

# Public Document Pack

**Date of meeting** Tuesday, 9th August, 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 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 - 18)  
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 Panter (Chair), Johnson (Vice-Chair), Barker, Lawley and Reece

**Outside Representatives:** Wakeling, Roberts, Berrisford, Broome, Fisher, Roberts, McPhee,

Mrozicki and Heath-Pedley

The appropriate Parish Council representative(s) and Ward Members

**'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 - 12/07/22*

## CONSERVATION ADVISORY WORKING PARTY

Tuesday, 12th July, 2022  
Time of Commencement: 7.40 pm

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

Councillors: Johnson                      Barker                      Reece

Apologies: Councillor(s) Lawley and Berrisford

Substitutes: Councillor Wendy Brockie

Officers: Louise Wallace

Also in attendance: David Broome, Dr S Fisher, Andrew McFee and Dr C Wakeling

### 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 14 June, 2022 be agreed as a correct record.

### 3. **NEW APPLICATIONS RECEIVED**

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

9-11 Liverpool Road, Newcastle 22/00397/FUL

There was a lot of concern about the design of this development overall, particularly on the Liverpool Road side. As a regeneration scheme it is quite ambitious but should be more progressive. The streetscene is currently very disjointed and it is proposed to be replaced by another disjointed building.

The Bridge Street elevation shows an improvement on what exists currently and generally it was thought the articulation was reasonable but could be simpler and possibly just be bricks rather than the metal cladding. Re-facing the Salvation army building was effective providing a high quality brick in an appropriate colour was chosen.

The Liverpool Street elevation is less successful turning what is currently a very horizontal character into a vertical one. If this is accepted, the height is a storey too high on this street frontage and is not inspiring or impressive. The building should stop at the brick parapet and potentially taper down to the domestic scale of the restaurant and former pub. There was objections with the metal cladding of the upper floor.

## **Conservation Advisory Working Party - 12/07/22**

The group questioned the point of the small number of parking spaces and if the commercial outlets would work especially in this location and given the very generic looking building. There was concern of a tunnel effect which might be created together with the proposed new multi-storey car park.

Great concern was expressed about the effectiveness of the green roofs, their maintenance and safety and what features were in place to protect residents. It was also felt that there was a lack of coherence between the different elements, ie materials, green roof, changes in levels.

### Old Hall, Madeley 22/00550/FUL & 22/551/LBC

The majority of the group had no objections to the proposal providing that the renewal of the roof was undertaken in appropriate materials such as lead and had longevity. Some questioned the need for the rooflight at all, and if so, it should be positioned the other way around.

### St James church hall, Church Street, Audley 22/00538/LBC

No objections

## **4. CONSERVATION AND HERITAGE FUND**

### Maer Village Hall, Maer 22/23001/HBG

The Working Party supports the application and recommends that Planning Committee accepts the giving of £3,423 grant in accordance with the report and terms and conditions.

### St James Church Hall, Audley 22/23002/HBG

The Working Party supports the application and recommends that Planning Committee accepts the giving of £5,000 grant in accordance with the report and terms and conditions.

## **5. URGENT BUSINESS**

There was no Urgent Business.

**Councillor Barry Panter  
Chair**

Meeting concluded at Time Not Specified

**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 - summary	Planning Decision
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.	The group felt there were improvements, more thought into the design. Uneasiness over the square windows when rooms were lit. The group decided they would also prefer the side extension cladding to blend in with the other cladding. Concern raised again about ensuring no plant equipment was located on the roof and was safe.	Permission REFUSED at Planning Committee on 21 July 2022  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00300/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00300/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.	No objections	Permission GRANTED by delegated powers on 26 July 2022  <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	No objections	Permission GRANTED by delegated authority on 26 July 2022  <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>

This page is intentionally left blank

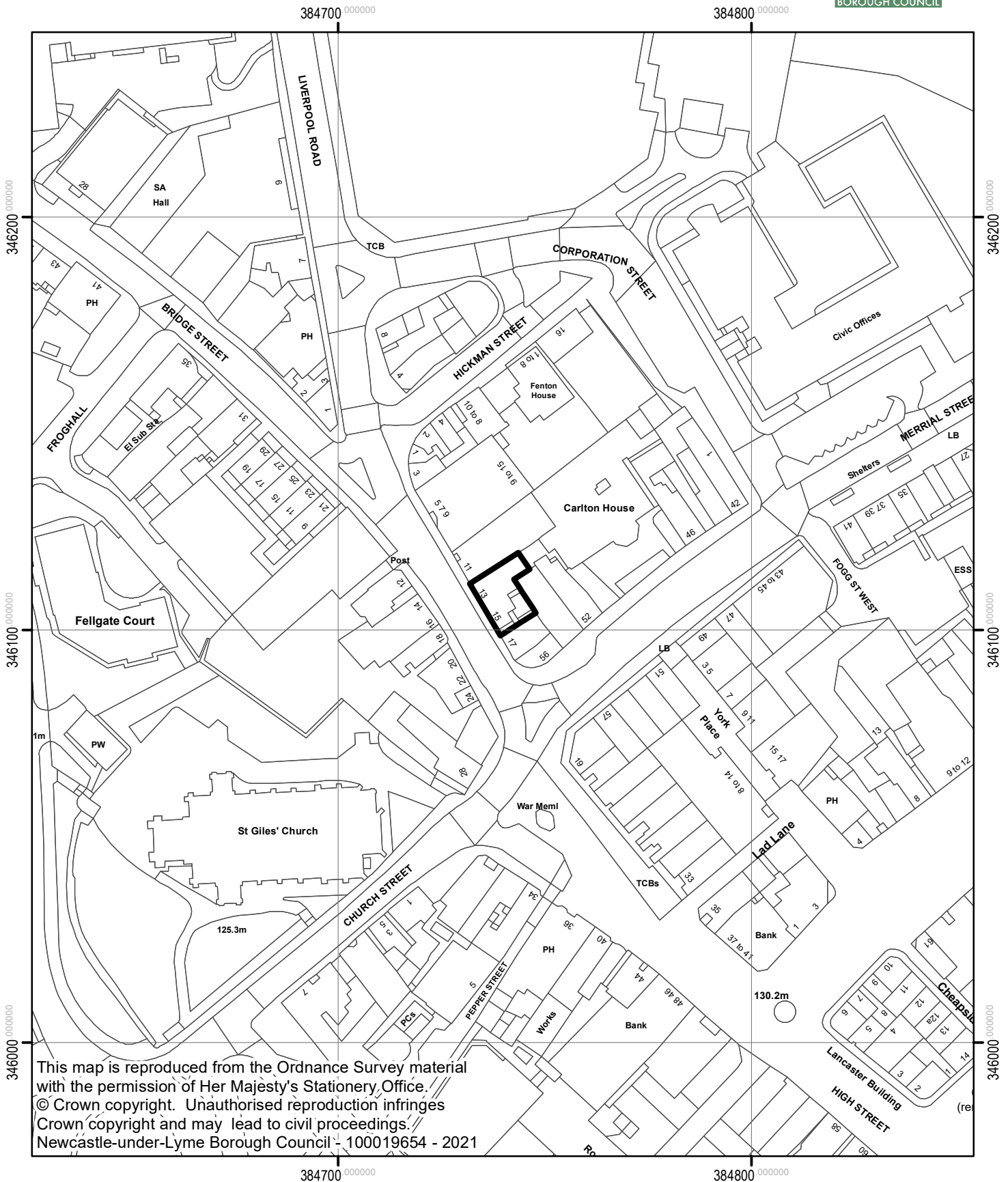
**COONSERVATION ADVISORY WORKING PARTY**

Reference	Location	Development	Remarks	Link
22/00558/FUL	Cornwells Chemist 9 - 15 High Street Newcastle Under Lyme	Installation of a Medpoint prescription collection machine of similar footprint to an ATM machine to the existing shopfront.	Within the town centre conservation area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00558/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00558/FUL</a>
22/00567/FUL & 22/00568/LBC	Betley Court, Main Road, Betley	Reinstatement of the apartments (4 No. apartments), including installation of new internal finishes, doorways, fittings and the conversion of a sash window into an external doorway..	Affecting a Grade II* Listed Building and within Betley Conservation	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00567/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00567/FUL</a>
22/00589/FUL	Newcastle Lodge Keele University Three Mile Lane	Erection of timber gazebo, permeable base and path within curtilage of Newcastle Lodge	Within Keele Historic Park and Garden and adjacent to Grade II Listed lodge.	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00589/LBC">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00589/LBC</a>
22/00438/FUL	17 Nantwich Road, Audley	Proposed front open porch and replacement front boundary wall and retaining wall.	Affecting building with Audley Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00438/LFUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00438/LFUL</a>
22/00631/FUL & 22/00630/LBC	The Olde House, Bar Hill Madeley	Proposed shower and kitchen extension to rear	Affecting a Grade II Listed Building and within Madeley Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00631/LFUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00631/LFUL</a>

This page is intentionally left blank

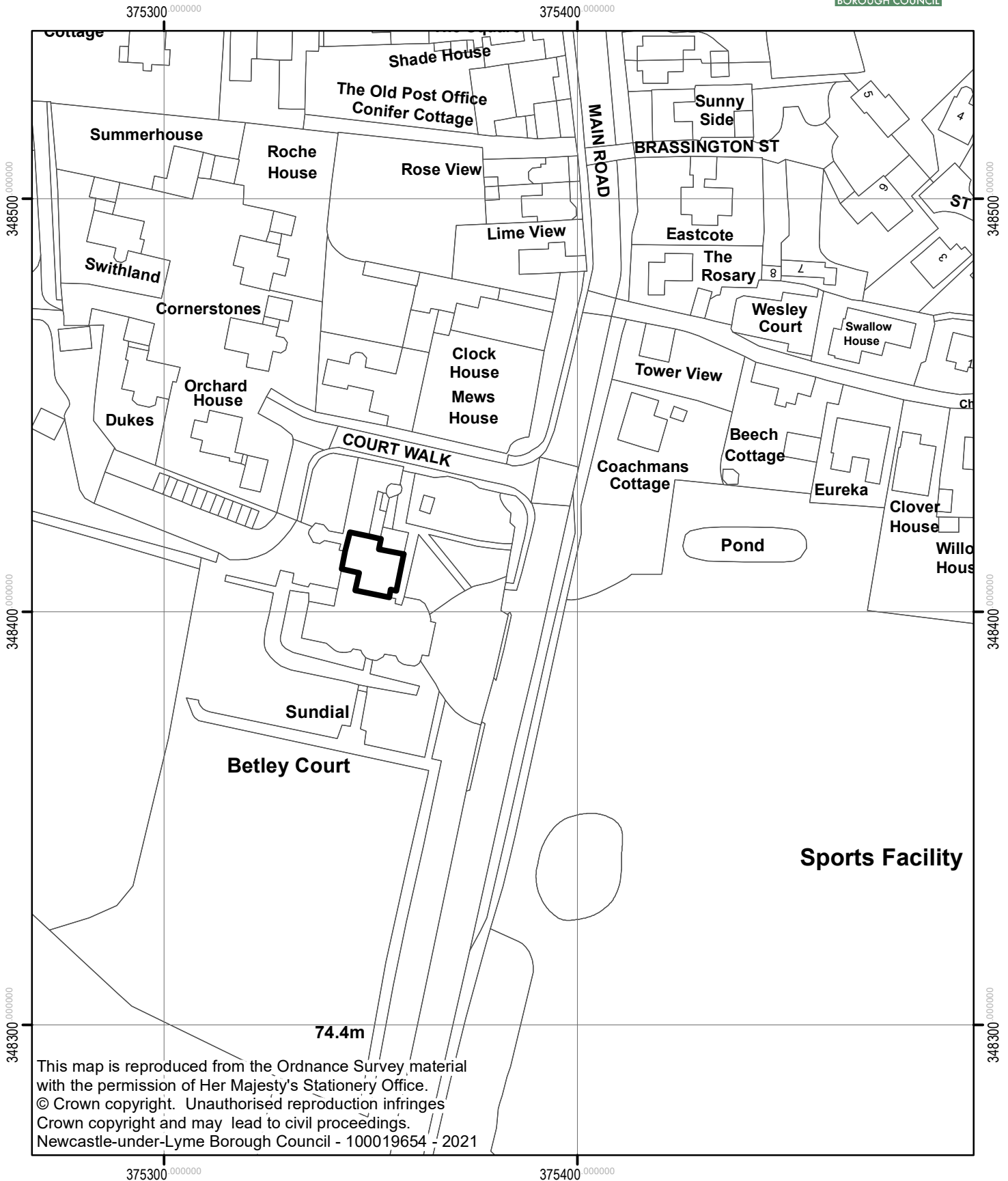


**22/00558/FUL**  
**Cornwells Chemist 9 -15 High Street**  
**Newcastle-under-Lyme**

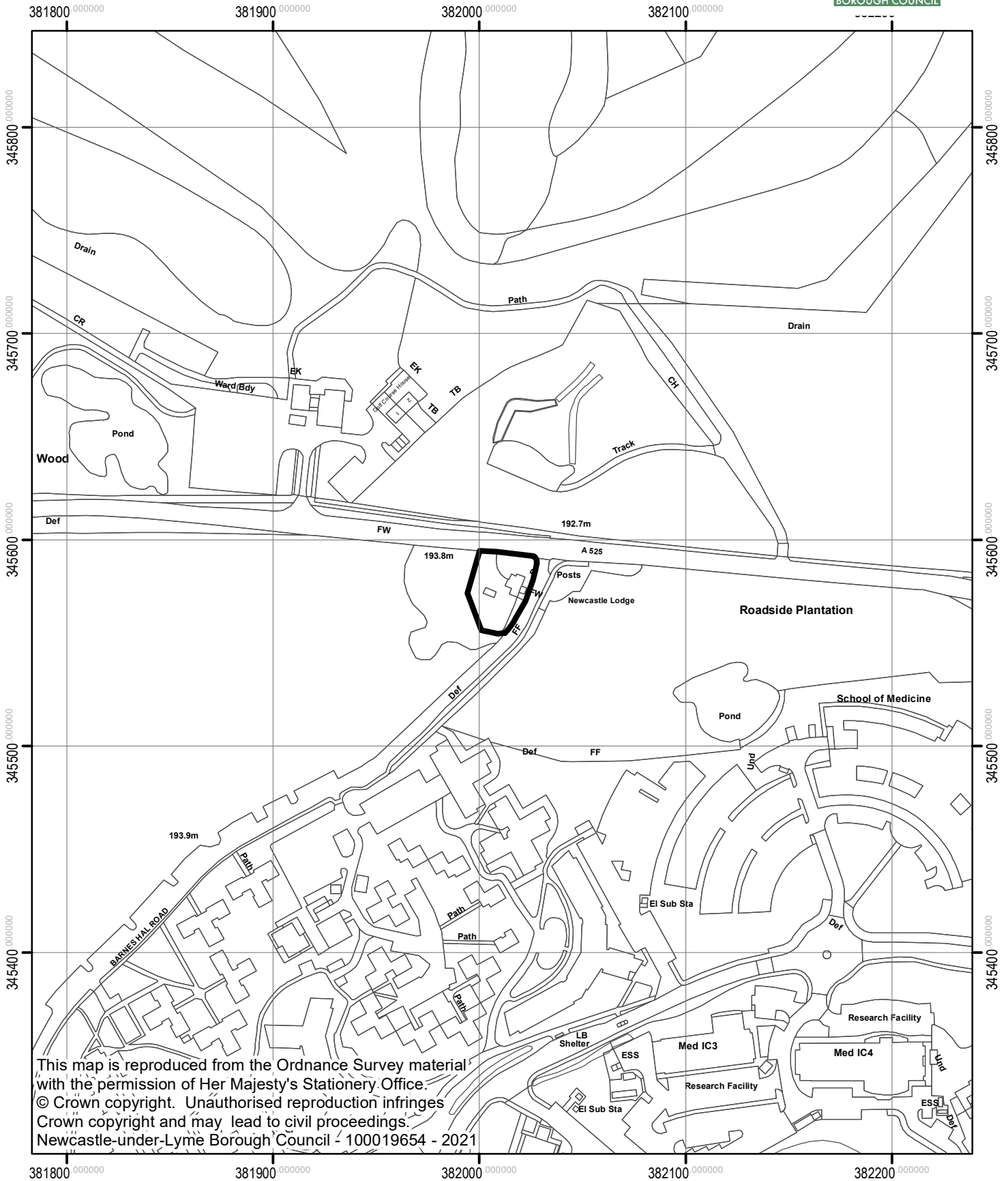


This map is reproduced from the Ordnance Survey material with the permission of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to civil proceedings. Newcastle-under-Lyme Borough Council - 100019654 - 2021

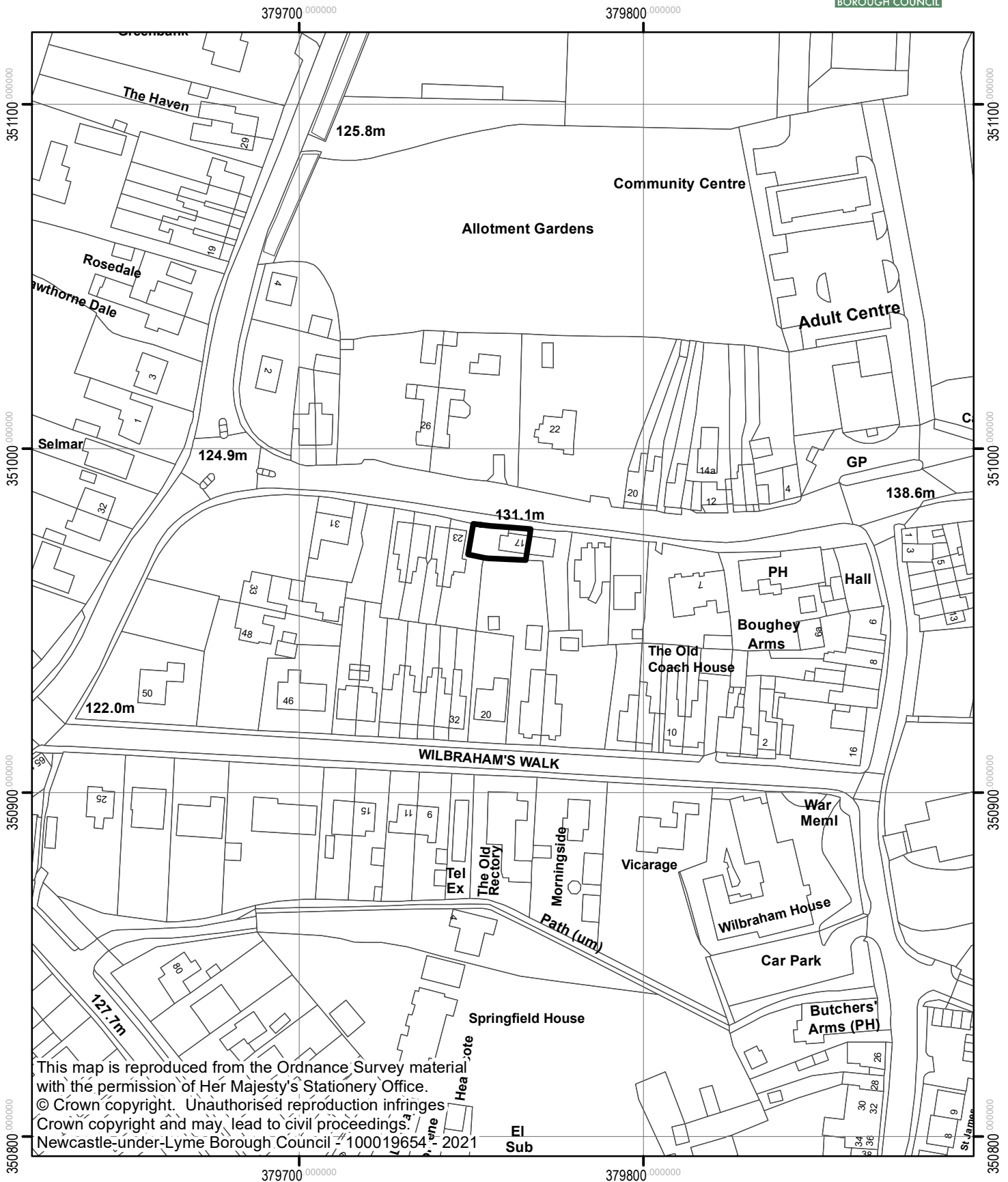
This page is intentionally left blank



This page is intentionally left blank

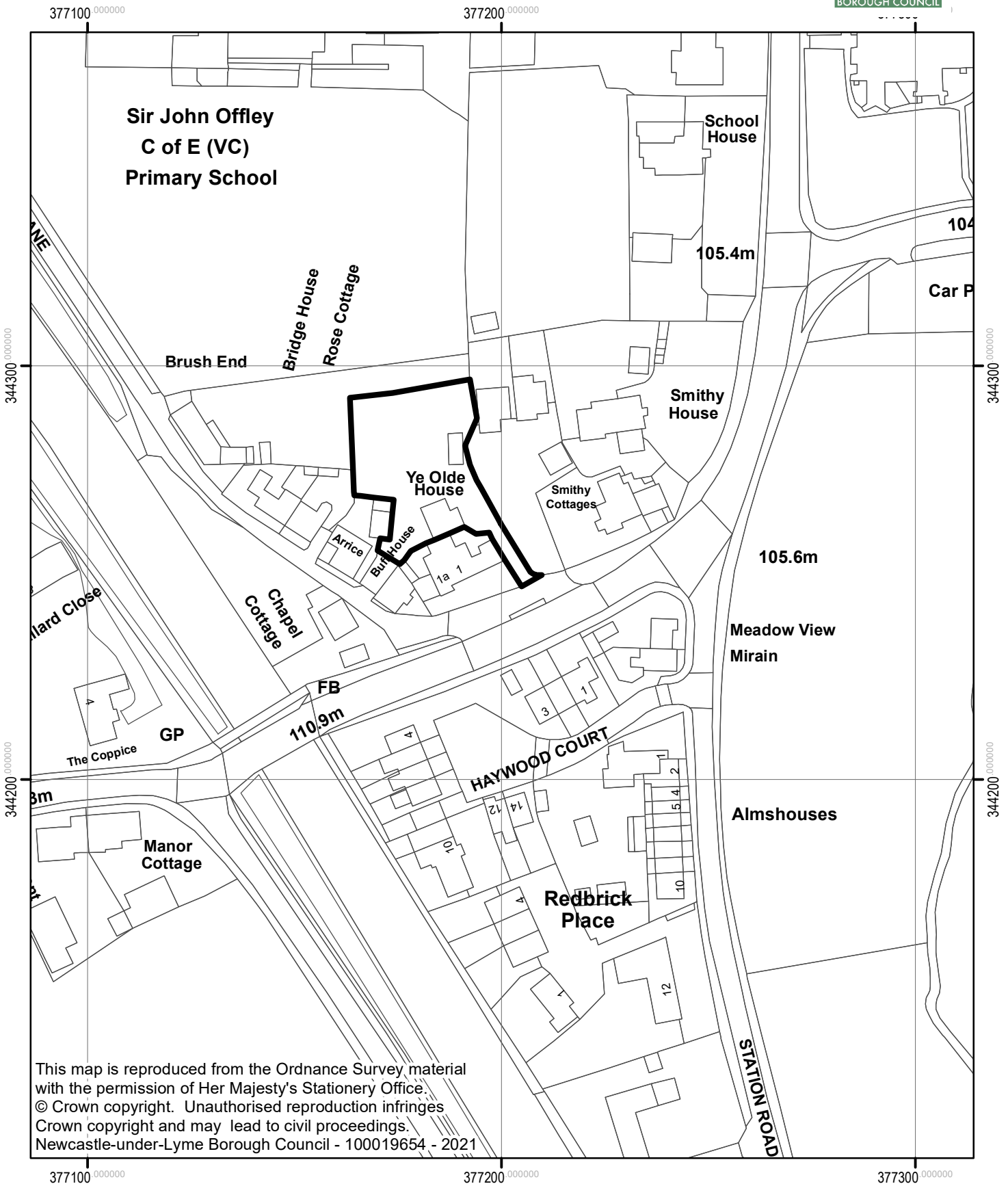


This page is intentionally left blank



This page is intentionally left blank





This page is intentionally left blank