

Public Document Pack

Date of meeting Tuesday, 10th August, 2021

Time 6.30 pm

Venue Astley Room - Castle

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 APOLOGIES**
- 2 DECLARATIONS OF INTEREST**
To receive Declarations of Interest from Members on items included in this agenda
- 3 MINUTES OF PREVIOUS MEETINGS** **(Pages 3 - 6)**
To consider the minutes of the previous meeting(s)
- 4 PREVIOUSLY CONSIDERED APPLICATIONS** **(Pages 7 - 10)**
To receive the decisions of applications which have been previously considered by this Working Party
- 5 NEW APPLICATIONS RECEIVED** **(Pages 11 - 20)**
To make observations on new applications received.
- 6 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
- 7 URGENT BUSINESS**
To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act, 1972.

Members: Councillors Julie Cooper (Chair), Trevor Johnson (Vice-Chair),
Annabel Lawley, June Walklate and Allison 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: Gillian Burnett Elizabeth Shenton
 Barry Panter Marion Reddish

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, 15th June, 2021
Time of Commencement: 6.30 pm

Present:-	Councillor Julie Cooper – in the Chair
Councillors	Annabel Lawley, June Walklate and Barry Panter
Representing	Mr D Broome – Newcastle Civic Society
Outside Bodies	Dr S Fisher – Victorian Society Dr C Wakeling – Staffs Historic Buildings Trust
Officers	Louise Wallace

Note: In line with government directions on staying at home during the current stage of the CV-19 pandemic, this meeting was conducted as a hybrid meeting with video conferencing in accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority Police and Crime Panel Meetings) (England and Wales) Regulations 2020**APOLOGIES**

Apologies were received from Councillors Allison Gardner and Trevor Johnson.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

3. **MINUTES OF PREVIOUS MEETINGS**

Resolved: That the minutes of the meeting held on 18 May, 2021 be agreed as a correct record.

4. **NEW APPLICATIONS RECEIVED**

Resolved: That the following observations be made on the applications listed below:

Barn View, Lower Stoney Low, Keele 21/00426/FUL

The Working Party were happy that the applicant was considering flush closing casement windows but not with the proposal to use an unnatural and unsustainable material in the listed barns. They should be replaced like for like and in a uniform dark stained colour to remain in harmony with the adjacent properties with which they form an integral part.

Linden House, 17A King Street, Newcastle 21/00440/FUL

The group objected to the proposed railings which were poorly detailed and appeared to be of inappropriate quality in the highly prominent corner. The side of the property was just as prominent and should be treated the same as the frontage, which was with a brick wall, high quality railings. Some members suggested that the wall might be a little higher as a barrier to the busy road.

Oakley Hall, Market Drayton 21/00503/LBC

The group accepted the alterations but wanted to ensure that any details, like architraves and the fireplace, that were uncovered were repaired and reinstated as appropriate. There were also no details of proposed new internal doors and this should also be condition for approval by the LPA to ensure the design is sensitive to the Grade II* Listed Building. Concern was raised over the ventilation of the wet room, given its location in the centre of the property. The Group wanted to condition an architectural watching brief at each stage of the process so that informed judgements could be made on findings and how to treat these.

5. CONSERVATION AND HERITAGE FUND

There were no applications.

6. URGENT BUSINESS

The following item was considered urgent due to the timelines involved with taking the item to the Planning Committee:

Lancaster Buildings, High Street, Newcastle 21/00577/DEEM3 & 21/00578/LBC

The Group objected to this proposal, which is a permanent harmful fixture for a temporary situation. It is harmful to the architectural features of the shop front, like the curved glass doorway, and it means the shop cannot use the display. They appreciate the attempt to have a design but either closed or open this gate will block an important part of the character of the entrance and is unacceptable.

COUNCILLOR JULIE COOPER
Chair

Meeting concluded at 7.45 pm

CONSERVATION ADVISORY WORKING PARTY

Reference	Location	Development	CAWP comments	Link
21/00613/DEEM3 & 21/00614/LBC	Lancaster Buildings, High Street, Newcastle	New external gates to 4 corner units.	<p>Minute agreed by Chair on behalf of the Working Party on 2 July 2021.</p> <p>The Group object to this proposal, which is a permanent harmful fixture for a temporary situation. It is harmful to the architectural features of the shop front, like the curved glass doorway, and it means the shop cannot use the display. They appreciate the attempt to have a design but either closed or open this gate will block an important part of the character of the entrance and is unacceptable.</p>	<p>http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00613/DEEM3</p>

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**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 Summary Comments	Planning Decision
21/00206/LBC	Old Hall, Poolside, Madeley	Replace soft wood French doors on rear of property with oak bi-fold doors	The WP objects to alteration to the symmetry of the ground floor doorway given the character of the upper floor window and the rear gable. The new door should be divided up into 4 as the existing to retain the rhythm and integrity of the rear elevation. The group is content with the materials and the bifold nature of the door and for the cross rail to be left out.	Consent granted by Planning Committee on 14 May 2021 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00206/LBC
21/00194/FUL & 21/00195/LBC	201 Aston Cottage, Aston	Replacement of existing upvc double glazed conservatory at rear with traditional brick extension	The group supported alteration to the rear extension providing the brickwork was a good match and roof was carefully tied into the existing. There was some concern over the two full height windows on the side elevation and felt that a more conservative approach should be taken using windows at normal cill height to help the extension tie in better with the existing extension.	Permission granted by delegated authority on 19 May 2021 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00194/FUL

21/00331/FUL & 21/00332/LBC	8 Birches Farm Mews, Madeley	Replace windows in lounge and kitchen with French doors.	No objections but felt that the lounge window would be a more successful alteration to the building rather than the kitchen window.	Permission granted by delegated authority on 26 May 2021 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00331/FUL
21/00343/FUL	103 High Street, Harriseahead, Kidsgrove	Conversion and change of use of former farm buildings to 2 residential buildings, demolition of additional building and replacement with 2 domestic single storey timber framed garages and creation of residential curtilages.	The Group fully support characterful and thoughtful approach to the barn conversions, especially to the Dutch barn. Some concerns were raised over the balance of windows in the front elevation of the Dutch barn and felt that the rainwater goods and downspouts should be included on drawings. They were keen to ensure that the cladding is set back to create deep reveal with brick piers to make design more successful.	Permission granted by planning committee on 18 June 2021 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00343/FUL
21/00359/ADV	Medusas cakes and shakes 1-3 High Street, Newcastle	Fascia signs recessed within existing shop frontage	The Working Party feels that whilst this fascia is overly large there is no real damage to the main architectural features of the building.	Permission granted by delegated authority on 1 June 2021 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00359/ADV
21/00380/FUL	64-68 High Street, Newcastle	Installation of one new CCTV camera.	The group objected to this application due to lack of information for siting and fixing of camera and its actual appearance. No information about brackets which may be needed and there are already scars on the masonry from other fixings. The	Permission granted by delegated authority on 16 June 2021 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00380/FUL

			group wondered if it might be sited more effectively on the glazing bars, closer to the cash machine.	
21/00446/DEEM4	20 Sidmouth Avenue Newcastle	Variation and removal of conditions 2 and 5 of 19/00708/DEEM4 to allow changes to front boundary wall and alterations to access to units 2,3 and 4.	The Group had no objections.	Permission granted by Planning Committee on 24 June 2021 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00446/DEEM4
21/00440/FUL	Linden House, 17a King Street, Newcastle	Change of use from offices to school	The group objected to proposed railings as poorly detailed and of inappropriate quality in this highly prominent corner. Side of property is just as prominent and should be treated the same as frontage, brick wall, high quality railings. Some members suggested wall might be a little higher as a barrier to the busy road.	Permission granted (amended plans) by delegated authority on 8 July 2021 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00440/FUL
21/00503/LBC	Oakley Hall, Market Drayton	Internal alterations	The group accepted alterations but wanted to ensure that any details, were repaired and reinstated as appropriate. There are also no details of proposed new internal doors and this should be condition for approval by the LPA to ensure the design is sensitive to Listed Building. Concern was raised over the ventilation of the wet room, given its location in the centre of the property.	Permission granted by Planning Committee on 22 July 2021 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00503/LBC

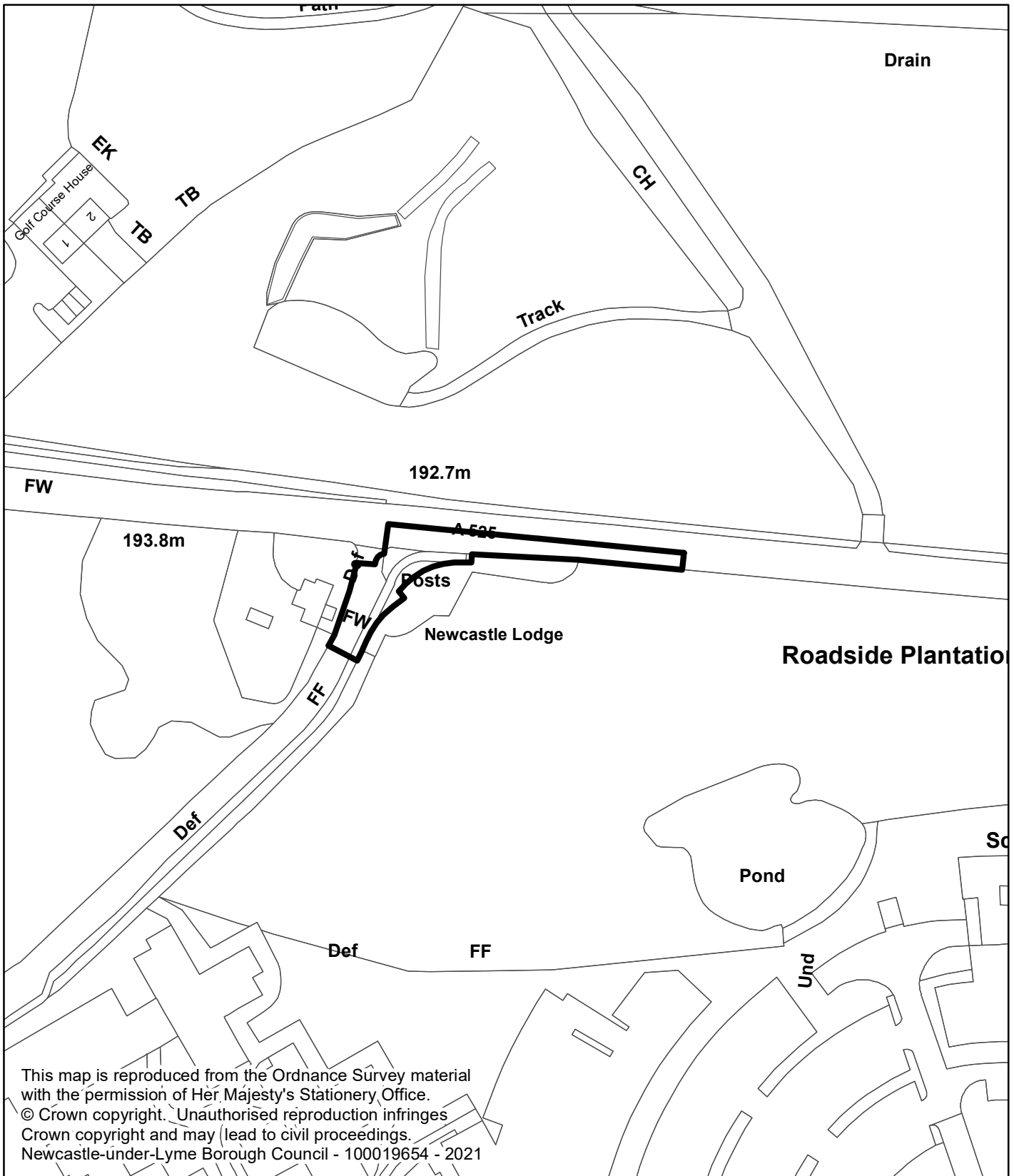
			The Group wanted to condition an architectural watching brief at each stage of the process so that informed judgements could be made.	
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CONSERVATION ADVISORY WORKING PARTY

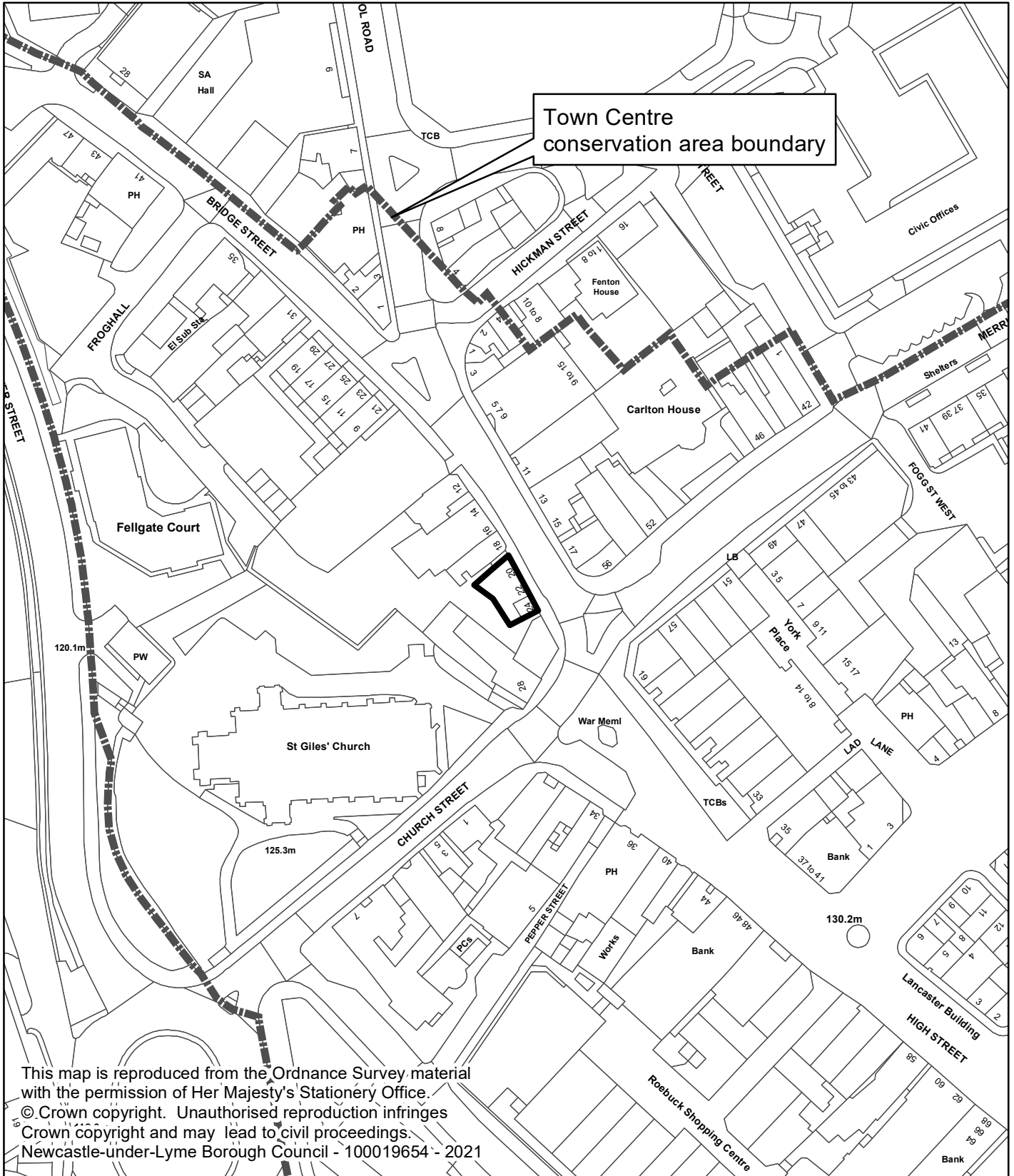
Reference	Location	Development	Remarks	Link
21/00704/FUL	Adjacent To Newcastle Lodge Keele University Keele	Formation of a new bus entrance on A525	Within Keele Historic Park and Garden and adjacent to Grade II Listed Building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00704/FUL
21/00462/LBC	20 - 22 24 High Street Newcastle	Formation of new access doorway to front elevation for disabled/pram users and knock through from 20 & 22 to 24 to create larger shop floor trading area including change of use from Barbers Shop (No 24) to A1	Affecting Grade II Listed Building and within Newcastle Town Centre Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00462/LBC
21/00699/FUL	Fields Farm Nantwich Road Blackbrook	Proposed extensions and alterations to existing dwelling, including demolition of existing stables, outbuildings, porch and covered linkways.	Included as a Historic Farmstead	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00699/FUL
21/00730/LBC	Milepost Market Drayton Road Loggerheads	To reposition existing Mile Post to the rear kerb line of proposed adopted footpath.	The Milepost is Grade II Listed	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00730/LBC

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Adjacent To Newcastle Lodge
Keele University Keele

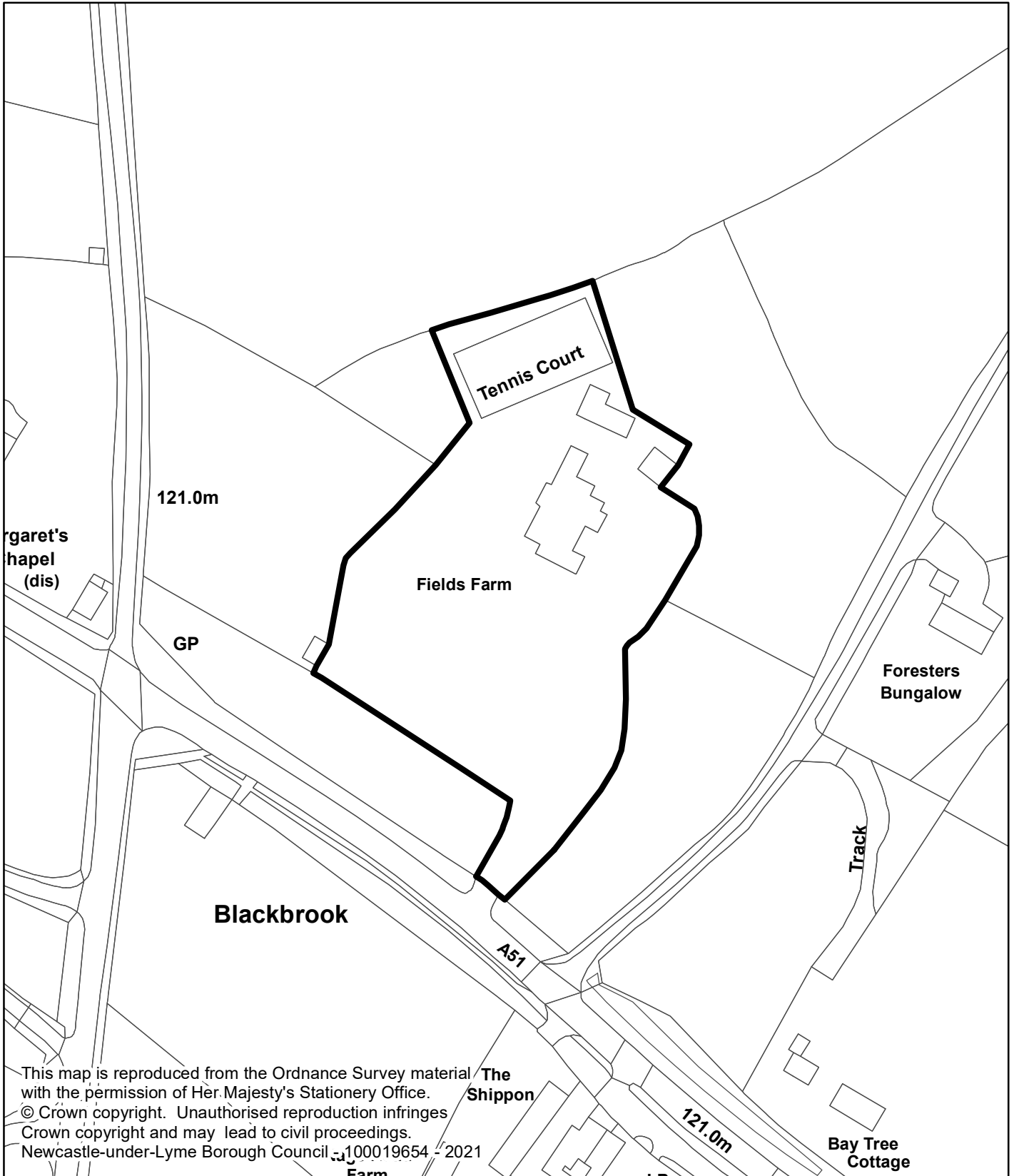


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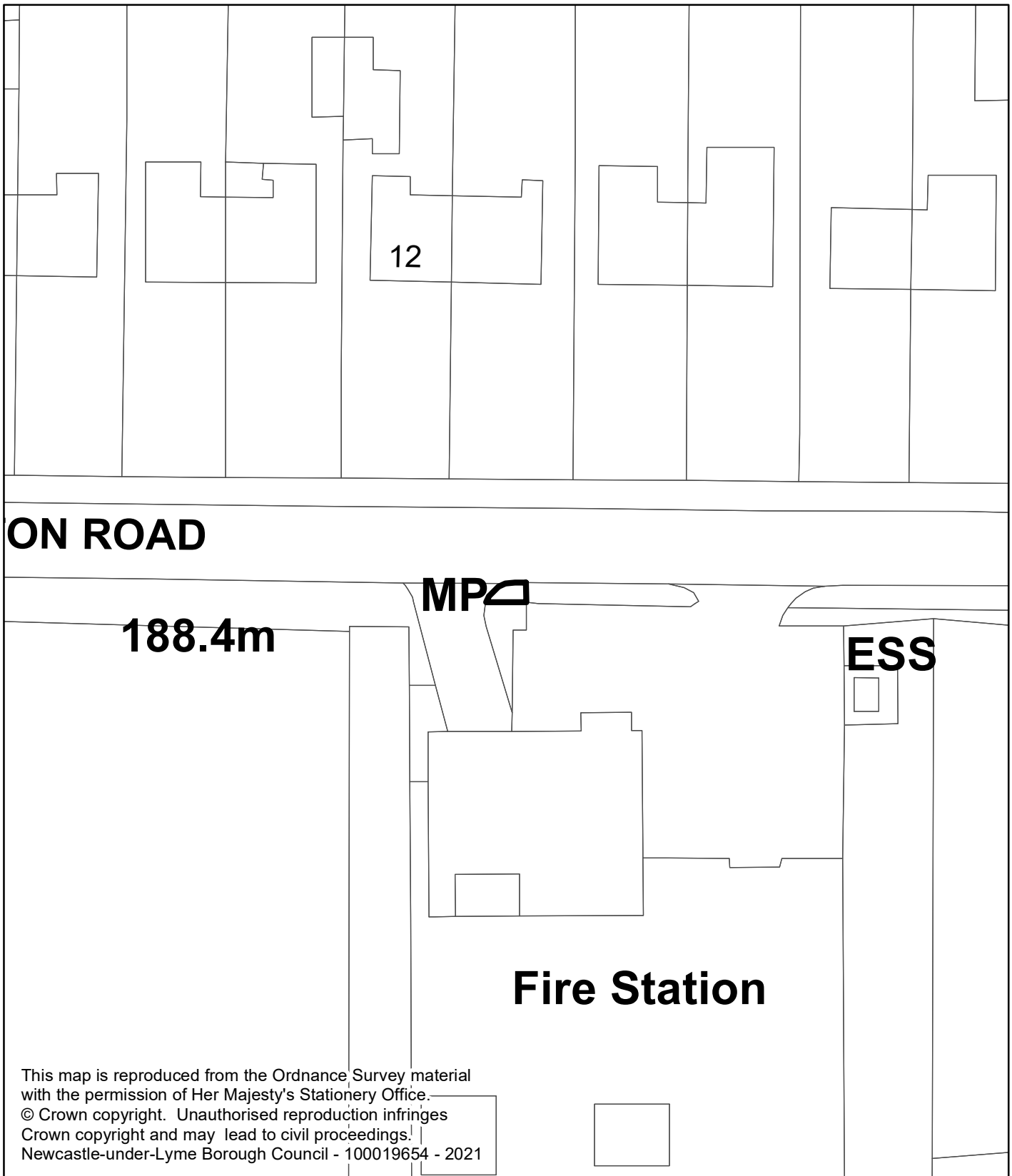
Fields Farm Nantwich Road
BlackbrookST5 5EH



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Milepost Market Drayton Road
Loggerheads



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