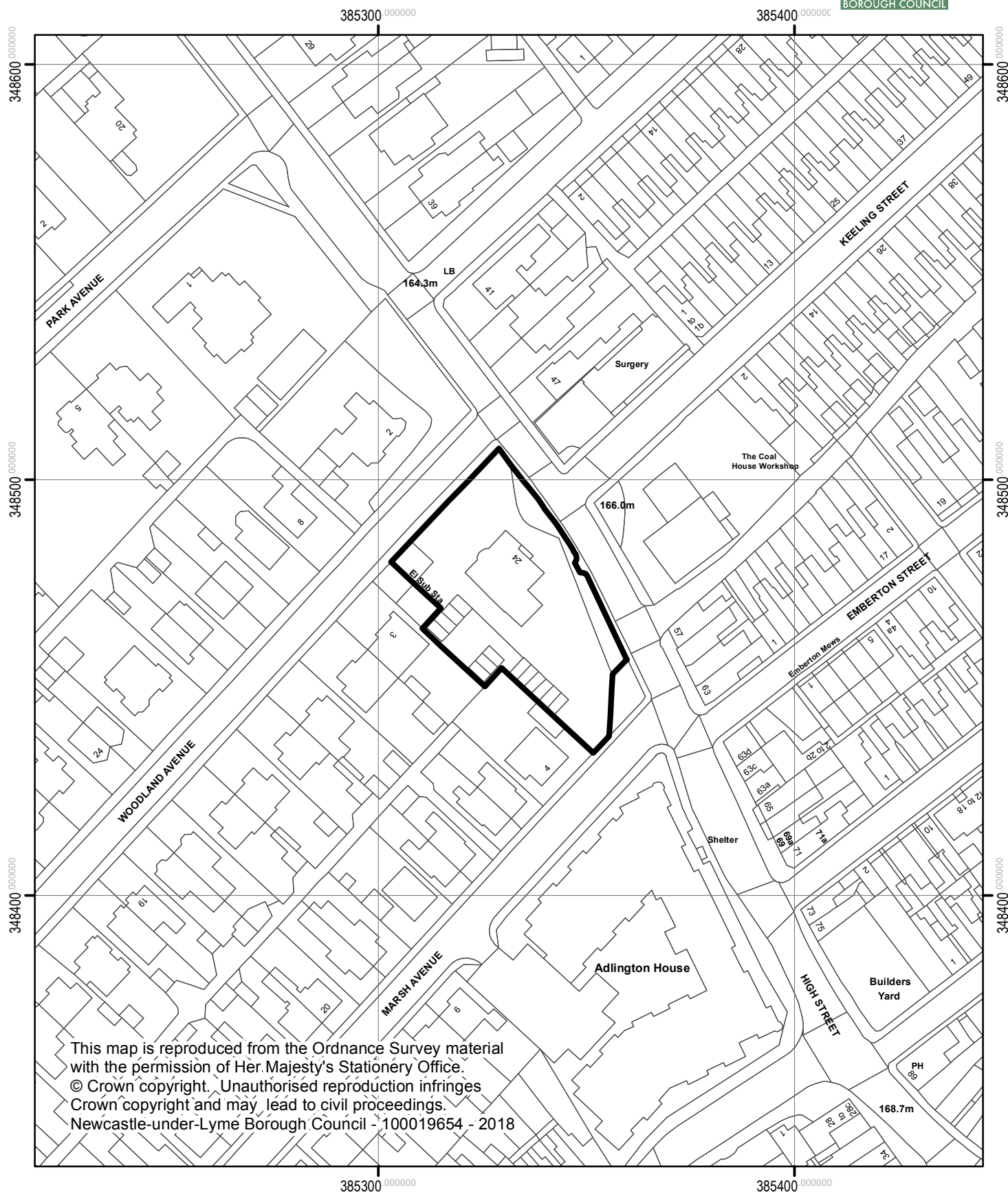
			considers that 4 new houses will have a detrimental impact on the setting of Field House and on character and appearance of the area and that PP should not be granted. The WP considered that any future proposals should be submitted in detail rather than in outline.	
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CONSERVATION ADVISORY WORKING PARTY

Reference	Location	Development	Remarks	Link
19/00529/FUL	Renford House, 24 High Street, Wolstanton	Proposed demolition of Renford House and construction of 9 apartments and 2 town houses	Within Watlands Park Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00529/FUL
19/00594/ADV	The Black Friar Public House, High Street, Newcastle	New signage	Within Newcastle Town Centre Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00594/ADV
19/00609/FUL	The Black Friar Public House, High Street, Newcastle	Retention of replacement timber framed smoking shelter	Within Newcastle Town Centre Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00609/FUL
19/00597/FUL	8 Ironmarket, Newcastle	Proposed conversion of first and second floors from A1 to C4 (houses in multiple occupation) including external changes to windows	Within Newcastle Town Centre Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00597/FUL
19/00588/FUL & 19/00589/LBC	10 Church Street, Newcastle	Replacement windows including new arched window to front and internal alterations	Within Audley Conservation Area and affecting Grade II Listed Building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00588/FUL http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00589/LBC

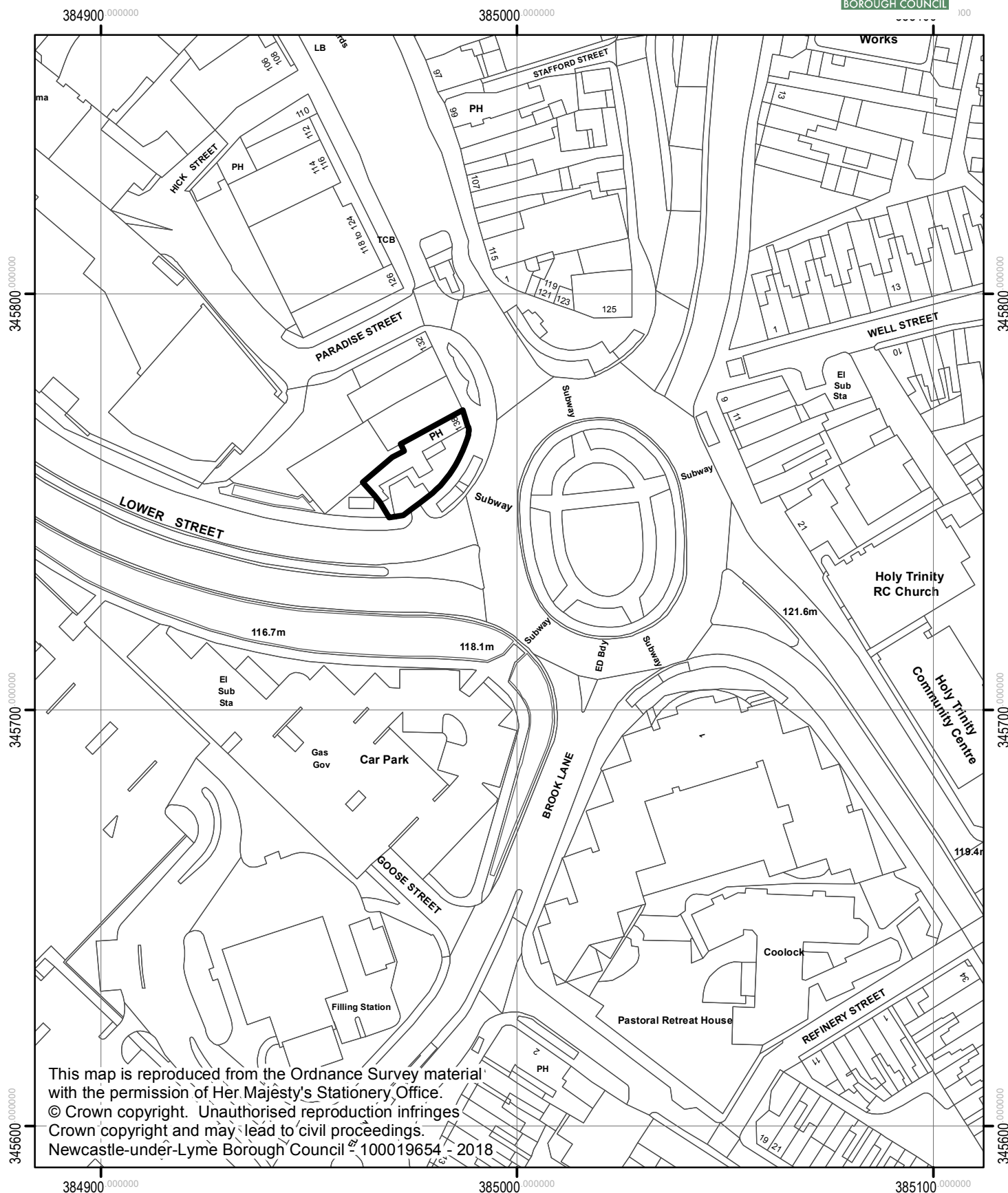
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Renford House, 24 High Street, Wolstanton



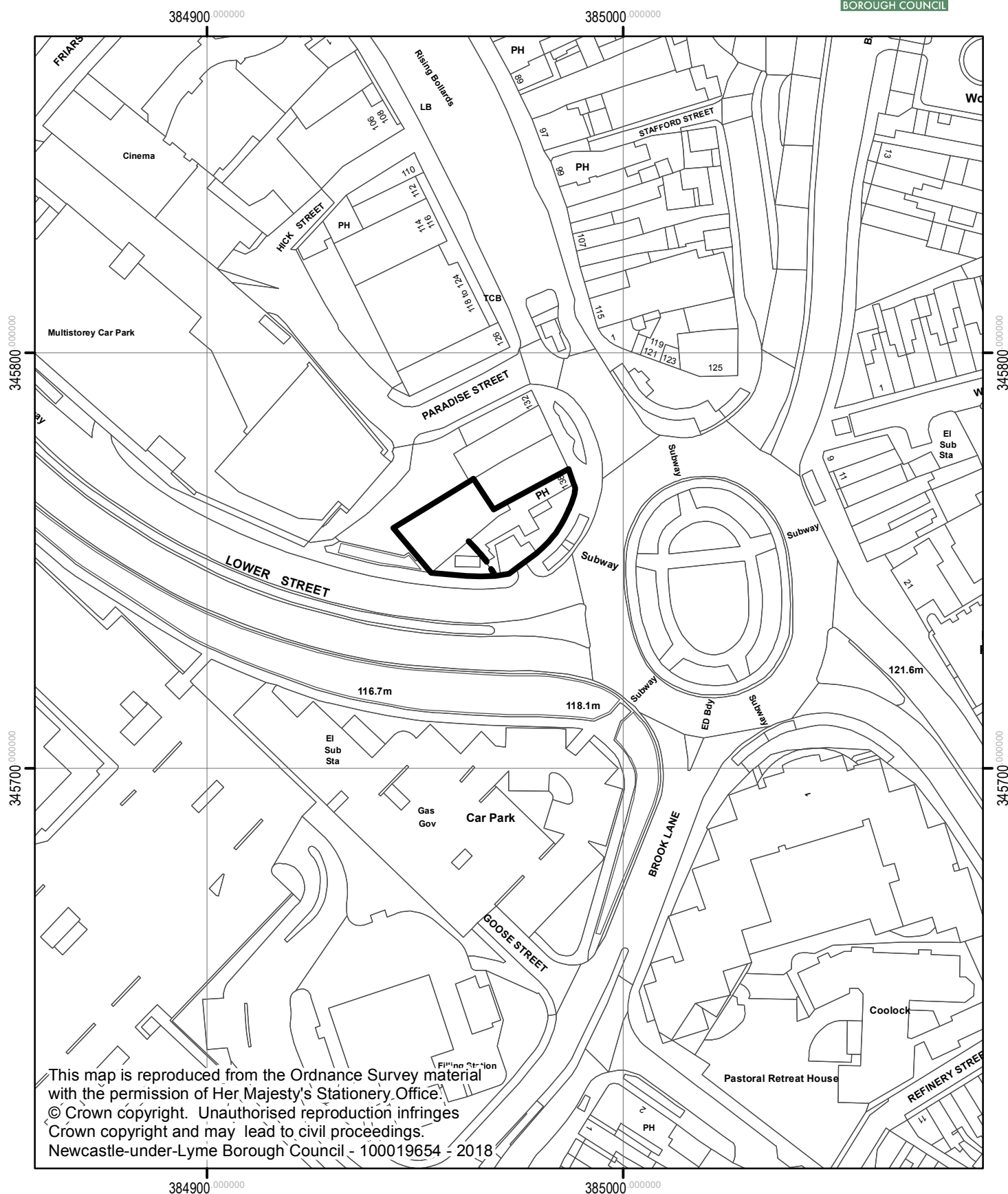
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The Black Friar Public House, High Street, Newcastle

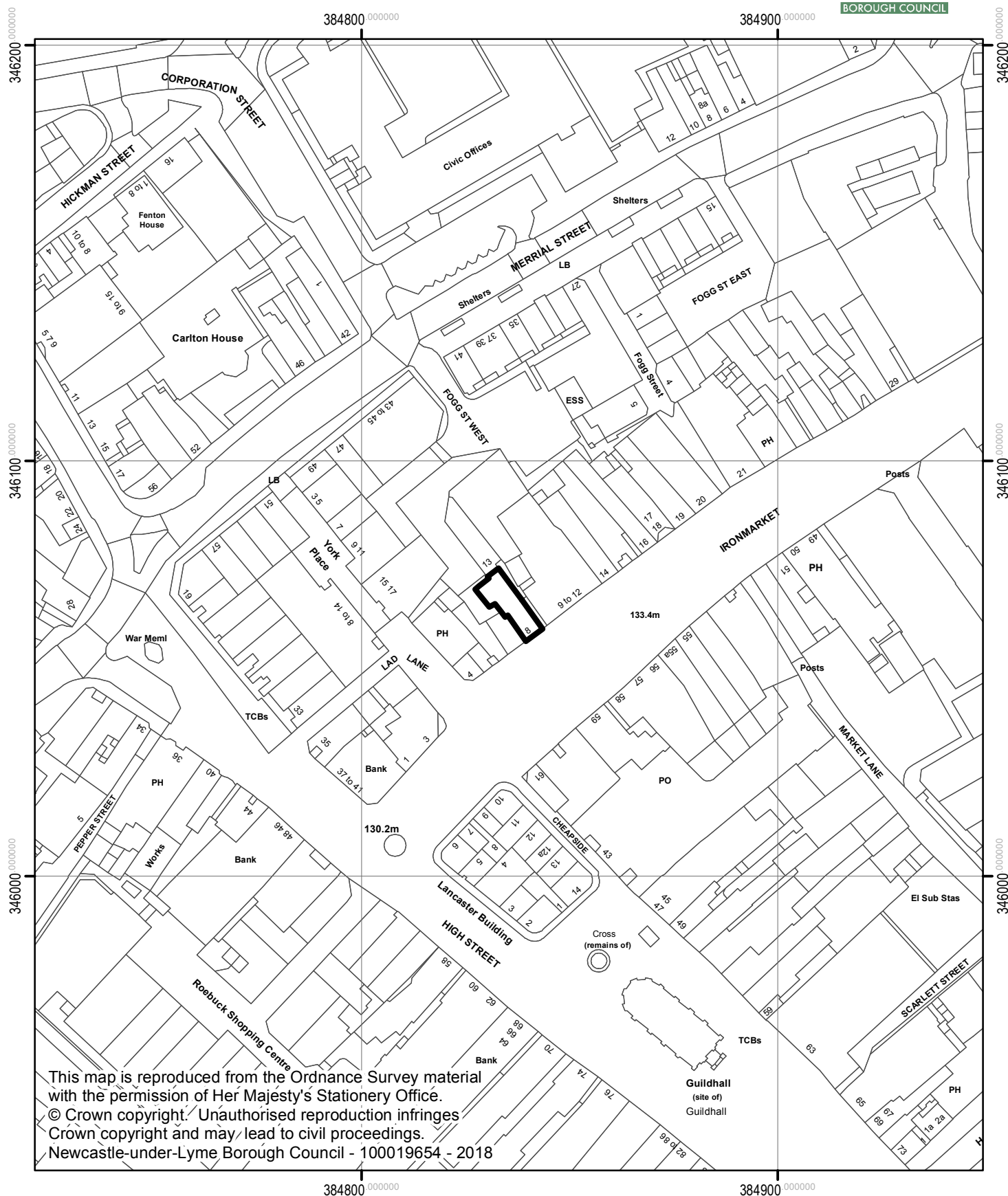


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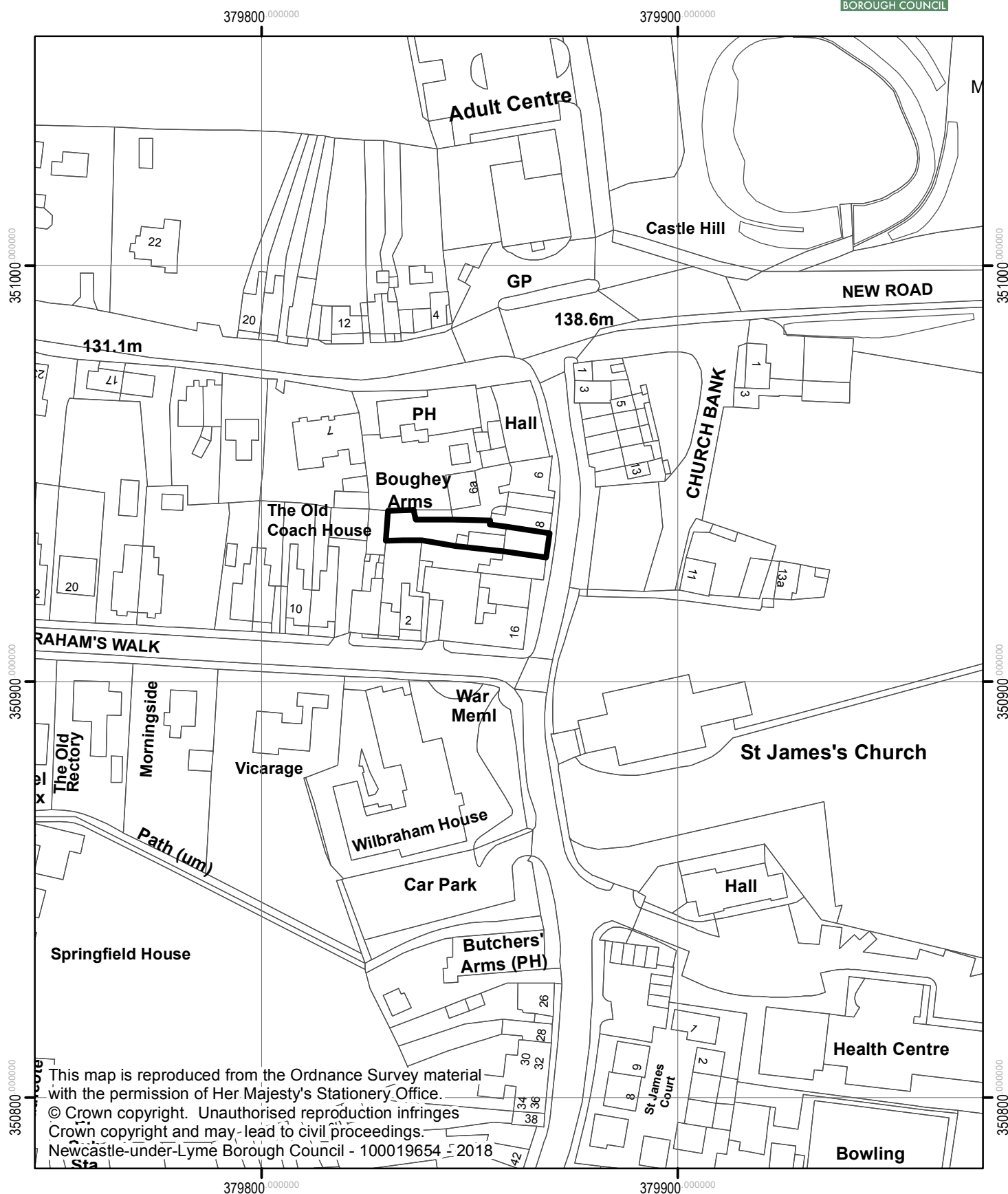
The Black Friar Public House, High Street, Newcastle



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