

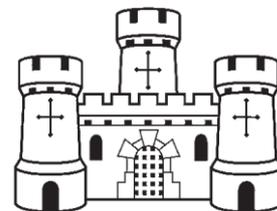
# Public Document Pack

**Date of meeting** Wednesday, 5th January, 2022

**Time** 6.00 pm

**Venue** ZOOM

**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 - 4)**  
To consider the minutes of the previous meeting(s)
- 4 PREVIOUSLY CONSIDERED APPLICATIONS** **(Pages 5 - 6)**  
To receive the decisions of applications which have been previously considered by this Working Party
- 5 NEW APPLICATIONS RECEIVED** **(Pages 7 - 10)**  
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, 2nd November, 2021  
Time of Commencement: 5.30 pm

**Present:-** Councillor Julie Cooper – in the Chair  
  
Councillors Barry Panter and June Walklate,  
  
Representing Outside Bodies Dr D Broome, Dr S Fisher and Dr C Wakeling  
  
Officers Louise Wallace

### 1. **APOLOGIES**

Apologies were received from Councillors Allison Gardner, Annabel Lawley 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 5 October, 2021 be agreed as a correct record.

### 4. **NEW APPLICATIONS RECEIVED**

The following observations were made on the applications listed below:

Former library, Ironmarket, Newcastle 21/00903/FUL

The working party does support the principle of residential in the town centre to reclaim some vibrancy that has been lost but is concerned about some of the vistas and natural light some apartments will have. Concern was raised over the structural loading of the additional floors.

The working party objects to the design of this proposal given it changes the proportions of the streetscene and wants to refuse the proposal in its current form. It feels the scale and bulk of the building is not appropriate and should not project beyond the face of the existing building line. It also feels like the change from the existing building which has a horizontal perspective to Georgian verticality is not successful as the horizontal banding and the window proportions do not work well with the existing townscape.

CAWP strongly objects to the height of the proposal given it is higher than the chimney on the adjacent property. General consensus was to remove one or two storeys to bring the scale down and fit better with the existing roofscape. Members objected to the standing seam roof and to the scale of the mansard and would prefer use of slate if this traditional approach was being taken. They were generally happy with use of brick cladding.

It is therefore harmful to the setting of the adjacent listed buildings and other historic buildings and to the conservation area.

It was considered a complete redesign was necessary and they would like the opportunity to comment again on this proposal. A more modern approach would be welcomed.

**5. CONSERVATION AND HERITAGE FUND**

There were no applications.

**6. URGENT BUSINESS**

There was no Urgent Business.

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

Meeting concluded at 6.30 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
21/00613/DEEM3 & 21/00614/LBC	Lancaster Buildings, High Street, Newcastle	New external gates to corner units – revised scheme	<p>The WP considered that scheme design was an improvement on previous design and some of the group had no objections. There were however many concerns about the detail and quality of proposal and that any gates would be visually intrusive and no gates at all would be the best solution for the building.</p> <p>The drawing showed a stainless steel gate and housing which was considered acceptable in principle but there was concern over its robustness and finish and that it should not be galvanised or powder coated as this would potentially degrade rapidly and would look unsightly causing harm to the visual significance of the listed building. A brass type finish was considered appropriate. The group felt that the design does not currently show enough detail around the join of the two gates, which will probably need to be more robust. It was suggested that the join where the gates meet could be asymmetrical. Also the locking mechanism and how the difference in levels will be dealt with at the step is not shown. A ramp could be considered at this time.</p>	<p>Permission was granted by Committee on 15 October 2021</p> <p><a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00613/DEEM3">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00613/DEEM3</a></p>

<p>21/00855/FUL &amp; 21/00856/LBC</p>	<p>Brampton Lodge, Brampton Road, Newcastle</p>	<p>Three Solar Panels on the south facing roof – amended plans</p>	<p>Whilst the group supported the use of alternative energy sources there was some scepticism about the small number panels proposed and the likelihood that they would provide any real savings or benefit to reduce heating costs. The listed building is one of great value within this part of the Borough and both options of panels either on roof of the principal frontage or on the flat roof facing the same frontage would both be highly visible and cause an adverse visual effect. It was suggested given the extensive grounds that panels could be mounted on the ground to lessen the impact on the building itself. Another option discussed was that solar film which could be applied to the porch or windows.</p>	<p>Permission was granted by delegated authority on 26 November 2021</p> <p><a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00855/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00855/FUL</a></p>
<p>21/00704/FUL</p>	<p>Adjacent To Newcastle Lodge Keele University Keele</p>	<p>Formation of a new bus entrance on A525</p>	<p>The Working Party has no objections</p>	<p>Permission was granted by delegated authority on 17<sup>th</sup> December 2021</p> <p><a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00704/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00704/FUL</a></p>

**CONSERVATION ADVISORY WORKING PARTY**

Reference	Location	Development	Remarks	Link
21/00903/FUL	Former Library, Ironmarket, Newcastle	Change of use, part demolition and extension of former library to 36 apartments with underground parking and ground floor commercial use – AMENDED PLANS	Within Newcastle Town Centre conservation area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00903/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00903/FUL</a>

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