

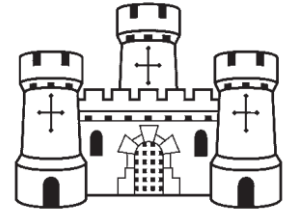
# Public Document Pack

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

**Time** 6.30 pm

**Venue** FF01 - 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 - 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 (Chair), T. Johnson (Vice-Chair), I. Wilkes, A. Lawley and A. Gardner



## CONSERVATION ADVISORY WORKING PARTY

Tuesday, 17th September, 2019  
Time of Commencement: 6.30 pm

<b>Present:-</b>	Councillor Miss Julie Cooper – in the Chair
Councillors	A. Gardner, A. Lawley and I. Wilkes
Representing Outside Bodies	Dr Chris Wakeling, Staffs Historic Building Trust Dr S Fisher, Victorian Society
Officers	Louise Wallace
Apologies	Councillor T Johnson and 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 27 August 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:-

Smart Innovation Hub Building, IC6, Keele 19/00612/ADV

The Working Party has no objections to the sign on this building but feels that future University signage should have a consistent approach as well as complement the building.

NuL School, Mount Pleasant, Newcastle 19/00635/FUL

The Working Party has no objections in principle but thinks that the design is fussy and the uprights should continue with no gaps, still incorporating the logo. Some members felt that the new fixed section of railings should replicate the wall on this middle section.

7 Granville Avenue, Newcastle 19/00711/FUL

The Working Party recognises that much of this extension is not visible

because of the shed which currently occupies the rear of the garden but this is a temporary structure and certainly the hipped roof may be visible. It objects to the copings and would like this element simplified. They also feel that the dark brick detailing around the jambs should be replicated on the extension and ensure that timber is used for the windows, as is specified in the application. Members felt that the proposed large window on the rear was unsightly and thought this could be redesigned to be more sympathetic.

Orme House, Orme Road, Newcastle 19/00712/LBC & 19/00715/ADV

The Working Party has no objections.

Harecastle Farm, Miller & Carter, Talke 19/00680/LBC

The Working Party has no objections.

Ashfields Grange, Hall Street, Newcastle 19/00614/FUL

The Working Party did not object to this proposal given that it will not have an impact on the character or appearance of the Conservation Area. They did express a wish that a landscaping scheme included screening for the car parking at the front of the site.

#### **5. CONSERVATION AND HERITAGE FUND**

The Working Party considered the following grants.

1. 19/20003/HBG - 1 Albert Terrace, Wolstanton
2. 19/20005/HBG – Wall to rear of Five Steppes, Main Road, Betley

**Resolved:** The Working Party supports the giving of these grants.

#### **6. URGENT BUSINESS**

The officer showed the Working Party a series of 3D images that the Council had received for Renford House, 19/00529/FUL. The Working Party welcomed the additional information but do not wish to amend their minute from the last meeting.

**COUNCILLOR MISS JULIE COOPER**  
**Chair**

Meeting concluded at 8.15 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
19/00536/FUL	White Oaks Main Road, Betley	Pitched roof over existing pool and extension to form additional kitchen, store and gym	The WP does not object to principle of proposal or standing seam roof but one member felt tile roof would be a better choice. Questioned how run off would be dealt with. Wanted glazing element to be redesigned as it looked like a commercial spa to reduce potentially harmful views to the CA.	Approved (with amended plans) by delegated powers on 11 September 2019 subject to conditions  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00536/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00536/FUL</a>
19/00552/FUL	Smithy Cottages, Smithy Corner, Bar Hill, Madeley	Proposed residential development of 2 detached dwellings with detached shared garage and proposed detached double garage to Smithy Cottage	The WP thought previous scheme preserved the CA and setting of adjacent LB, they have concerns with current proposal which appears to be driven by economics to detriment of the character of the plot. Additional garage block is not particularly invasive in itself but it means there is now less green space and additional hardstanding with turning areas and more parking. The houses have lost their staggered frontages and appear more regimented and suburban. Asymmetry of the houses is more picturesque in previous scheme. Visible elements are important to get	(Amended Plan) Refused by Planning Committee on 17 September 2019  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00552/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00552/FUL</a>

			right so roof materials should be appropriate and garages should have timber doors and overall the scheme needs more landscaping. Its more detrimental to setting of LB and CA.	
19/00588/FUL & 19/00589/LBC	10 Church Street, Audley	Replacement windows to front and internal alterations	The Working Party objects to the changes to the front elevation as proposed as this neither reflects the existing window or the large windows on either side to mimic the previous arcade. The rear elevation also was intentionally designed and is unique so the outbuildings are also important and sensitive to change. Some members object to the alterations to the rear particularly the skylight.	Approved (with amended plans) by delegated powers on 24 September 2019 subject to conditions  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00588/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00588/FUL</a>
19/594/ADV	The Black Friar, High Street, Newcastle	New signage	No objections	Express consent granted by delegated powers on 13 September 2019 subject to conditions  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00594/ADV">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00594/ADV</a>
19/597/FUL	8 Ironmarket, Newcastle	Proposed conversion of first and second floor from A1 to C4 (HMO) including external changes to windows.	The WP had major concerns about this development. Front elevation is an improvement but proposal is v basic and rear of property is untidy and needs to be made safe for residents.	Approved by delegated powers on 25 September 2019 subject to conditions  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00597/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00597/FUL</a>

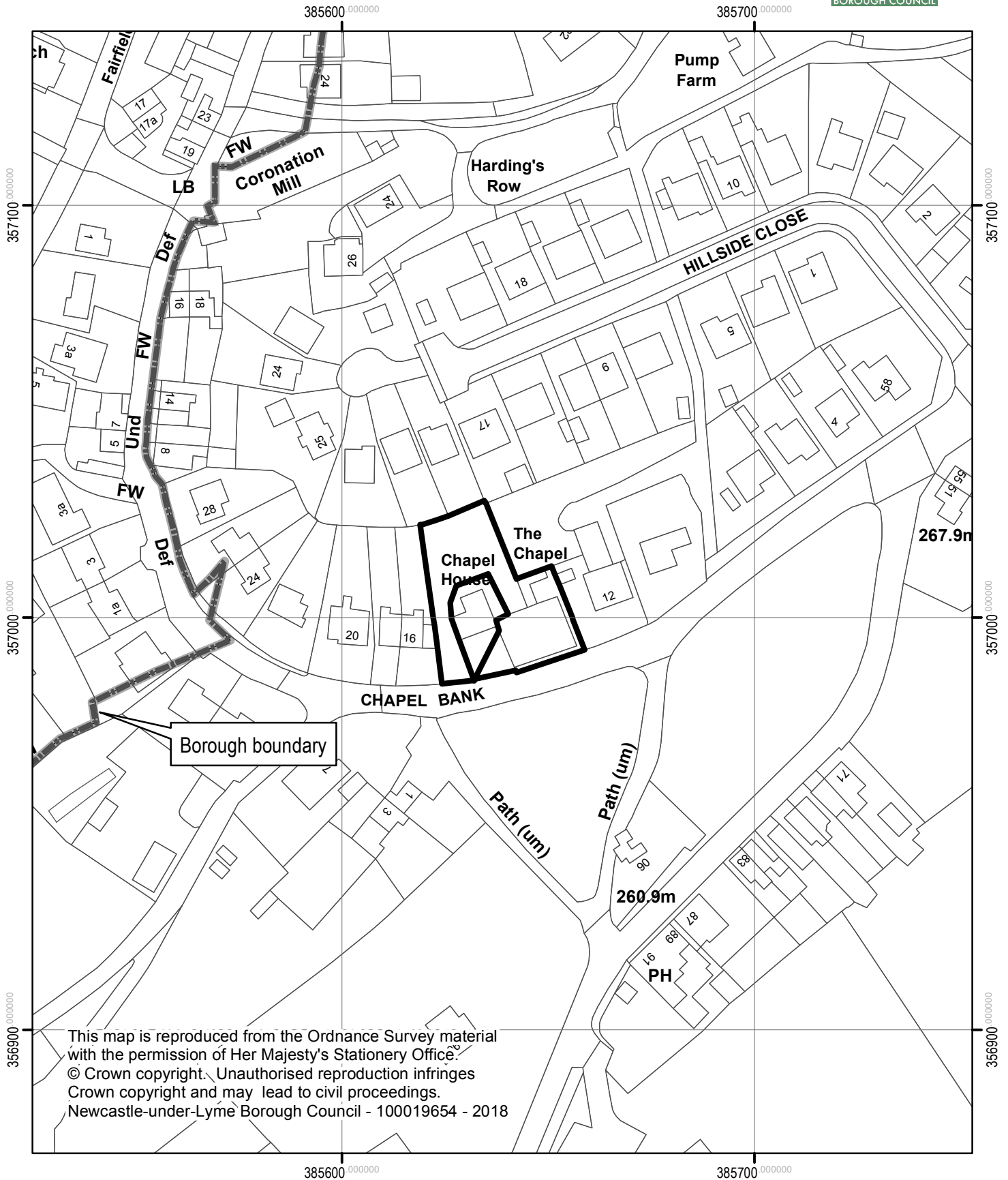
**CONSERVATION ADVISORY WORKING PARTY**

Reference	Location	Development	Remarks	Link
19/709/FUL & 19/710/LBC	Hillside Chapel, Chapel Bank, Mow Cop	Proposed conversion of first floor to residential use	Affecting a Grade II Listed Chapel	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00709/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00709/FUL</a>
19/00578/FUL	Lotus House, 31 Marsh Parade, Newcastle	Single storey extension and internal alterations including garage conversion	Within Stubbs Walk Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00578/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00578/FUL</a>
19/00708/DEEM4	20 Sidmouth Avenue, Newcastle	Change of use of existing building from office to residential including part demolition of existing building with external alterations and erection of 3 new detached dwellings.	Within the Brampton Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00708/DEEM4">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00708/DEEM4</a>
19/00726/ADV	Nationwide, 108 High Street, Newcastle	Various illuminated and non-illuminated signage	Within Newcastle Town Centre Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00726/ADV">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00726/ADV</a>
19/00734/FUL	181 Holloway Lane, Aston	Variation of conditions 2 and 4 of 15/00972/FUL for the variation to plans and details of the windows and doors	Affecting a Grade II Listed Building	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00734/LBC">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00734/LBC</a>
19/00752/ADV	Harecastle Farm, Newcastle Road, Talke	Various illuminated and none illuminated signs	Affecting a Grade II Listed Building and its setting	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00752/ADV">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00752/ADV</a>
19/00756/FUL & 19/00757/ADV	Former Carphone Warehouse, Castle Walk, Newcastle	Fascia sign, projecting sign, internal posters, timber shopfront, 2 air conditioning units and extract grilles.	Within Newcastle Town Centre Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00756/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00756/FUL</a>

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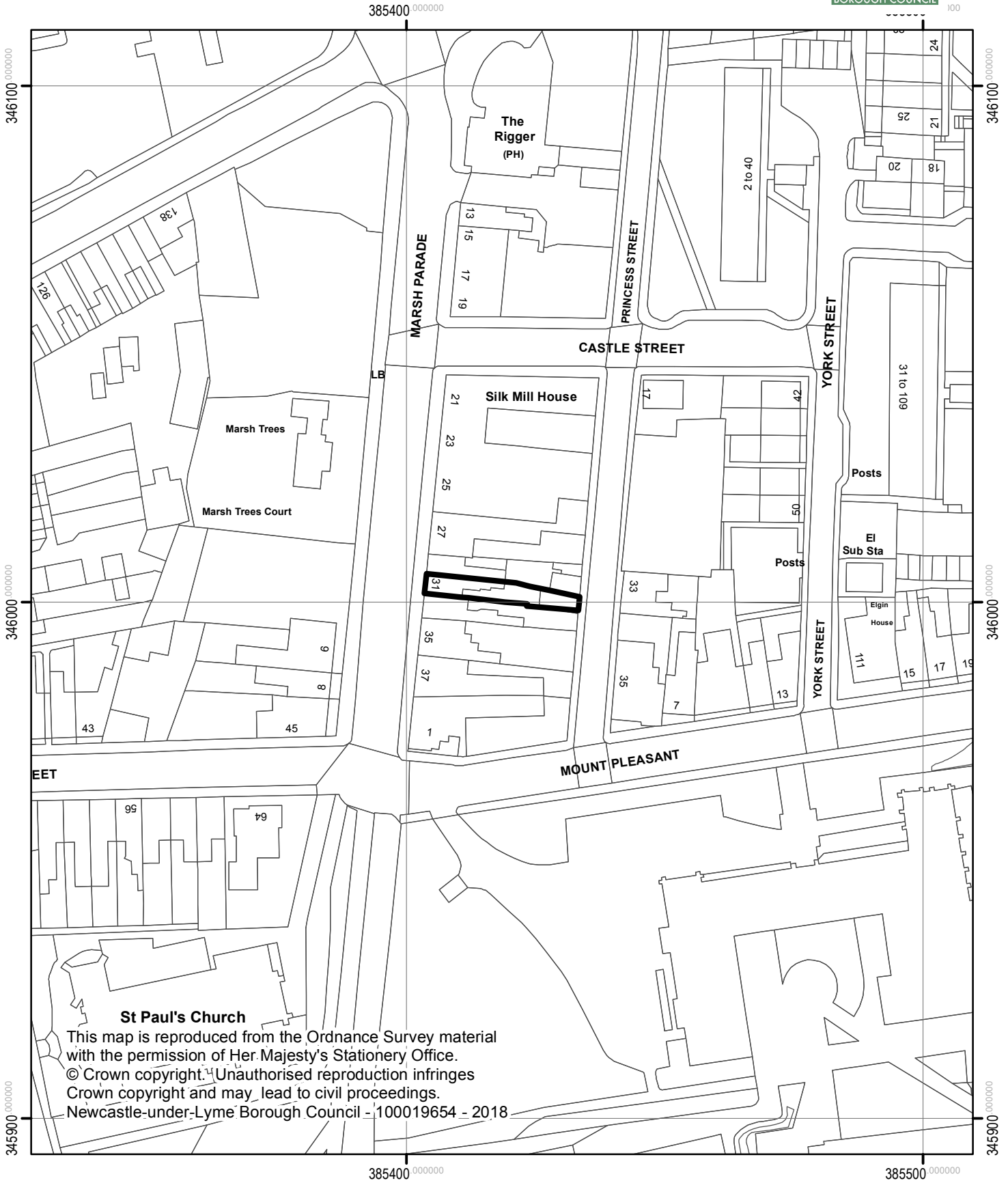
Hillside, Chapel Bank  
Mow Cop ST7 3NA



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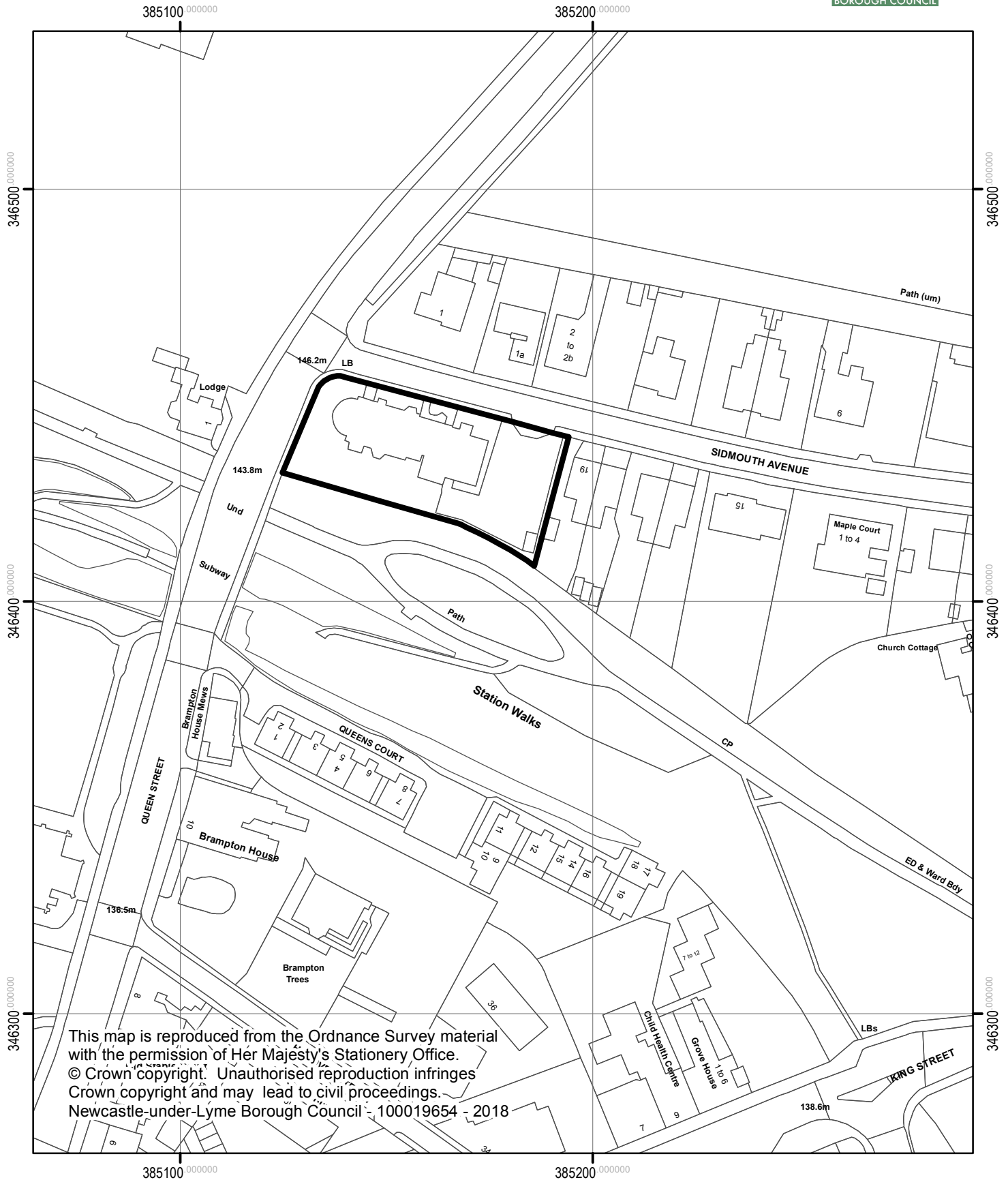
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Lotus House, 31 Marsh Parade  
Newcastle-under-Lyme, ST5 1BT



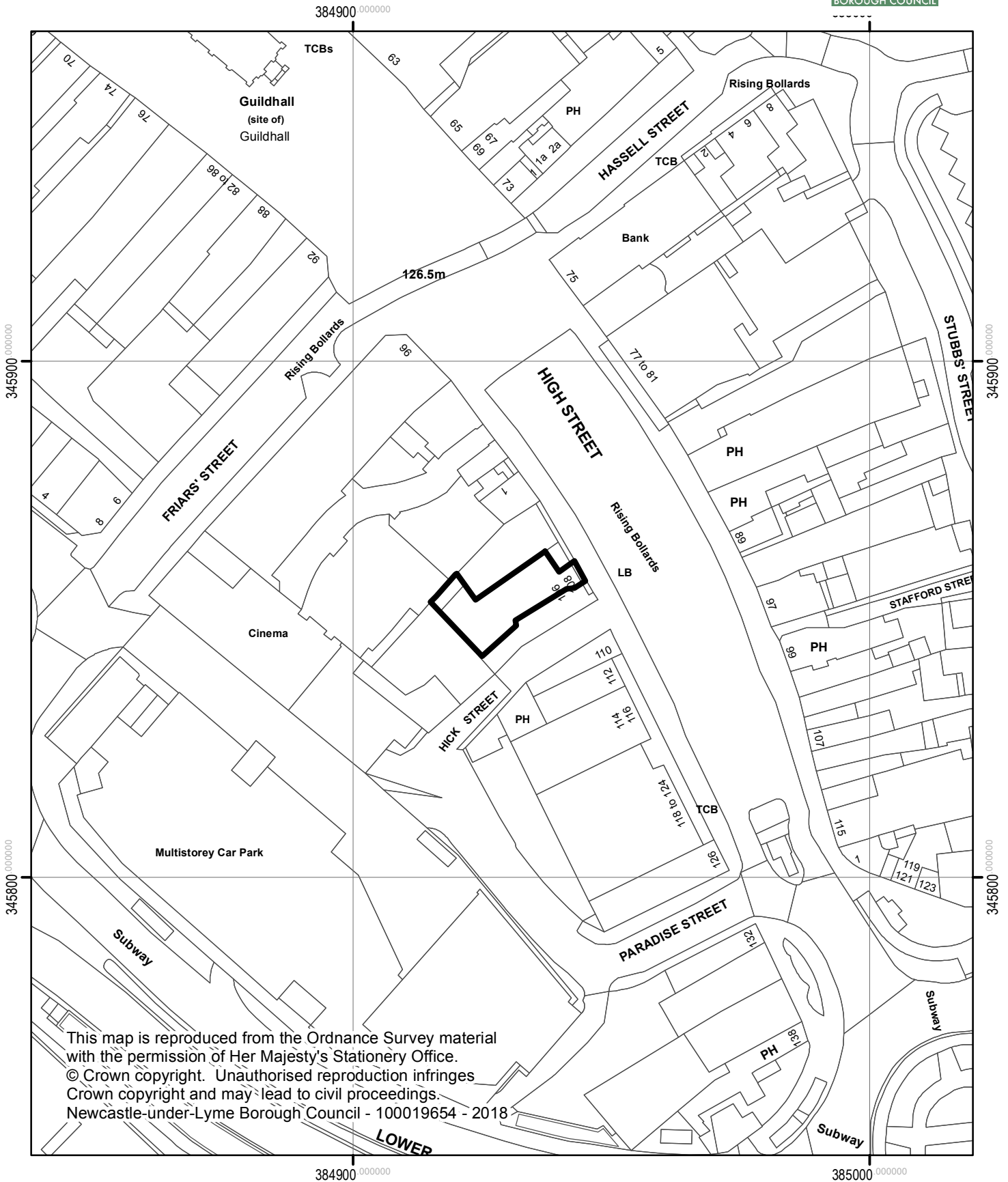
**St Paul's Church**  
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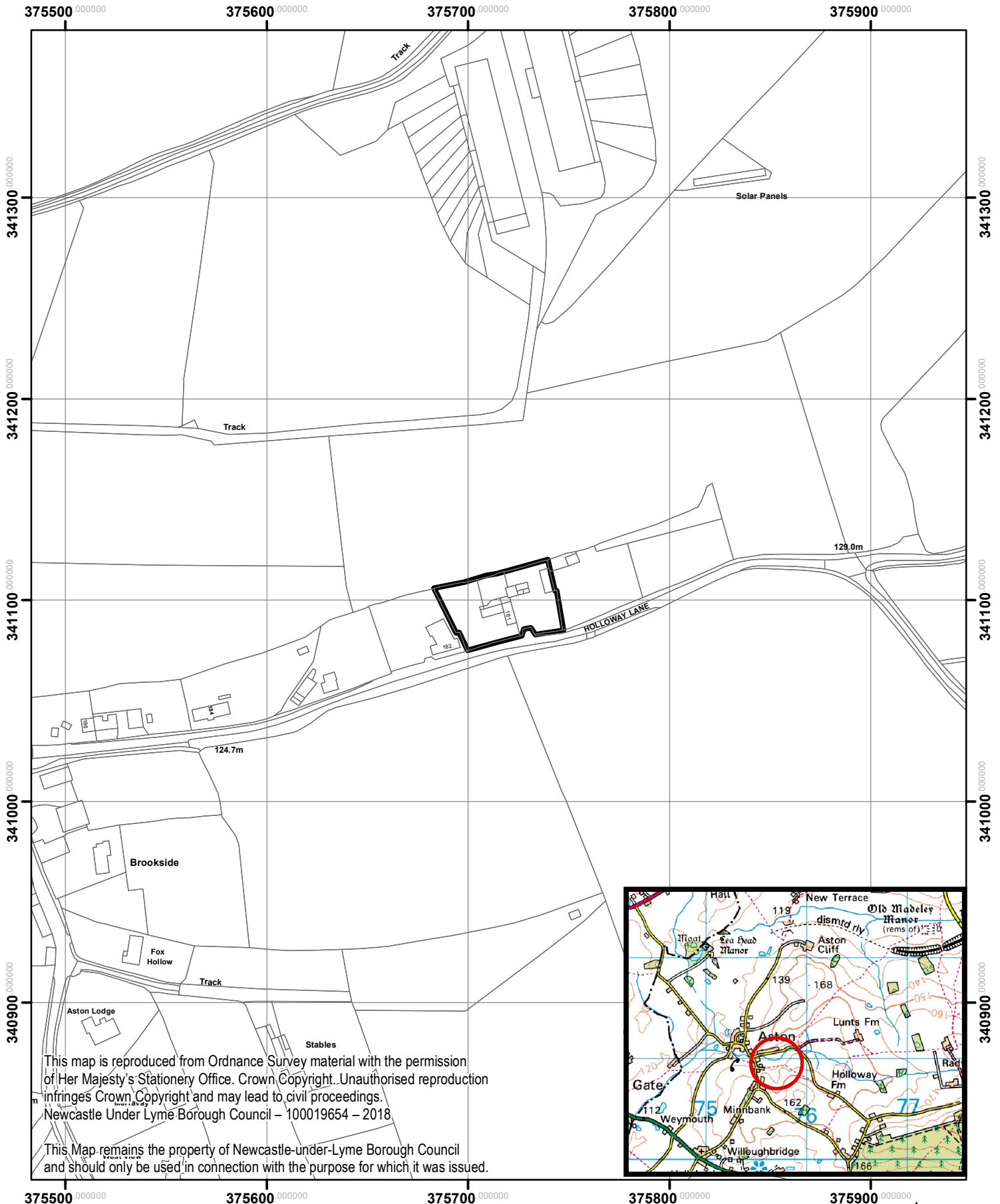
Nationwide, 108 High Street  
Newcastle-under-Lyme, ST5 1PZ



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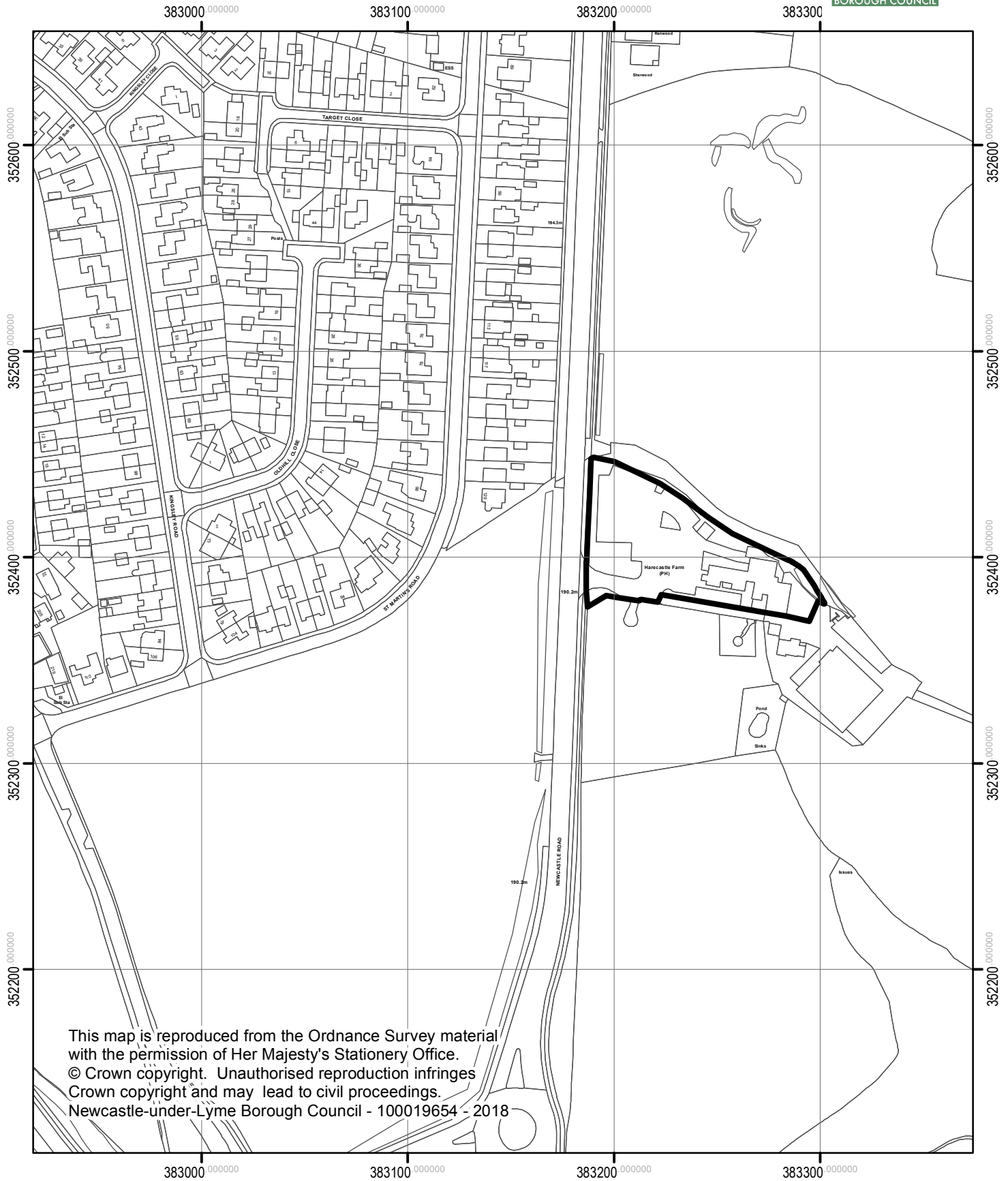


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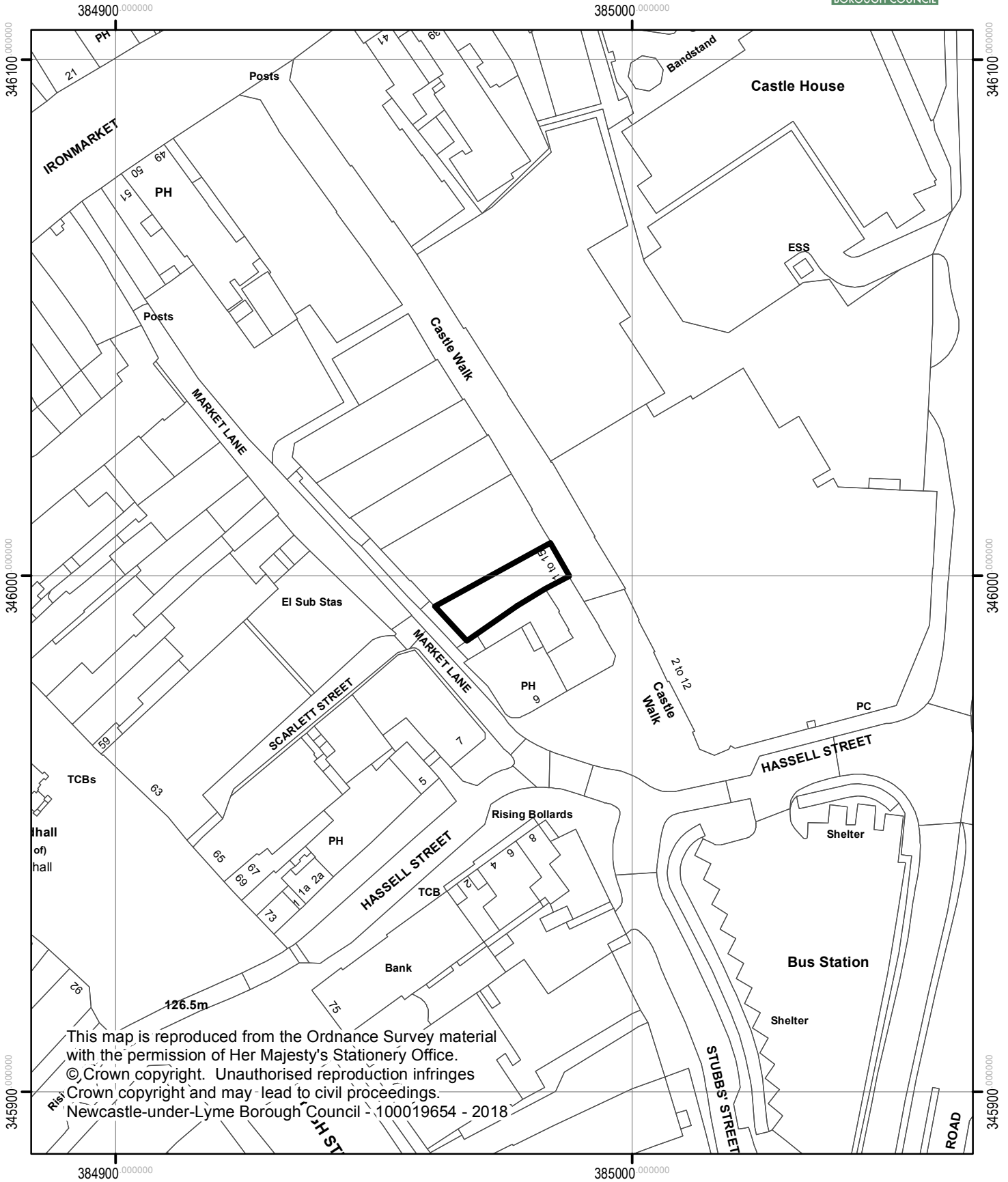
Harecastle Farm, Newcastle Road  
Talke, ST7 1UR



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Former Carphone Warehouse, Castle Walk  
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