

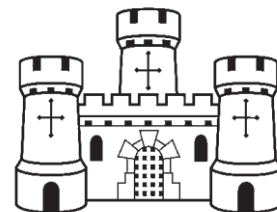
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Date of meeting Tuesday, 24th January, 2023

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 - 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 - 14)**
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 MBE, 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 - 04/01/23

CONSERVATION ADVISORY WORKING PARTY

Wednesday, 4th January, 2023
Time of Commencement: 6.30 pm

Present: Councillor Barry Panter (Chair)

Councillors: Johnson Lawley
Barker MBE Reece

Apologies: Councillor(s) Broome, McPhee, Mrozicki and Jarret

Officers: Louise Wallace Urban Design/Conservation
Officer

Representing Dr C Wakeling
Outside Bodies: Dr S Venables 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 29 November, 2023 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:

Congregational Chapel, Chapel Lane, Ashley 22/00923/FUL & 22/00924/LBC

The group were generally satisfied with the change of use to the chapel and the external changes of the flue and the rooflights. They felt that the scheme was practical and modest and wanted to encourage the owners to continue with this respectful proposal. Internally, the group considered the lowering of the ceilings regrettable and that it was harmful to the overall experience of the space. There was much discussion over the graveyard and the need for more information about existing and future use of the graveyard. Providing all this was investigated they felt that the parking area was modest and acceptable.

Conservation Advisory Working Party - 04/01/23

Manor Farm, Manor Road, Madeley 22/00948/FUL & 22/01025/LBC

The group felt that the scheme was unsympathetic to the character and detailing of the building and akin to a poor quality barracks. The scheme should work more with the existing character and structure of the barn, for example retaining the bullnose brick openings and utilising the internal solid wall for two units rather than three. Plans are not clear enough and don't show the existing detail or proposed detail required for a building classified as a listed building. They also objected to the number of rooflights proposed, despite being conservation style. It was also noted that the plans showing the existing converted barns didn't reflect the actual conversion and the plans were poorly detailed.

Bradwall Hall Nursing Home, Old Hall Drive, Bradwell 22/00858/FUL

Given the context of the new buildings within the setting of the listed building, the solar panels were considered acceptable. And whilst they would have a negative visual impact given the orientation, the setting has already been compromised and there are wider environmental and sustainable benefits. No objections.

Bus station, Stubbs Street, Newcastle 22/01026/ADV

No objections although some members felt that a flatter mounted screen might be better than a freestanding unit for the one in the centre of the bus shelters.

Old Springs Hall, Market Drayton 22/00736/FUL

The group would have preferred a simpler design for the garage roof profile because the half hip is an inappropriate design for this area and not modest enough, maybe open fronted although the group understood that security issues may prevent this. Retention or planting of shrubbery would help to conceal the structure.

5. CONSERVATION AND HERITAGE FUND

There were no applications.

6. URGENT BUSINESS

There was no Urgent Business.

**Councillor Barry Panter
Chair**

Meeting concluded at 8.00 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.

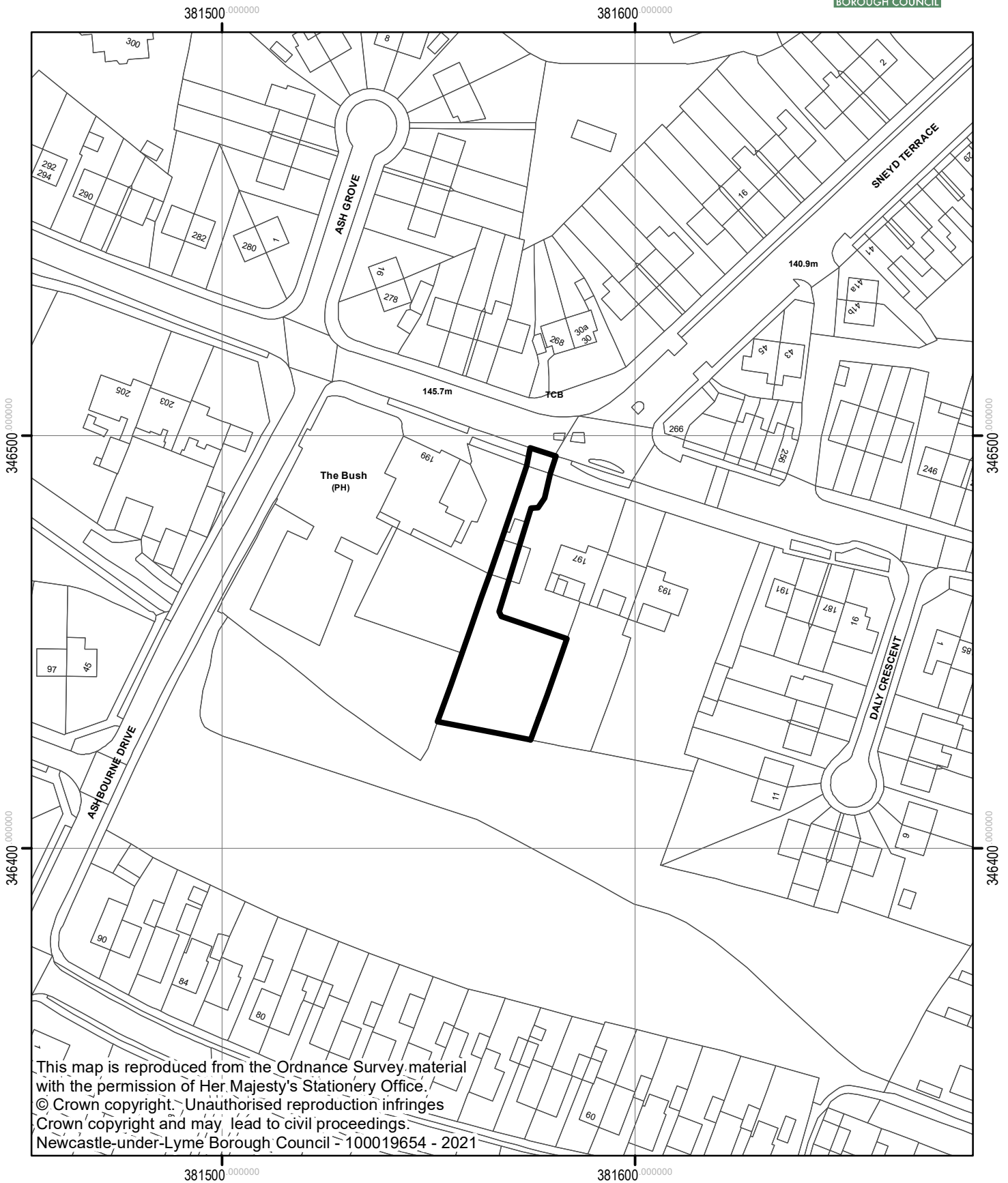
Reference	Location and Applicant	Development	Working Party Comments - summary	Planning Decision
22/00911/ADV	Revolution 7 Hassell Street, Newcastle	Retention of advertisements	Some concern that the signage didn’t enhance the CA but accepted that signage and new use would attract business. Felt the mural was a well-executed and colourful addition to a building which was of no particular merit. CA was an eclectic mix of types of buildings. Some members felt the canopy design and lettering was not consistent with other signage did not reflect the council’s guidance.	Permission granted and refused by delegated powers on 22 December 2022 *split decision – mural and fascia approved, rest refused* http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00911/ADV
22/00904/LBC	Byrne Cottage, Main Road, Betley	Proposed internal alterations at ground and second floor	The group were supportive of the need for a full assessment of the significance of the building and roof structure with a heritage statement. Concerns raised that there was no structural engineers report to ensure that such changes would not be harmful to the building. Some members accepted that the occupants needed to modify trusses to create usable space.	Permission granted by delegated powers on 20 December 2022 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00904/LBC

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COONSERVATION ADVISORY WORKING PARTY

Reference	Location	Development	Remarks	Link
22/01078/FUL	197 High Street, Silverdale	Proposed erection of 3bed dwelling	Affecting the setting of buildings on the local Register.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/01078/FUL
22/01079/DEEM3	Shopping Mall, York Place, Newcastle	Demolition of existing shopping centre and construction of 2 mixed-use three and four storey buildings with upper floor offices and ground floor retail and food and drink units, inc associated landscaping	Within the Newcastle Town Centre Conservation Area and adjacent to Grade II listed pub and adjacent to other listed and historic buildings.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/01079/DEEM3
23/00002/OUT	Land North of Mucklestone Wood Lane and east of Rock Lane	Outline planning application for the erection of up to 200 dwellings, associated infrastructure and open space	Within and possibly affecting the setting of a Grade II Listed farmhouse.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/23/00002/OUT

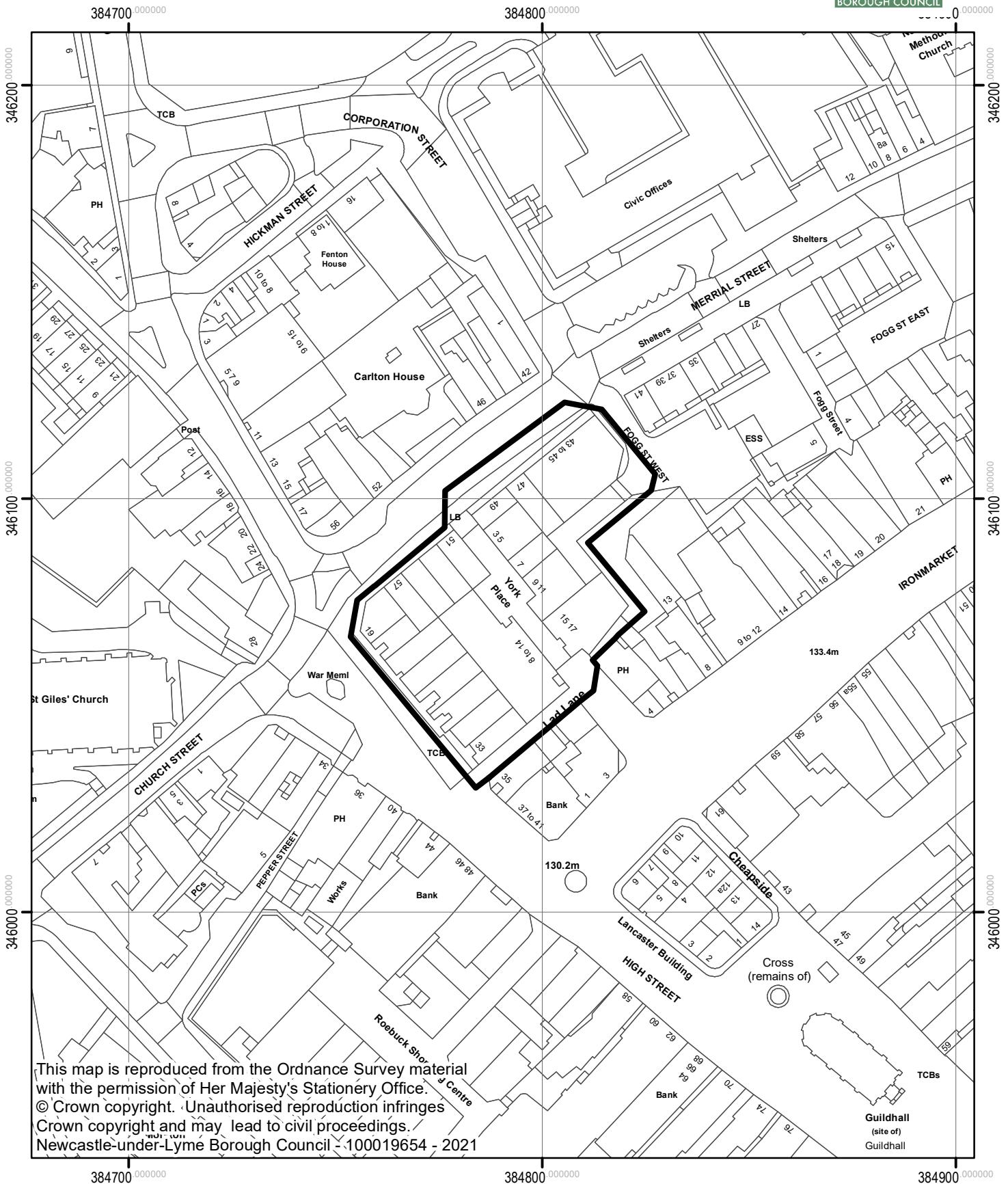
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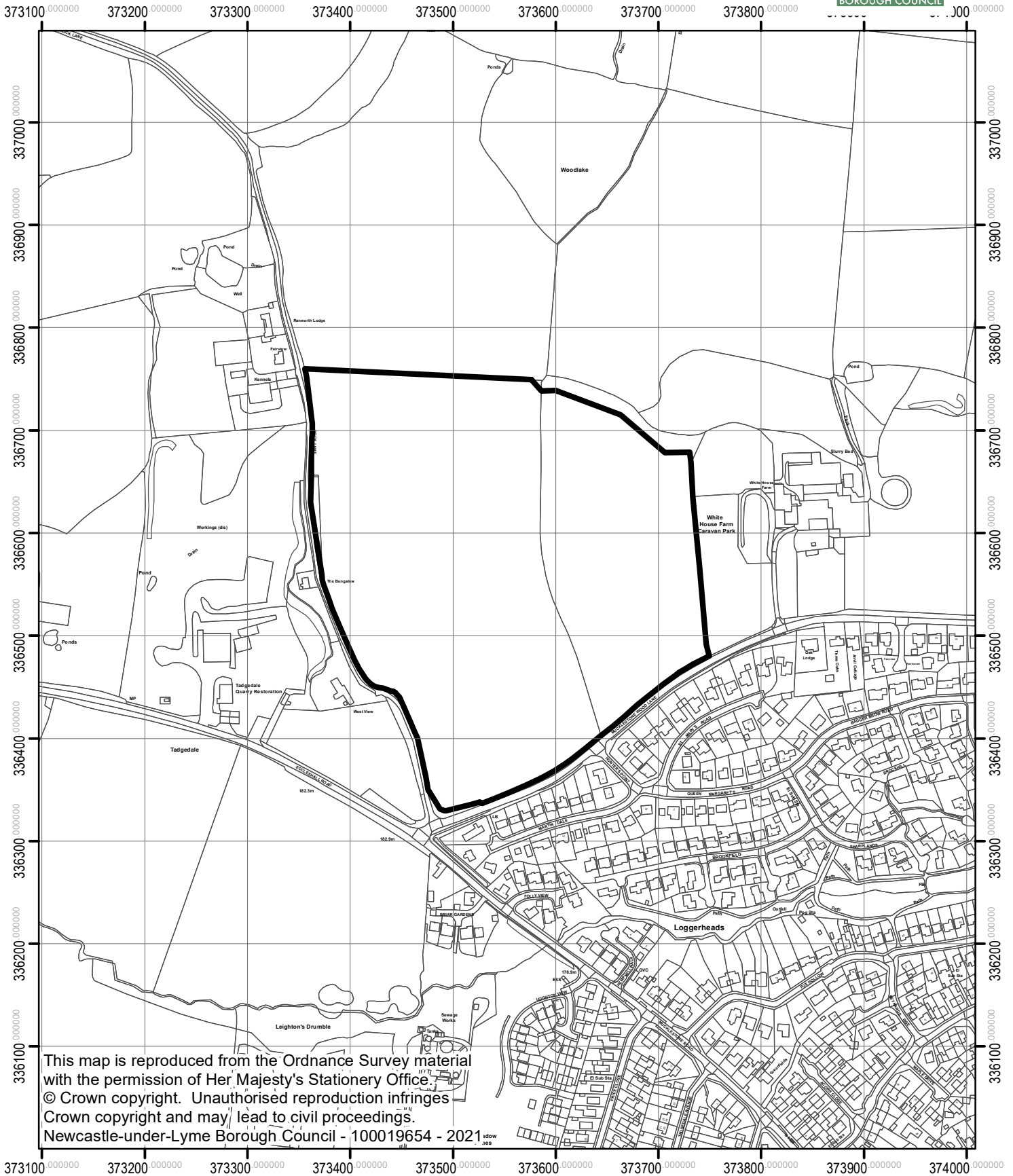
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22/01079/DEEM3
York Place, Newcastle-under-Lyme
ST5 2AH



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23/00002/OUT Land North of Mucklestone Wood Lane and East of Rock Lane, Loggerheads



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