

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 29th November, 2022
Time of Commencement: 6.30 pm

Present: Councillor Barry Panter (Chair)

Councillors: Johnson Reece
Barker MBE
Lawley

Apologies: Parish Councillor A McPhee

Officers: Louise Wallace Urban Design/Conservation
Officer

Representing D
Outside Bodies:

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 1 November, 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 applications listed below:-

Revolution 7 Hassell Street, Newcastle 22/00911/ADV

The groups opinions were split with some concern that the signage overall didn't enhance the Conservation Area but still accepted that the nature of the signage and the new use would attract business into the town. Others recognised the history of nightlife within the town and felt that the mural was a well-executed and colourful addition to a building which was of no particular merit, providing the paint was not damaging to the fabric. The group accepted that the Conservation Area was an eclectic mix of types and styles of buildings. Some members felt the canopy design and lettering was not consistent with the other signage and also that the signage did not reflect the guidance set out in the council's shop front design guide

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

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The group are pleased with the partial reduction in height but this will still be visible in longer distance views. They were happy with the salvation army building being visually separate. They welcomed the use within the town centre but felt that the appearance was still a little fussy, would prefer no metal cladding even though it was slightly simpler than the previous design. They felt that the Bridge St frontage appeared more complicated on the entrance corner now given there was general support for this elevation on the original scheme. Overall the design was trying too hard to bring variety in the elevations. Concern was expressed with the use of buff colour bricks.

Byrne Cottage, Main Road, Betley 22/00904/LBC

The group were all supportive of the need for a full and proper assessment of the significance of the building with a heritage statement, particularly the roof structure. Concerns were raised that there was no structural engineers report to ensure that such changes would not be harmful to the building given the structure has settled over hundreds of years. Some members accepted that the occupants needed to create a usable space and the trusses needed to be modified in order to enable this.

Kidsgrove Pentecostal Church, The Avenue, Kidsgrove 22/0883/FUL

Members were unhappy with the scheme which was over intensification of use that did not respect the character and nature of the former chapel and the area. It lies adjacent to a Grade II listed bothy on the edge of the former Clough Hall estate and the church makes an important contribution to the townscape.

They felt that even as a non-designated heritage asset the building should have a scheme which was informed by a statement of significance. The roof lights were considered an unacceptable addition and there were clear issues with the external appearance of the windows by the introduction of a floor and partitions. The loss of the interior features was poorly thought out given the fittings were originally oak. The gothic aesthetic may enable well designed dormers as a better addition, particularly on the road side elevation and the group would like consideration to be given to the stained glass.

5. REGISTER OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES IN NEWCASTLE-UNDER-LYME- 2022 REVIEW

Resolved: That the additions to the list be supported.

6. CONSERVATION AND HERITAGE FUND

There were no applications.

7. URGENT BUSINESS

There was no Urgent Business.

Councillor Barry Panter

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Chair

Meeting concluded at 8.00 pm