

Public Document Pack

Date of meeting Tuesday, 11th August, 2020
Time 6.30 pm
Venue Conservation Advisory Working Party - Virtual Meeting - Conference
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 Julie Cooper (Chair), Trevor Johnson (Vice-Chair), Ian Wilkes, Mrs Annabel Lawley and Ms Allison Gardner

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:	Mrs Gillian Burnett	Miss June Walklate
	Barry Panter	Mrs Elizabeth 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.

WATCHING THE MEETING

You can attend the meeting in the following ways:

<https://us02web.zoom.us/j/84258900089>

You can also use the Zoom App or telephone 0330 088 5830 or 0131 460 1196

The Conference ID for telephone and Zoom App users is: 842 5890 0089

You do not require a password or pre-registration to access this committee meeting.

Please note, as an attendee you will only be able to watch the meeting. You will not be able to vote, ask questions or discuss the materials presented to the committee.

Questions and Representations

If you would like to ask a question or make a representation during the meeting, please inform our Committee Services team by emailing geoff.durham@newcastle-staffs.gov.uk

All requests to ask questions or make representations should be submitted two clear days before the meeting.

In your email, please include details of the item you would like to speak on and, if you are asking a question, the question itself. If you cannot be identified to ask your question during the meeting, the meeting Chairperson will ask the question for you.

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 7th January, 2020
Time of Commencement: 6.30 pm

Present:-	Councillor Miss Julie Cooper – in the Chair
Councillors	Trevor Johnson, Mrs Annabel Lawley,
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) Ms Allison Gardner

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 10 December, 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:-

The Cottage, Bowsey Wood Lane, Madeley 19/00938/FUL & 19/00939/LBC

The Working Party support the demolition of the extensions and the sentiment to refurbish and improve the heritage asset. Their concerns are with the quality of the design and the lost opportunity to make the extension something special. They feel that the new main extension is potentially oppressive given it competes and dominates the modest listed building. Some members would prefer a more contrasting approach which didn't try to mimic the roof profile, suggesting an L-shaped design perhaps with timber or steel as an option. If this design is retained then it should be smaller and further away to give greater separation. They dislike the glazed gable which is a feature that is becoming a fits all solution to new development. They want to ensure that any timber framing that is revealed is dealt with appropriately and suggest a method statement.

Jasmine Lodge, Newcastle Road, Talke 19/00963/FUL & 19/00964/LBC

The Working Party supports the attempt to improve the extension to the lodge with new timber windows. There are no objections but some members would prefer an alternative design to the door, perhaps panelled as it looks rather modern given the context.

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 7.50 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
19/00938/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.	The WP support the demolition of the extensions and the sentiment to refurbish. Concerns with quality of the design and lost opportunity to make the extension special. New extension is potentially oppressive, it competes and dominates the listed building. Some members prefer a more contrasting approach, suggesting an L-shaped design perhaps with timber or steel as an option. If this design is retained then it should be smaller and further away to give greater separation. They dislike glazed gable and want to ensure that any revealed timber framing is dealt with appropriately.	Permission granted by Planning Committee on 14 April 2020 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	The WP supports the attempt to improve the extension to lodge with new timber windows. There are no objections but some members would prefer an alternative design to the door, perhaps panelled as it looks rather modern given the context.	Permission granted by delegated authority on 5 February 2020 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00963/FUL

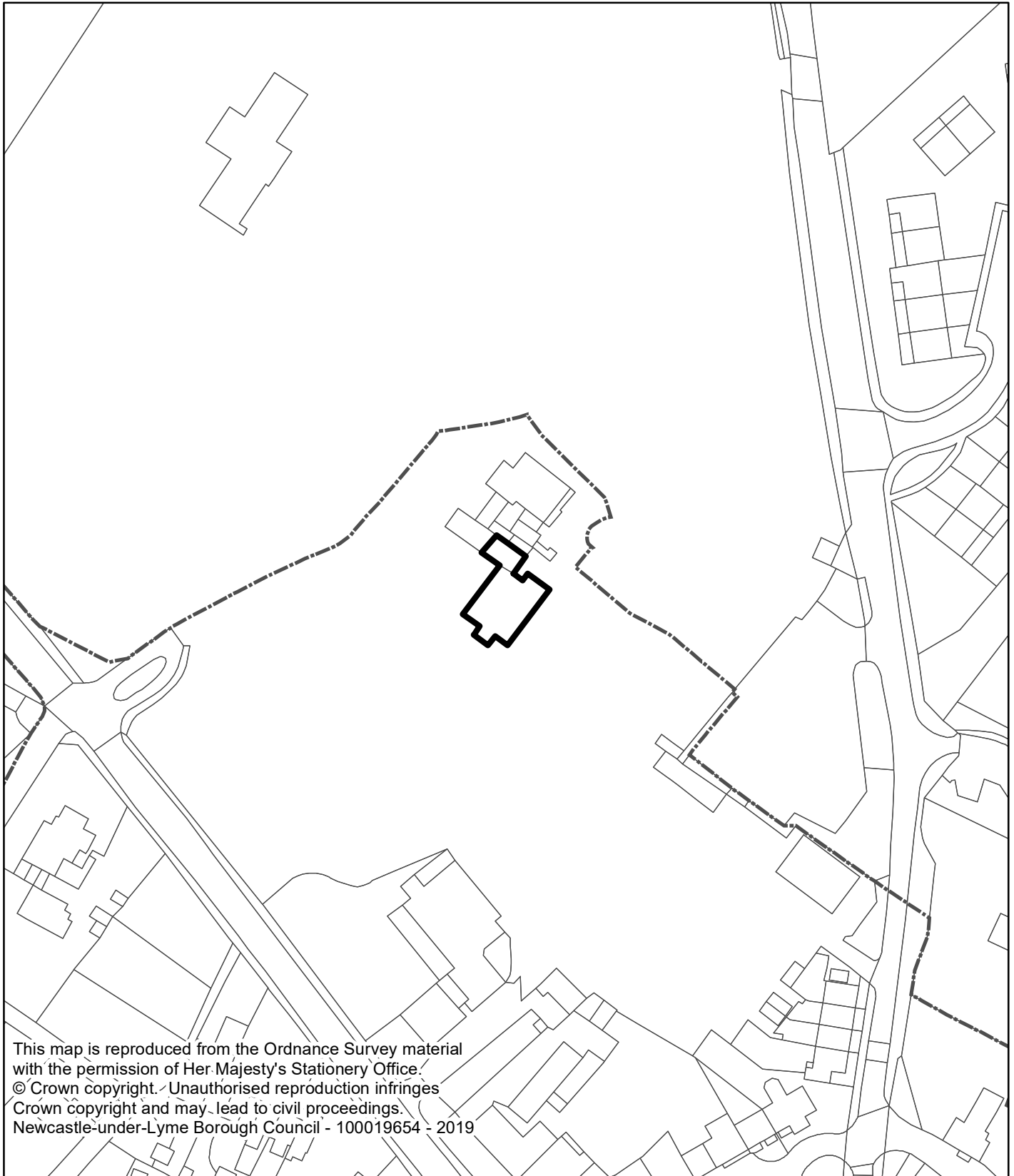
18/00916/FUL	Kidsgrove Working Mens club, Kidsgrove	Demolition of existing buildings and construction of retail store	The WP is happy with principle of supermarket although would prefer smaller unit repositioned away from canal. Better more robust design and use of materials than standard. The landscaping needs improving to screen car park and large signage is harmful to CA.	Permission granted by Planning Committee on 11 February 2020 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00916/FUL
19/00299/ADV	Kidsgrove Heritage trail, Kidsgrove.	Heritage trail free standing interpretation panels.	The WP consider signs to be complicated design, and simpler one would be more appropriate for CAs The WP express concern that precise location of signage was not indicated.	Permission granted delegated powers on 9 March 2020 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00299/ADV

CONSERVATION ADVISORY WORKING PARTY

Reference	Location	Development	Remarks	Link
20/00506/FUL	The Hawthorns, Keele	Conversion of existing building to 5 apartments including alterations to and additional windows and two storey extension.	Within Keele village Conservation Area and building on Register of Locally Important Buildings.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00506/FUL
20/00478/FUL	Barn adjacent to The Villa, The Hawthorns, Keele	Internal alterations to existing barn including additional windows and two storey extension to rear.	Within Keele village Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00478/FUL

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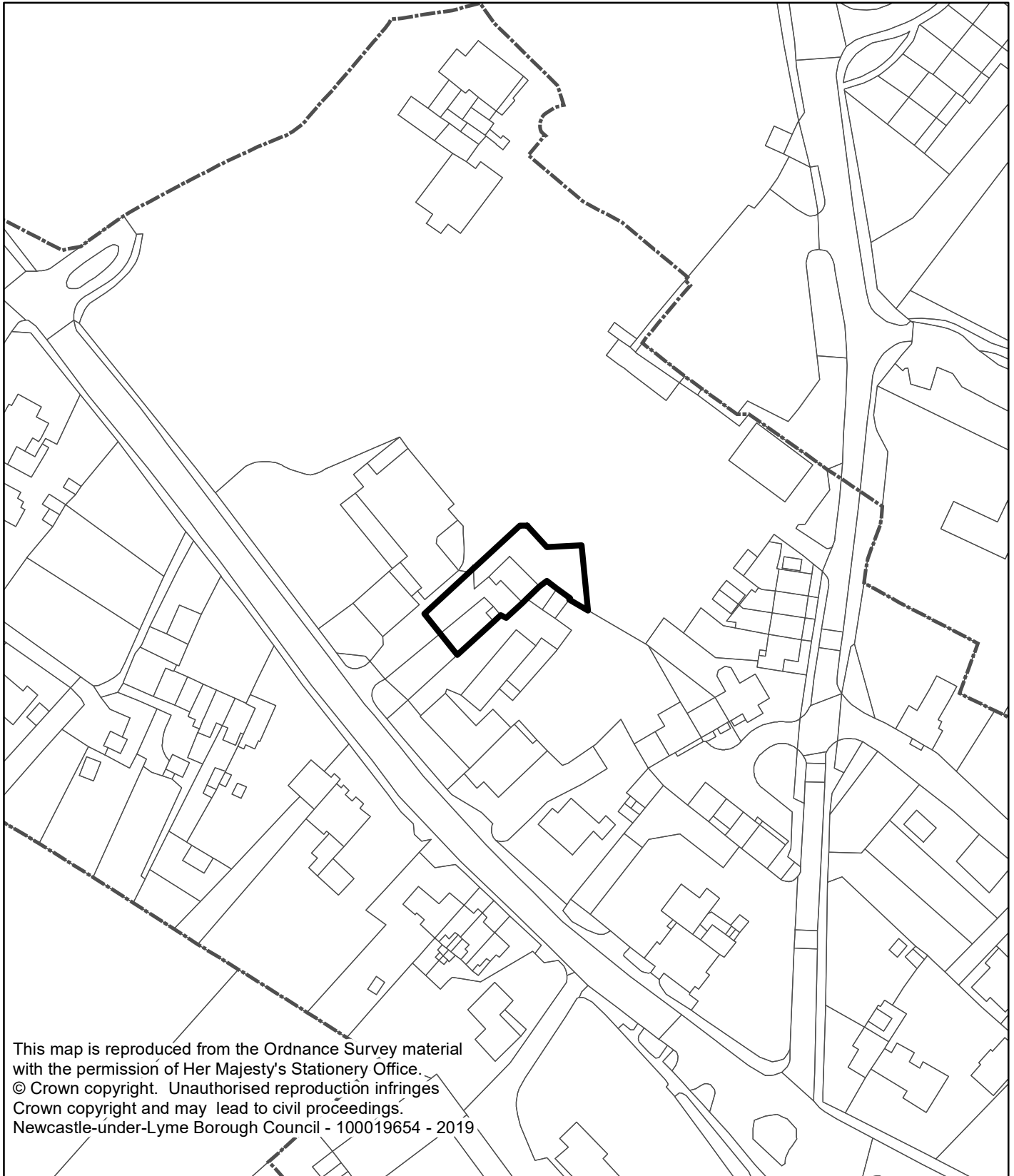
**The Hawthornes, Keele
Newcastle-under-Lyme, ST5 5FJ**



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The Barn, 9A The Village, Keele,
Newcastle-under-Lyme, ST5 5AD



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