

Public Document Pack

Date of meeting Tuesday, 7th January, 2020
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 - 12)

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

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. Shenton

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

- 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, 10th December, 2019
Time of Commencement: 6.00 pm

Present:-	Councillor Miss Julie Cooper – in the Chair
Councillors	T. Johnson, I. Wilkes, A. Lawley and A. Gardner
Representing Outside Bodies	Dr Chris Wakeling, Staffs Historic Building Trust Dr S Fisher, Victorian Society, David Broome, Newcastle under Lyme Civic Society
Officers	Louise Wallace
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 19 November, 2019 be agreed as a correct record.

3. PREVIOUSLY CONSIDERED APPLICATIONS

Resolved: That the report on the decision 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:-

Manor House Farm, Park Lane, Ashley 19/00895/FUL & 19/00896/LBC

The Working Party is happy with the principle of the conversion and adaptation of the barns and welcomes the fact that this development will save the barns which have serious structural issues in some areas. Concerns were raised over the foundations and that the action is imperative immediately to ensure the north barn gable and rear wall does not collapse. The group points out that there is much more detail required to ensure the conversion will be appropriate. There was objection to the size and amount of rooflights in the proposal which needs addressing. The group raised objections to the glazed gable, that it should be more solid and robust in its approach. For the former loading bay extension, they are happy with the principle but again want a more robust approach and that it should reflect a more agricultural design with less glazing and if metal is used then aluminium is too light an approach –

otherwise it should be timber. Windows should reflect the style on the barns rather than standardising the style to side opening casements and should be painted timber.

Former Vodafone, Castle Walk, Newcastle 19/00928/ADV

The Working Party refers the decision maker to Council policy, including supplementary planning guidance, on hanging signs and objected to the style of the internally illuminated projecting box sign.

Former Police Station, Merrial Street, Newcastle 19/00925/COU

No objections

Cobra Biologics, Keele 19/00900/FUL & 19/00901/FUL

The Working Party wants better landscaping and higher natural screening of the external ducting and a higher fence to help distract from the development which impacts on the streetscene and the Historic Park and Garden.

Church House Farm, Haddon Lane, Newcastle 19/00877/FUL

The Working Party had concerns about the location of the barn, considering its proximity to the road and other nearby dwellings and given this barn is spreading away from the existing barns and farm buildings. They want to ensure that it doesn't interfere with sightlines to the church and Green Farm.

5. CONSERVATION AND HERITAGE FUND

There were no applications.

6. URGENT BUSINESS

There was no Urgent Business.

**COUNCILLOR MISS JULIE COOPER
Chair**

Meeting concluded at 7.30 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.

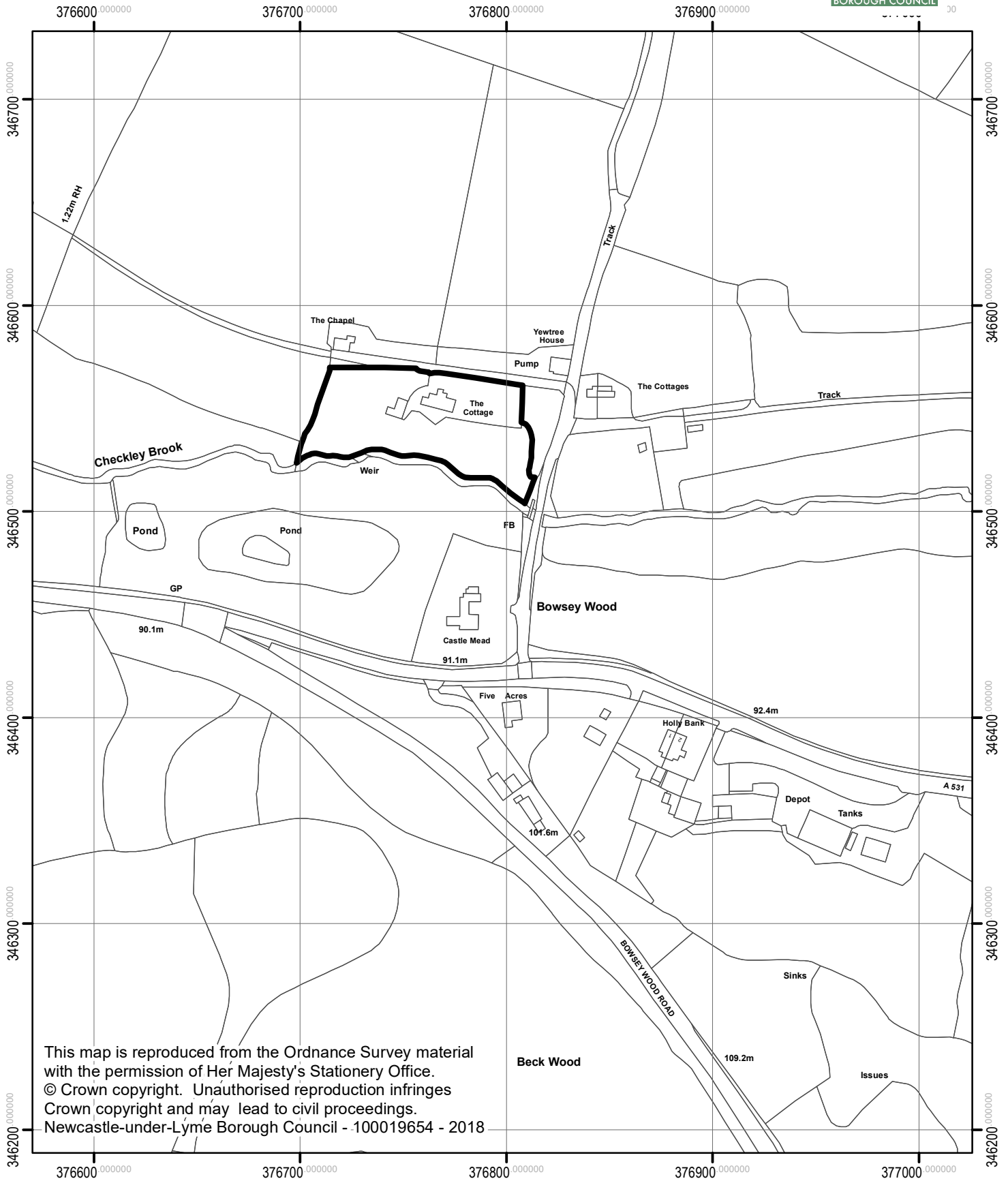
Reference	Location and Applicant	Development	Working Party Comments	Planning Decision
19/00708/DEEM4	20 Sidmouth Avenue, Newcastle	Change of use of existing building from office to residential, part demolition of existing building and erection of 3 detached dwellings	Amended plans – The WP considers that the changes are not that significant and still dislike the large roof and garages at the front and would prefer bins located to rear and concealed more. The WP would still like a pair of semi-detached houses and front wall with landscaping to discourage parking. It objects to Unit 2 and would like a more bespoke design, possibly even a more modern approach.	Approved (with an amended plan) by Planning Committee on 3 December 2019 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00708/DEEM4
19/00687/DEEM3	Newcastle Museum and Art Gallery	Extensions and alterations to existing museum to form additional exhibition and educational facilities.	The WP does not object to the internal courtyard extension but wants to ensure the rainwater is dealt with adequately. It objects to the rear extension as incongruous and out of scale with the main house. It feels that the veranda and decking area with pergola could be designed better and would prefer timber railings. It also regrets the loss of garden and the environment impacts. It would expect the	Permission granted by Planning Committee on 5 November 2019 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00687/DEEM3

			rainwater goods to be aluminium. There was also general disapproval with the side entrance door with external steps as an unnecessary alteration which doesn't relate well to the existing building.	
--	--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

CONSERVATION ADVISORY WORKING PARTY

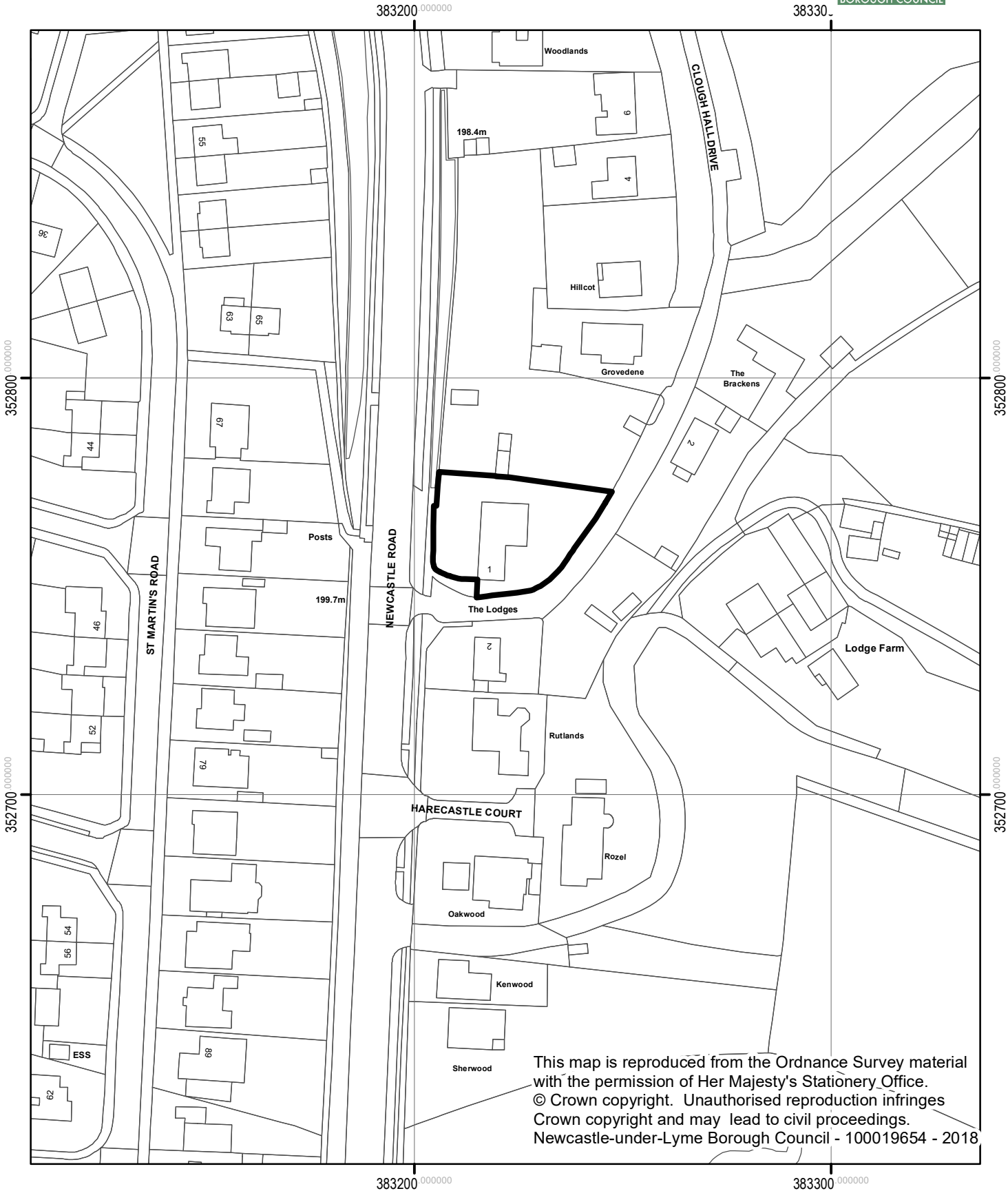
Reference	Location	Development	Remarks	Link
19/00938/FUL & 19/00939/LBC	The Cottage, Bowsey Wood Lane, Madeley	Refurbishment of existing dwelling including demolition of modern additions and outbuildings. Construction of new build extension.	Affecting a Grade II Listed Building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00938/FUL
19/00963/FUL & 19/00964/LBC	Jasmine Lodge, Newcastle Road, Talke	Replacement windows and door	Affecting a Grade II Listed Building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00963/FUL

This page is intentionally left blank



This page is intentionally left blank

Jasmine Lodge, Newcastle Road, Talke, ST7 1UR.



This map is reproduced from the Ordnance Survey material with the permission of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to civil proceedings. Newcastle-under-Lyme Borough Council - 100019654 - 2018

This page is intentionally left blank