

# Public Document Pack

**Date of meeting** Tuesday, 1st November, 2022  
**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 - 8)**  
To receive the decisions of applications which have been previously considered by this Working Party
- 5 NEW APPLICATIONS RECEIVED** **(Pages 9 - 16)**  
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

**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 :- Where the total membership of a committee is 12 Members or less, the quorum will be 3 members....Where the total membership is more than 12 Members, the quorum will be one quarter of the total membership.**

**SUBSTITUTE MEMBER SCHEME** (Section B5 – Rule 2 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:	Burnett	Wilkes
	Adcock	Wright
	Richards	

*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)

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.

# Agenda Item 3

*Conservation Advisory Working Party - 09/08/22*

## CONSERVATION ADVISORY WORKING PARTY

Tuesday, 9th August, 2022  
Time of Commencement: 6.30 pm

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

**Councillors:** Johnson                      Reece  
Barker  
Lawley

**Apologies:** Councillor(s) Broome, Fisher and Heath-Pedley

**Officers:** Scott Bracken                      Senior Planning Officer  
Charles Winnett                      Planning Officer

**Also in attendance:** Andrew McFee  
Dr C Wakeling  
Parish Councillor Christine Mrozicki  
Parish Councillor Celia Jarrett

### 1. **DECLARATIONS OF INTEREST**

Andrew McFee declared an interest in application 22/00589/FUL (Newcastle Lodge, Keele 22/00589/FUL) as he works for the company who are working as the agents of the application.

### 2. **MINUTES OF PREVIOUS MEETINGS**

**Resolved:** That the minutes of the meeting held on 12 July, 2022 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 application listed below:-

Cornwells Chemist, 9-15 High Street, Newcastle 22/00558/FUL

Concerns were raised that the proposal would remove the symmetry of the shop front and that the collection machine, due to its size, would appear as a dominating feature on the front elevation of property.

## **Conservation Advisory Working Party - 09/08/22**

A number of alterations were suggested which would help to soften the proposal impact on the shop front, these included the retention of the properties stall riser, and the retention of the top section of window above the collection machine. It was generally agreed that the collection machine should, if possible, be reduced in size and that details of the proposed materials and should be secured through a planning condition.

### Betley Court, Main Road, Betley 22/00567/FUL & 22/568/LBC

It was recognised that the proposed alterations would only impact the buildings least important frontage, however the majority of the group questioned the necessity of the works. It was generally agreed that more details should be provided in support of the application, including sectional drawings and an additional justification for the works, which if purely cosmetic, may not be necessary.

### Newcastle Lodge, Keele 22/00589/FUL

No major objections were raised against the proposal but some questioned how necessary the works were given that the gazebo is unlikely to be used by students all year round. It was however generally agreed that the temporary nature of the proposal would limit its impact and that this could be secured through a condition. The use of timber was challenged by some members of the group as it is slightly contrasting with the more traditional styled brick built lodge nearby.

### 17 Nantwich Road, Audley 22/00438/FUL

The majority group agreed that the existing dry stone wall is unsightly and is in need of repair and that whilst proposed brick wall was not significantly harmful, the dry stone walls removal should only be a last resort and that more evidence and justification is needed to demonstrate that repair works are not feasible or possible.

Several members of the group raises concerns to the proposed porch, given that there is a lack of other examples along Nantwich Road which would make the proposal look out of place when seen in context with the street scene. A concern was also raised regarding the proposed roof light window as it was considered that insufficient details had been provided with the application to demonstrate what materials would be used for the windows and for what purpose the window would serve.

### The Olde House, Bar Hill, Madeley 22/00631/FUL & 22/00630/LBC

Objections were raised by a several members of the group with regards to the overall massing, siting and layout of the proposal as they considered that the footprint was too large for a dwelling of this size. Mixed opinions were given on the different traditional and contemporary designs style proposed, with some members of the group raising concerns that chosen design choice would give the proposal an uncoordinated appearance. The impact of the attractive chimney was also raised as an issue and some of the group felt the extension would be more appropriately sited on the side elevation of the original dwelling. Concerns were also raised to the number

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of different materials to be used, especially the use of metal which is not present on the original dwelling.

A number of alterations were recommended including the removal of the bi fold doors and the alteration of the glass connecting section which appeared to some as a contrasting feature. It was generally accepted that the proposal would have no impacts on the wider Conservation Area given the nature of the application site.

**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

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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 Comments - summary	Planning Decision
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. – amended plans	<p>Concerns that the proposal would remove the symmetry of the shop front and that the collection machine, due to its size, would appear as a dominating feature on the front elevation of property.</p> <p>Group felt retention of the stall riser, and top section of window above the machine would help. Machine should, if possible, be reduced in size and that details of the proposed materials and should be secured through a planning condition.</p>	<p>Permission REFUSED at Planning Committee on 3 October 2022</p> <p><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></p>
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.	<p>It was recognised that the proposed alterations would only impact the least important elevation, however the group questioned the necessity of the works. It was generally agreed that more details should be provided in support of the application, including sectional drawings and an additional justification for the works, which if purely cosmetic, may not be necessary.</p>	<p>Permission GRANTED by delegated powers on 9 September 2022</p> <p><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></p>

22/00631/FUL & 22/00630/LBC	The Olde House, Bar Hill Madeley	Proposed shower and kitchen extension to rear – amended plans	<p>Objections were raised by a several members regards to the overall massing, siting and layout of the proposal as footprint was too large for a dwelling of this size. Mixed opinions were given on the different traditional and contemporary designs style proposed, with some of the group raising concerns that design choice would give the proposal an uncoordinated appearance. The impact of the chimney was raised as an issue and some felt the extension would be more appropriately sited on the side elevation of dwelling. Concerns raised to the number of different materials to be used, especially metal which is not present on the original dwelling. Recommendations including the removal of the bi fold doors and alteration of the glass link which appeared to some as a contrasting feature. It was generally accepted that the proposal would have no impacts on the wider Conservation Area given the nature of the application site.</p>	<p>Permission GRANTED by delegated authority on 5 October 2022</p> <p><a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00631/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00631/FUL</a></p>
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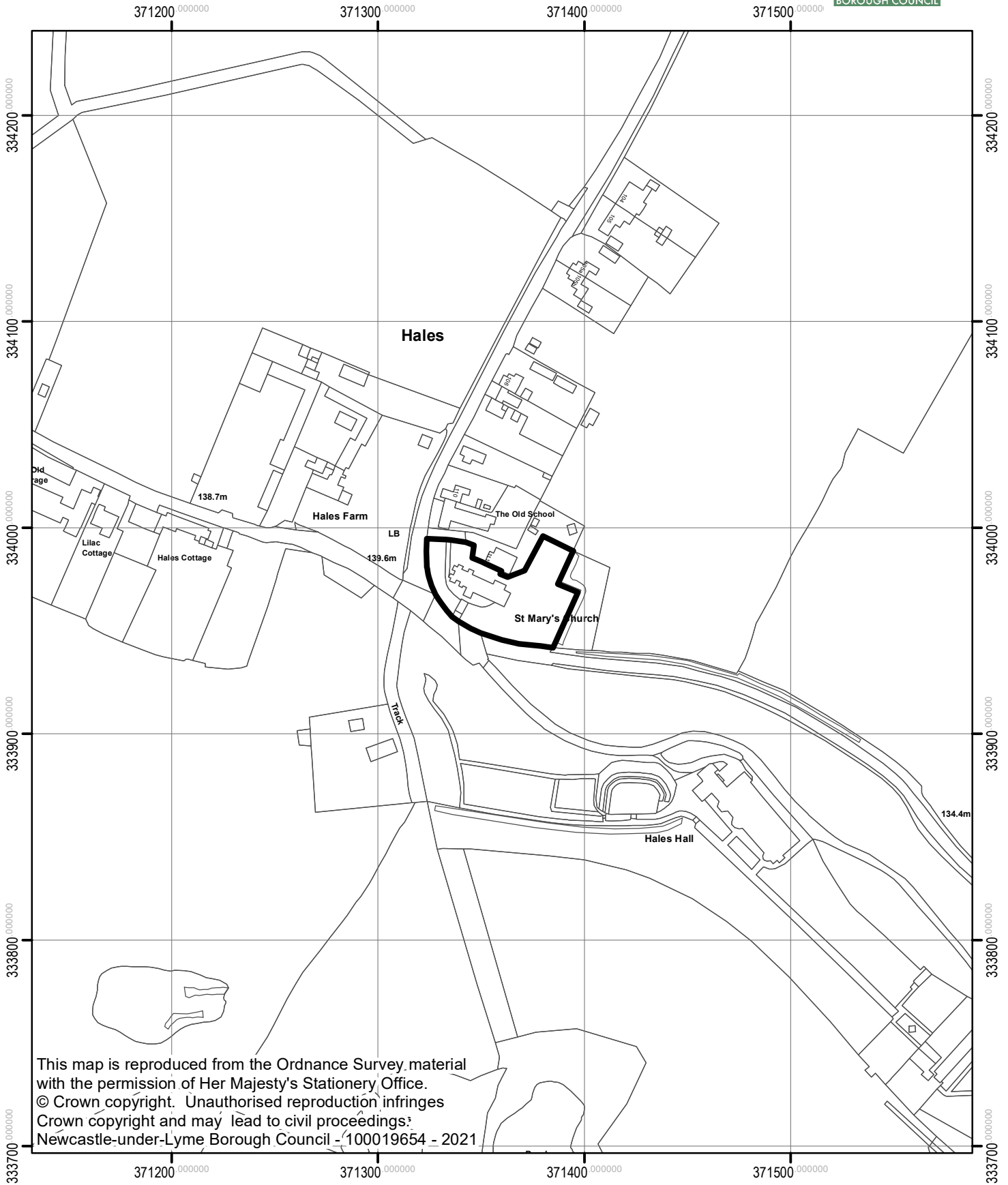


**COONSERVATION ADVISORY WORKING PARTY**

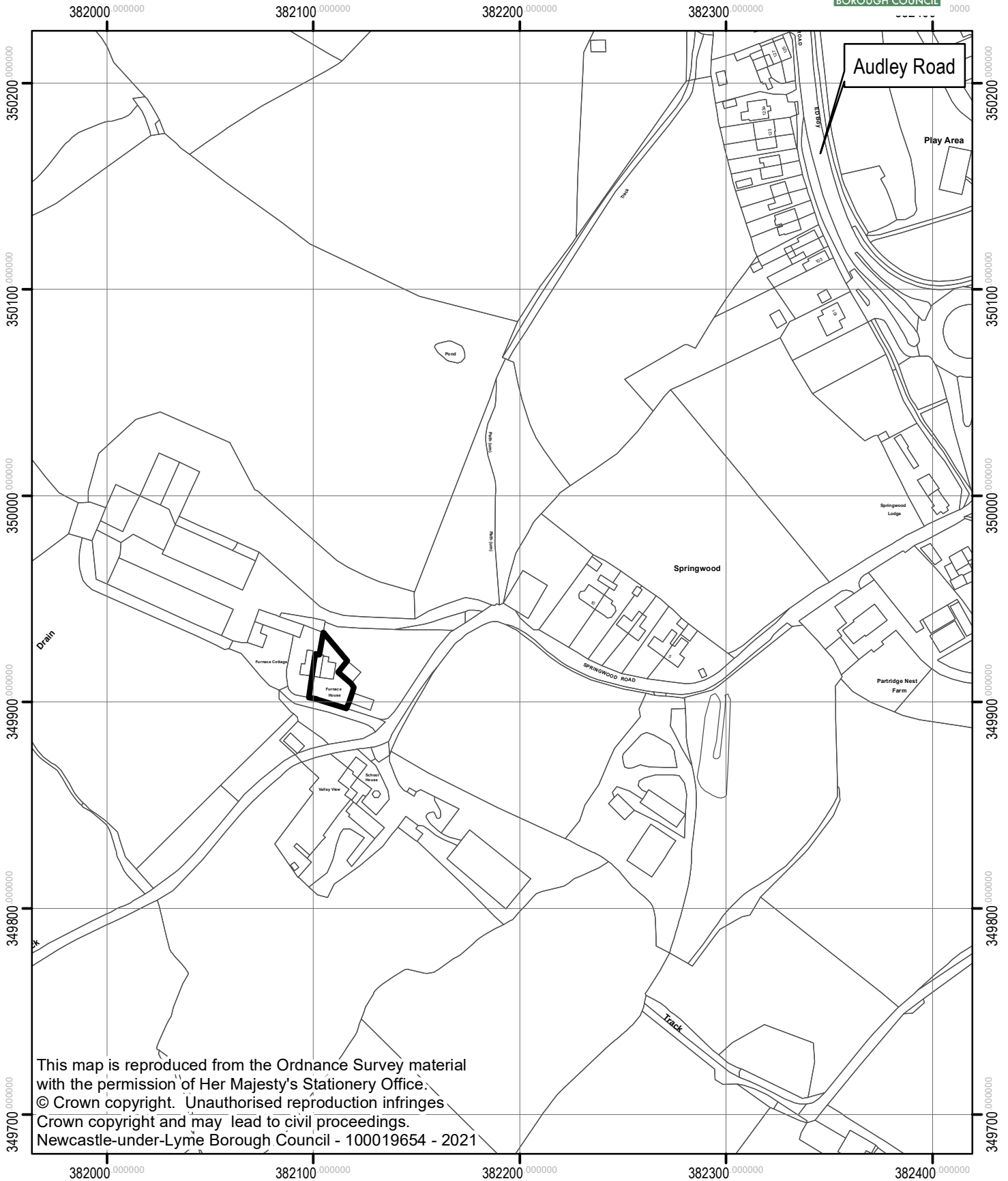
Reference	Location	Development	Remarks	Link
22/00806/FUL	Church of St Marys, Blore Road, Hales	Formation of 2no. Disabled Access Ramps to Front Entrance Porch From East And West	Affecting a Grade II listed church	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00806/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00806/FUL</a>
22/00820/FUL	Furnace House, 36 Springwood Road, Chesterton	Two-storey rear extension and re-location of garden retaining wall and associated engineering operations	Affecting the setting of a Grade II Listed Building and a Scheduled Ancient Monument	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00820/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00820/FUL</a>
22/00847/FUL & 22/00848/LBC	Oakley Hall, Oakley	Proposed alterations / refurbishment of external elevations and internal layout of the Grade II* listed manor house.	Affecting a Grade II* and Grade II Listed Building	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00847/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00847/FUL</a>

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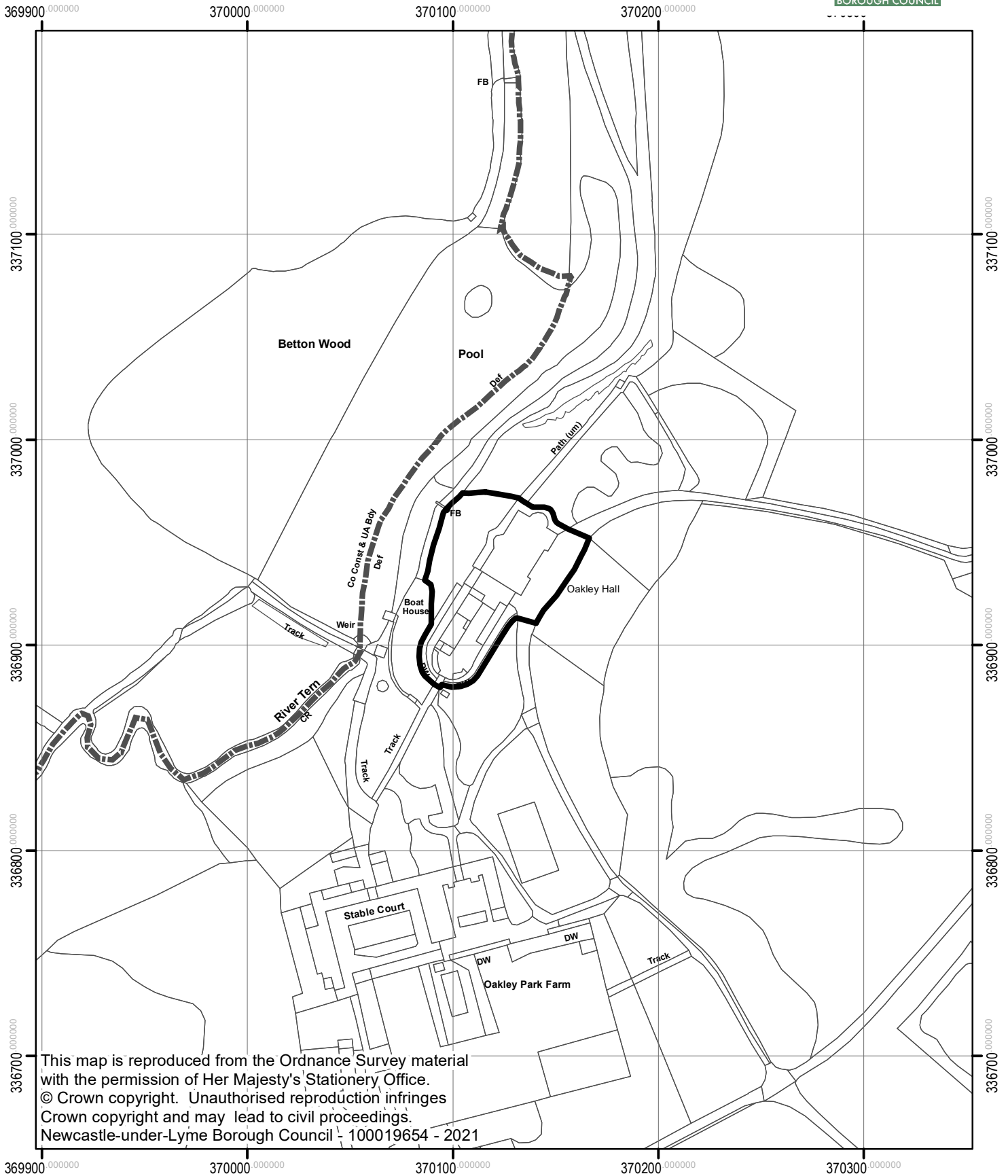
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