#### **Public Document Pack**

Date of meeting Tuesday, 18th April, 2023

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 held on 24th January 2023.

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 - 10)

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

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

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

#### Mrozicki, Heath-Pedley and Jarret

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 - 24/01/23

#### CONSERVATION ADVISORY WORKING PARTY

Tuesday, 24th January, 2023 Time of Commencement: 6.30 pm

Present: Councillor Barry Panter (Chair)

Councillors: Barker MBE Lawley Reece

Apologies: Councillor Johnson and Dr S Fisher

Officers: Louise Wallace Urban Design/Conservation

Officer

Also in attendance: Andrew McPhee

#### 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 4 January 2023 be

agreed as a correct record.

#### 3. NEW APPLICATIONS RECEIVED

**Resolved:** That the following observations be made on the application

listed below:-

#### 197 High Street, Silverdale 22/01078/FUL

The group objected to the design of the house as harmful to the local character and vernacular. The terrace and the adjacent pub are protected as local heritage assets and the proposed building looks like a spaceship has landed into a bunker with no consideration for its setting. It is unimaginative and uninspiring. A 3D view with some context would be useful. The elevational treatment doesn't work with the mass of the building and the group objected to the proposed materials. The landscaping is poor and unclear. A contemporary solution might be possible with the right understanding and the group remains unconvinced that the site and building have been fully considered with regard to energy saving possibilities. The proposal needs redesigning taking on board the heritage setting.

#### Shopping mall, York Place, Newcastle 22/01079/DEEM3

The group recognises this significant development as key to this corner of Newcastle. Some are happy with the change of rhythm and materials adding variety to the streetscene. The general consensus was that this was a well thought out scheme apart from the 5 gables on High Street. They created a cumbersome design with no relief on the gables which exists presently and concern was raised over the drainage for the gables. It needs more articulation although the gradation of bricks will help a

1

#### Conservation Advisory Working Party - 24/01/23

little. In general the group were happy with the mansard roofs and dormers on the preliminary scheme and that perhaps the mansards should carry on around the corner to High Street. There was general support for the green bricks but concern was raised about the general weathering of the white bricks.

#### Land north of Mucklestone Wood Lane, Loggerheads 23/00002/OUT

The setting of the listed building is important and part of the significance of the asset is the view the farmhouse has and commands out over the landscape. The setting is rural agricultural land, crops and some grazing and being a farmhouse it has a key relationship to the land which surrounds it. This scheme would change that relationship from agricultural to suburban. There was great concern about the lack of detail to fully enable consideration of the impact on the setting of the listed building. Given the large number of houses which are proposed to come close to the house the development is likely to be harmful to the setting of the LB. The nature of the outline application is that the design and massing of the houses are reserved so there is not enough assurance that the houses would not be large or 3 storey etc in any later application once the principle has been established. A section showing the farmhouse to Rock Lane with the topography and the indicative houses would give a sense of slab levels and enable a proper assessment to be made of views to and from the farmhouse and the wider landscape beyond.

#### 4. CONSERVATION AND HERITAGE FUND

There were none.

#### 5. URGENT BUSINESS

There was none.

Councillor Barry Panter
Chair

Meeting concluded at 8.00 pm

Page 4 2

## DECISIONSOF 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
22/00948/FUL & 22/01025/LBC	Manor Farm, Manor Road, Madeley/Baldwins Gate	Conversion of former barn to form 3 single bed units to be used as holiday lets or farmworkers accommodation.	The scheme was unsympathetic to the character and detailing of the building and akin to a barracks. 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. Object to 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.	Permission granted by delegated powers on 9 March 2023  http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00948/FUL
22/00858/FUL	Bradwell Hall Nursing Home, Old Hall Drive, Bradwell	Installation of solar equipment on non-domestic premises	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.	Permission granted by delegated powers on 8 January 2023  http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00858/FUL

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22/01026/ADV	Bus Station, Stubbs Street, Newcastle	Installation of 3 passenger transport screens displaying travel information and advertisements.	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.	Permission granted by delegated powers on 25 January 2023  http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/01026/ADV			
22/00736/FUL	Old Springs Hall, Market Drayton	New garages to estate lodge and cottage	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. Planting of shrubbery would help to conceal the structure.	Permission granted by delegated powers on 24 January 2023  http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00736/FUL			

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#### **COONSERVATION ADVISORY WORKING PARTY**

Reference	Location	Development	Remarks	Link
23/00192/DEEM3	Land to the south of Liverpool Road, Newcastle town centre	Erection of a multi-storey car park, with associated, servicing and landscaping works	Adjacent to part of town centre conservation area (northern boundary)	http://publicaccess.newcastle- staffs.gov.uk/online- applications/PLAN/23/00192/DEEM3

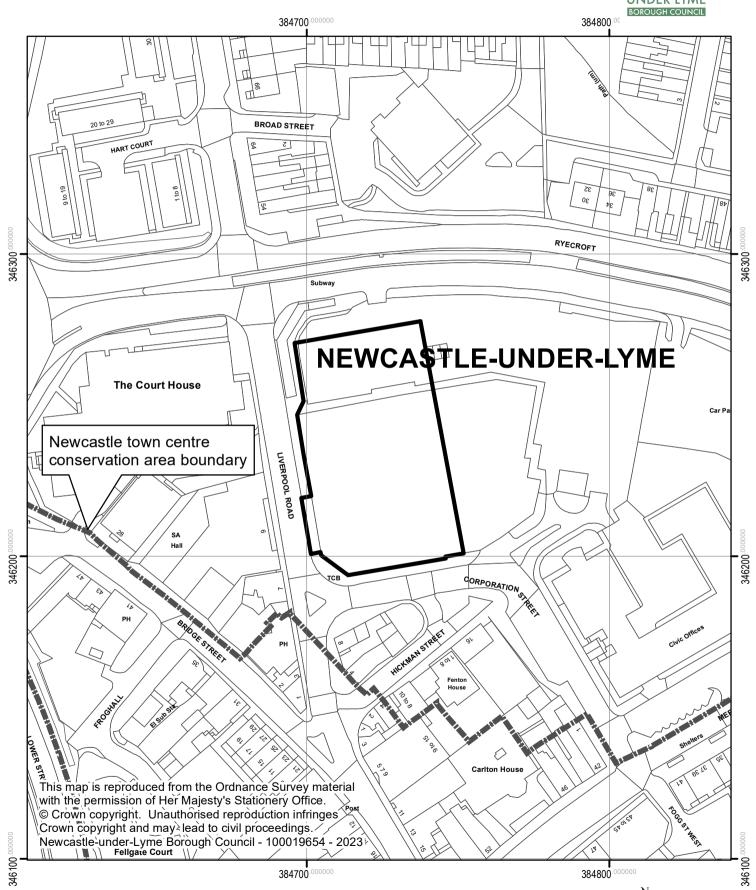
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#### 23/00192/DEEM3

### Land to the south of Liverpool Road, Newcastle town centre





Newcastle under Lyme Borough Council Development Management



