

# Public Document Pack

**Date of meeting**      Tuesday, 14th June, 2022  
**Time**                      6.30 pm  
**Venue**                     Astley Room - Castle  
**Contact**                  Geoff Durham



Civic Offices  
Merrial Street  
Newcastle-under-Lyme  
Staffordshire  
ST5 2AG

## 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      NEW APPLICATIONS RECEIVED**

**(Pages 5 - 14)**

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 Barry Panter (Chair), Trevor Johnson (Vice-Chair), Lilian Barker, Annabel Lawley and Philip Reece

**Outside Representatives:**      Wakeling, Roberts, Redmond, Berrisford, Broome and Fisher

The appropriate Parish Council representative(s) and Ward Members

**Contacting the Council:**

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**Britain in Bloom:**  
National Winner 2005  
Silver Gilt Medal 2009  
Regional Winner  
2003, 2004, 2008,  
2009, 2010  
Gold Award Winner  
2002 - 2010

**'Members of the Council: If you identify any personal training / development requirements from the items included in this agenda or through issues raised during the meeting, please bring them to the attention of the Committee Clerk at the close of the meeting'**

### **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:-

- Mrs. G. Burnett
- T. Kearon
- B. Panter
- S. White

*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

# Agenda Item 3

*Conservation Advisory Working Party - 24/05/22*

## CONSERVATION ADVISORY WORKING PARTY

Tuesday, 24th May, 2022  
Time of Commencement: 6.30 pm

**Present:** Councillor Barry Panter (Chair)

Councillors: Trevor Johnson  
Annabel Lawley

Apologies: Councillor(s) Reece & Mr D Broome

Officers: Louise Wallace

Also in attendance: Dr C Wakeling & Dr S Fisher

### 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 April, 2022 be agreed as a correct record.

### 3. **MATTERS ARISING**

The Chair thanked the previous Chair, Julie Cooper for her hard work and dedication on this committee in past years.

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

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

Morston House, The Midway, Newcastle 22/00300/LBC

The group expressed concern over the precedent of tall buildings that was being set in this part of the town centre but as a general rule was not overly unsympathetic to an increase in height but that the design including material change and quality of design was not good enough for this very prominent site. They pointed out that the quality of the existing brickwork and design was good and note the horizontal window arrangement brick column projections.

The upward extension does not follow through this important ratio and window design and the square windows exacerbate the odd relationship. The grid work is not effective and does not link the two elements and it was felt any such emphasis would actually work better on the brick columns, especially if these are structural elements.

## **Conservation Advisory Working Party - 24/05/22**

The change of use to residential would exacerbate these concerns at night time with the lights on given especially at it has generally being used as an office for day time use. A reduction in height especially at the Church Street side and set back would improve the relationship.

Questions were raised about additional clutter on the roof, not just plant equipment, which is to be housed in the basement levels, but if barriers, railings or other safety equipment would be required for cleaning etc because this would harm the clean lines that the drawings show. The extension would look even more obtrusive with these additional items on the roof.

The group preferred any extension to utilise brickwork for the extension to help link the two elements together. They supported the active frontages to the ring road but raised general concerns of bedrooms on this exposed frontage.

### Hopkins Coats Associates, 9 Hassell Street, Newcastle 22/00403/FUL

The group supported the new door and generally disapproved of the colour choice of windows particularly for the upper floors and regretted the loss of historic fabric and replacement with unsustainable materials.

#### **5. CONSERVATION AND HERITAGE FUND**

There were no applications.

#### **6. URGENT BUSINESS**

There was no Urgent Business.

**Councillor Barry Panter  
Chair**

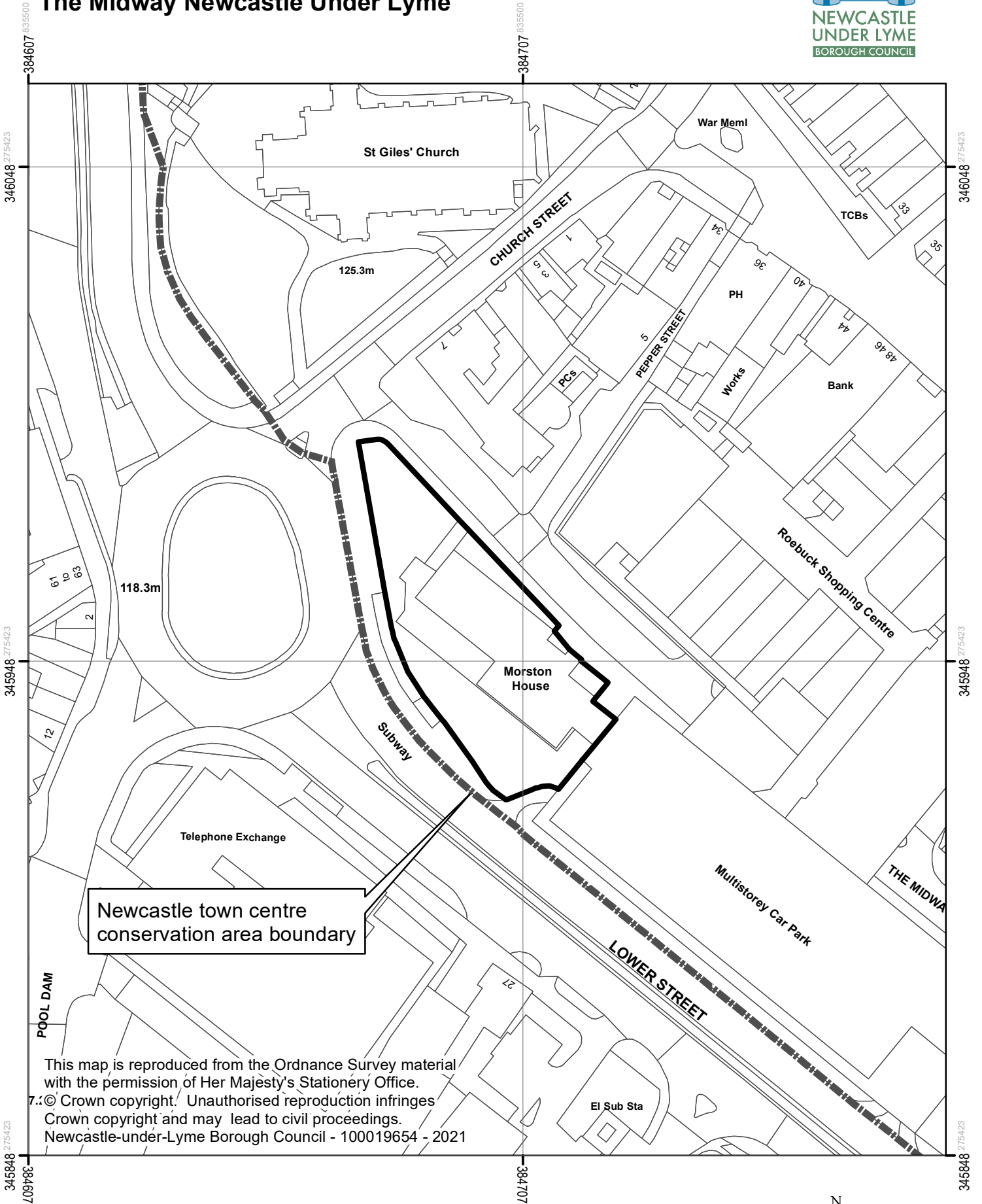
Meeting concluded at 7.40 pm

**CONSERVATION ADVISORY WORKING PARTY**

Reference	Location	Development	Remarks	Link
22/00300/FUL	Morston House, The Midway, Newcastle	Change of use and upward and side extensions to Morston House for student accommodation new entrance to The Midway and associated works including landscaping. <b>*Amended plans*</b>	Within the town centre conservation area and adjacent to Grade II* Listed Building	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00300/LFUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00300/LFUL</a>
22/494/FUL & 22/00495/LBC	All Saints Church Balterley Green Road Balterley	Change of use to office (Use Class E(g)(i)) including creation of new access point, car parking area and associated landscaping works	Affecting a Grade II Listed Building	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00494/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00494/FUL</a>
22/00481/FUL & 22/00482/ADV	Land Outside 57 High Street Newcastle Under Lyme	2no. digital 75" LCD display screens, one on each side of the Street Hub unit.	Within town centre conservation area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00481/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00481/FUL</a>
22/00491/FUL & 22/00492/ADV	Land Outside 2 Hassell Street Newcastle Under Lyme	Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT kiosk	Within town centre conservation area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00491/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00491/FUL</a>

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# Morston House The Midway Newcastle Under Lyme



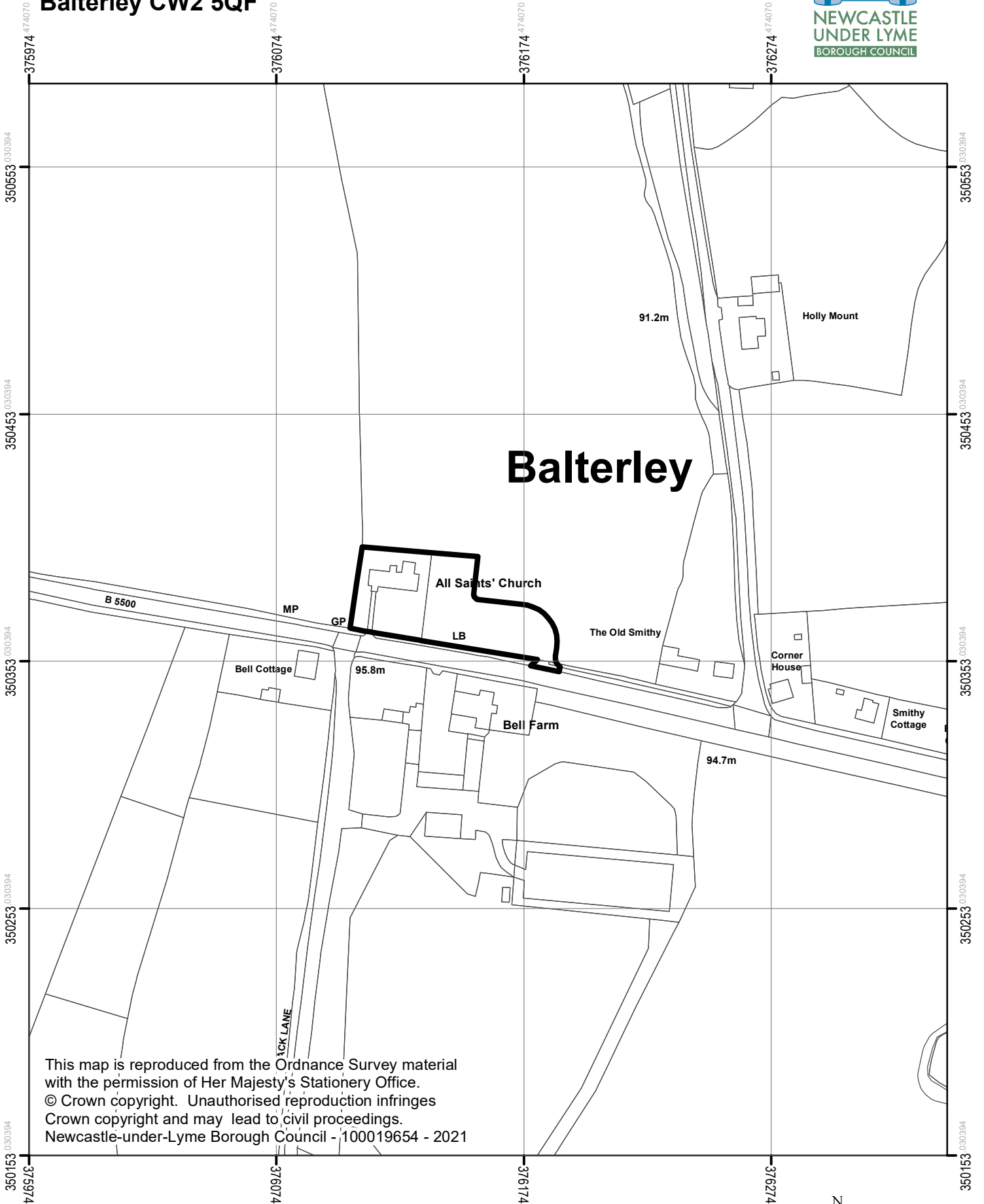
Newcastle town centre  
conservation area boundary

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Newcastle-under-Lyme Borough Council - 100019654 - 2021

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All Saints Church, Balterley Green Road  
Balterley CW2 5QF

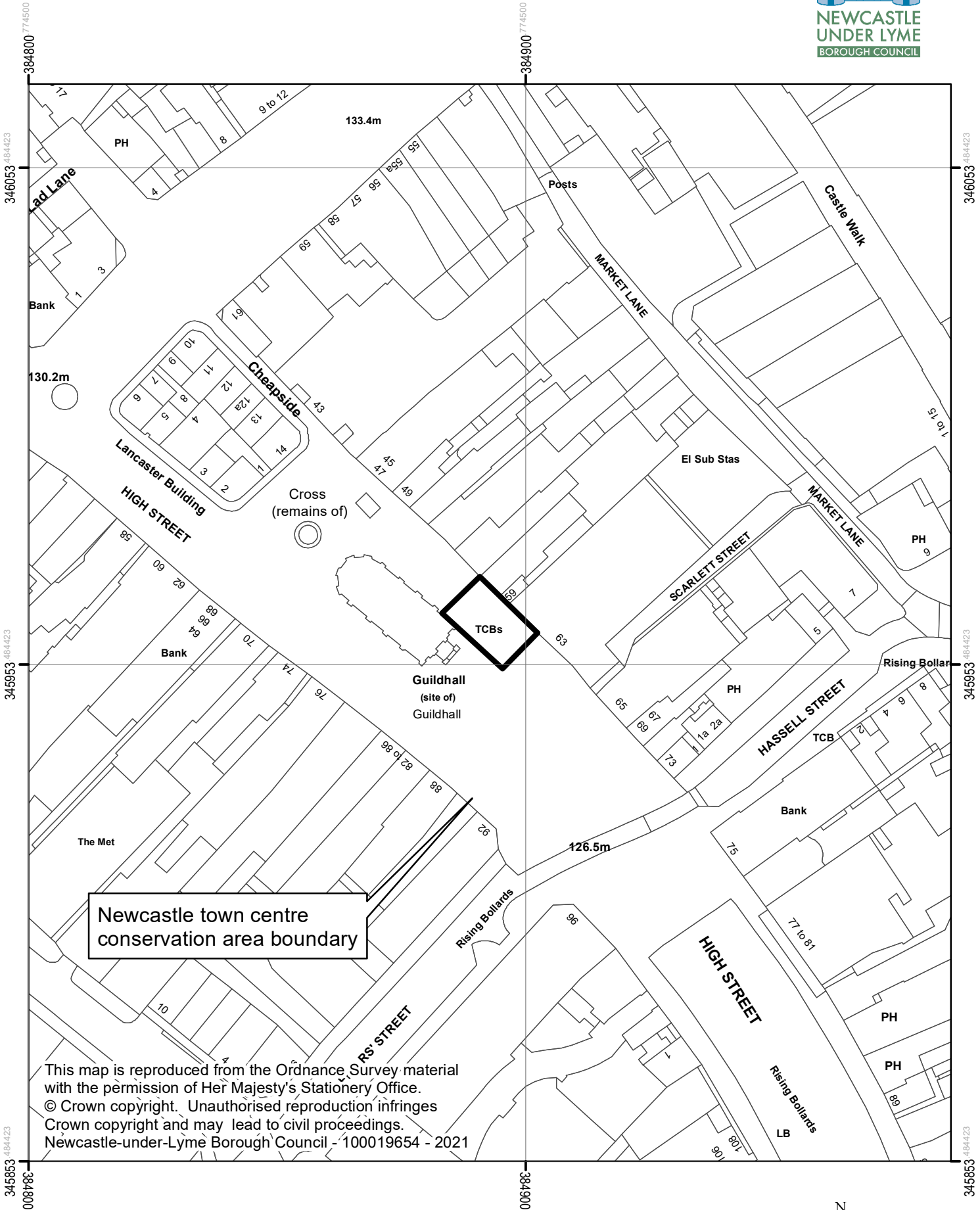


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# Land Outside 57 High Street Newcastle Under Lyme

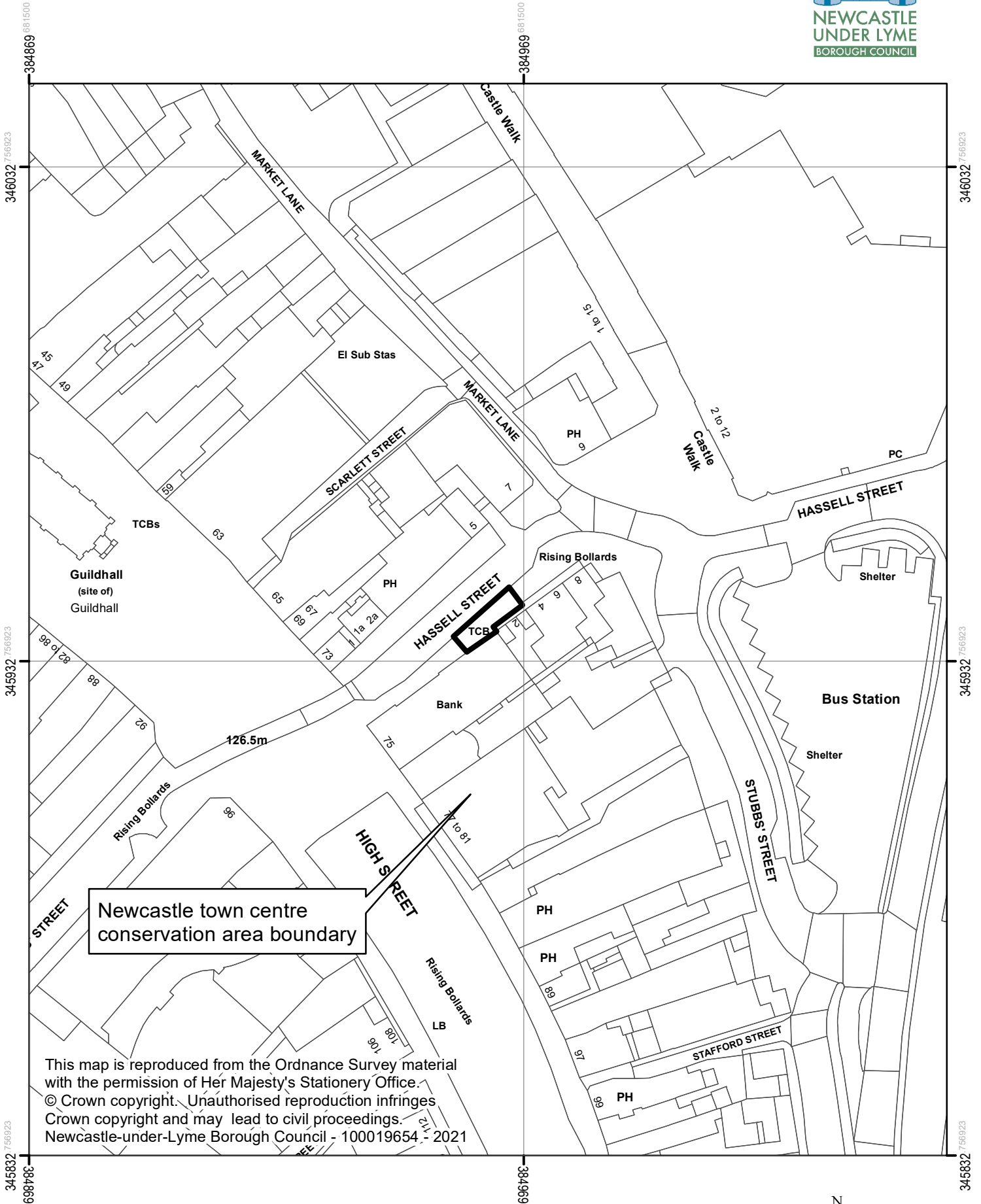


Newcastle town centre conservation area boundary

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# Land Outside 2 Hassell Street Newcastle Under Lyme



Newcastle town centre conservation area boundary

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