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

Members:
   Councillors Miss J Cooper (Chair), T. Johnson (Vice-Chair), I. Wilkes,
   A. Lawley and A. Gardner
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.

SUBSTITUTE MEMBER SCHEME (Appendix 9, Section 4 of Constitution)

The Constitution provides for the appointment of Substitute members to attend Committees. The named Substitutes for this meeting are listed below:

Substitute Members:  G. Burnett  J. Walklate
                          B. Panter   E. Horsfall

If you are unable to attend this meeting and wish to appoint a Substitute to attend in your place you need go:

- Identify a Substitute member from the list above who is able to attend on your behalf
- Notify the Chairman of the Committee (at least 24 hours before the meeting is due to take place) NB Only 2 Substitutes per political group are allowed for each meeting and your Chairman will advise you on whether that number has been reached

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

Present:-
Councillor Miss Julie Cooper – in the Chair

Councillors
A. Gardner, A. Lawley and I. Wilkes

Representing
Dr Chris Wakeling, Staffs Historic Building Trust

Outside Bodies
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.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Location and Applicant</th>
<th>Development</th>
<th>Working Party Comments</th>
<th>Planning Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>19/00536/FUL</td>
<td>White Oaks Main Road, Betley</td>
<td>Pitched roof over existing pool and extension to form additional kitchen, store and gym</td>
<td>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.</td>
<td>Approved (with amended plans) by delegated powers on 11 September 2019 subject to conditions <a href="http://publicaccess.newcastlenoostaffs.gov.uk/online-applications/PLAN/19/00536/FUL">http://publicaccess.newcastlenoostaffs.gov.uk/online-applications/PLAN/19/00536/FUL</a></td>
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<tr>
<td>19/00525/FUL</td>
<td>Smithy Cottages, Smithy Corner, Bar Hill, Madeley</td>
<td>Proposed residential development of 2 detached dwellings with detached shared garage and proposed detached double garage to Smithy Cottage</td>
<td>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</td>
<td>(Amended Plan) Refused by Planning Committee on 17 September 2019 <a href="http://publicaccess.newcastlenoostaffs.gov.uk/online-applications/PLAN/19/00525/FUL">http://publicaccess.newcastlenoostaffs.gov.uk/online-applications/PLAN/19/00525/FUL</a></td>
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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.

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<thead>
<tr>
<th>Application Number</th>
<th>Location</th>
<th>Proposal Details</th>
<th>WP Comments</th>
<th>Approval Details</th>
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<tbody>
<tr>
<td>19/00588/FUL &amp; 19/00589/LBC</td>
<td>10 Church Street, Audley</td>
<td>Replacement windows to front and internal alterations</td>
<td>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.</td>
<td>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></td>
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<tr>
<td>19/594/ADV</td>
<td>The Black Friar, High Street, Newcastle</td>
<td>New signage</td>
<td>No objections</td>
<td>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></td>
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<tr>
<td>19/597/FUL</td>
<td>8 Ironmarket, Newcastle</td>
<td>Proposed conversion of first and second floor from A1 to C4 (HMO) including external changes to windows.</td>
<td>The WP had major concerns about this development. Front elevation is an improvement but proposal is very basic and rear of property is untidy and needs to be made safe for residents.</td>
<td>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></td>
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### CONSERVATION ADVISORY WORKING PARTY

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<th>Link</th>
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<tr>
<td>19/709/FUL &amp; 19/710/LBC</td>
<td>Hillside Chapel, Chapel Bank, Mow Cop</td>
<td>Proposed conversion of first floor to residential use</td>
<td>Affecting a Grade II Listed Chapel</td>
<td><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></td>
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<tr>
<td>19/00708/DEEM4</td>
<td>20 Sidmouth Avenue, Newcastle</td>
<td>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.</td>
<td>Within the Brampton Conservation Area</td>
<td><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></td>
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<tr>
<td>19/00726/ADV</td>
<td>Nationwide, 108 High Street, Newcastle</td>
<td>Various illuminated and non-illuminated signage</td>
<td>Within Newcastle Town Centre Conservation Area</td>
<td><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></td>
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<td>19/00734/FUL</td>
<td>181 Holloway Lane, Aston</td>
<td>Variation of conditions 2 and 4 of 15/00972/FUL for the variation to plans and details of the windows and doors</td>
<td>Affecting a Grade II Listed Building</td>
<td><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></td>
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<td>19/00752/ADV</td>
<td>Harecastle Farm, Newcastle Road, Talke</td>
<td>Various illuminated and none illuminated signs</td>
<td>Affecting a Grade II Listed Building and its setting</td>
<td><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></td>
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<tr>
<td>19/00756/FUL &amp; 19/00757/ADV</td>
<td>Former Carphone Warehouse, Castle Walk, Newcastle</td>
<td>Fascia sign, projecting sign, internal posters, timber shopfront, 2 air conditioning units and extract grilles.</td>
<td>Within Newcastle Town Centre Conservation Area</td>
<td><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></td>
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