

Public Document Pack

Date of meeting Tuesday, 8th August, 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(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 - 12)**
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 Johnson (Chair), Barker MBE (Vice-Chair), Panter, Lawley and Reece

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

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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 - 11/07/23

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 11th July, 2023
Time of Commencement: 6.00 pm

[View the agenda here](#)

Present: Councillor Trevor Johnson (Chair)

Councillors: Panter Lawley Reece

Officers: Louise Wallace Urban Design/Conservation Officer

Also in attendance: Dr C Wakeling
Dr Sukey Venables Fisher
Andrew McPhee
Parish Councillor Chrissy Mrozicki
Parish Councillor Celia Jarrett

Apologies: David Broome

1. APOLOGIES

2. DECLARATIONS OF INTEREST

There were no declarations of interest stated.

3. MINUTES OF PREVIOUS MEETINGS

Resolved: That the minutes of the meeting held on 13th June 2023 be agreed as a correct record.

4. NEW APPLICATIONS RECEIVED

Resolved: That the following observations be made on the applications:

Jolly Potters Inn, 9 Barracks Road, Newcastle 23/00184/FUL

The Working Party did not object to the demolition of the existing building given the well-executed heritage statement which analyses the value of the former pub. They also did not object in principle to the replacement building as privately rented flats. They did however object to the 5 storey building which is too large, given the context of this part of the town centre which even on the ring road, at this section is moving away from larger scale buildings to lower rise buildings and two-storey terraces. It was considered at least one storey too high.

The Working Party strongly objected to the pastiche use of mill chic which was considered totally inappropriate for the town and looks imported, despite the good intentions at better design. The proportions of the windows are too large and Juliette balconies are not

Conservation Advisory Working Party - 11/07/23

desirable given the proximity to the ring road. It looks like an island site and has no contextual connection with its surroundings. There was some concern over the small size of the apartments. They were happy with brick as the material but this needs to tie in more with the school and other buildings close by. They also questioned the likely success of a retail unit in this location despite welcome the attempt at an active frontage. The Working Party also dislike the garage access with its horizontal emphasis and gaping hole in the side of the building given how visible this will be.

Overall it was felt that the design needed amending, the scale reducing and that it did not positively contribute to the character of the conservation area.

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

The Working Party felt that the scheme was an improvement on the previous one and that the chosen vernacular of the estate was not unattractive but it would still have a big impact on the landscape and be a sharp contrast to the existing use of agricultural land. The natural barrier with the hedge is much better but the landscape is still relatively open and exposed and the barrier is not very dense. The rural approach does not go far enough and should have less obtrusive design, maybe mono-pitched roofs, possibly use of stone. It is still very suburban. The scheme gives consideration to the setting of the heritage asset and views from it, but more should be given to the views towards the asset. There was some concern over the pollution caused to the environment by the development including light pollution.

Sneyd Arms, The Village, Keele 23/00526/ADV

The Working Party objected to the floodlighting proposed on the building as unnecessary given that the pub is not on the main road (bypass) attracting passers-by. They felt that the scheme was not particularly sympathetic and overdone in terms of the quantity and style of the signs, including objecting to the new typeface. They wanted to remove the side gable signage and not have any floodlighting.

5. URGENT BUSINESS

There was no urgent business.

**Councillor Trevor Johnson
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
22/00923/FUL & 22/00924/LBC	Congregational Chapel, Chapel Lane, Ashley	Conversion of existing chapel to single residential unit.	The group were generally satisfied with the change of use to the chapel as a practical and modest scheme. Internally, the group considered the lowering of the ceilings regrettable and was harmful to the overall experience of the space. There was much discussion over the graveyard about existing and future use of the graveyard. If all this was investigated they felt that parking area was acceptable.	Permission granted by delegated powers on 21 July 2023 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00923/FUL

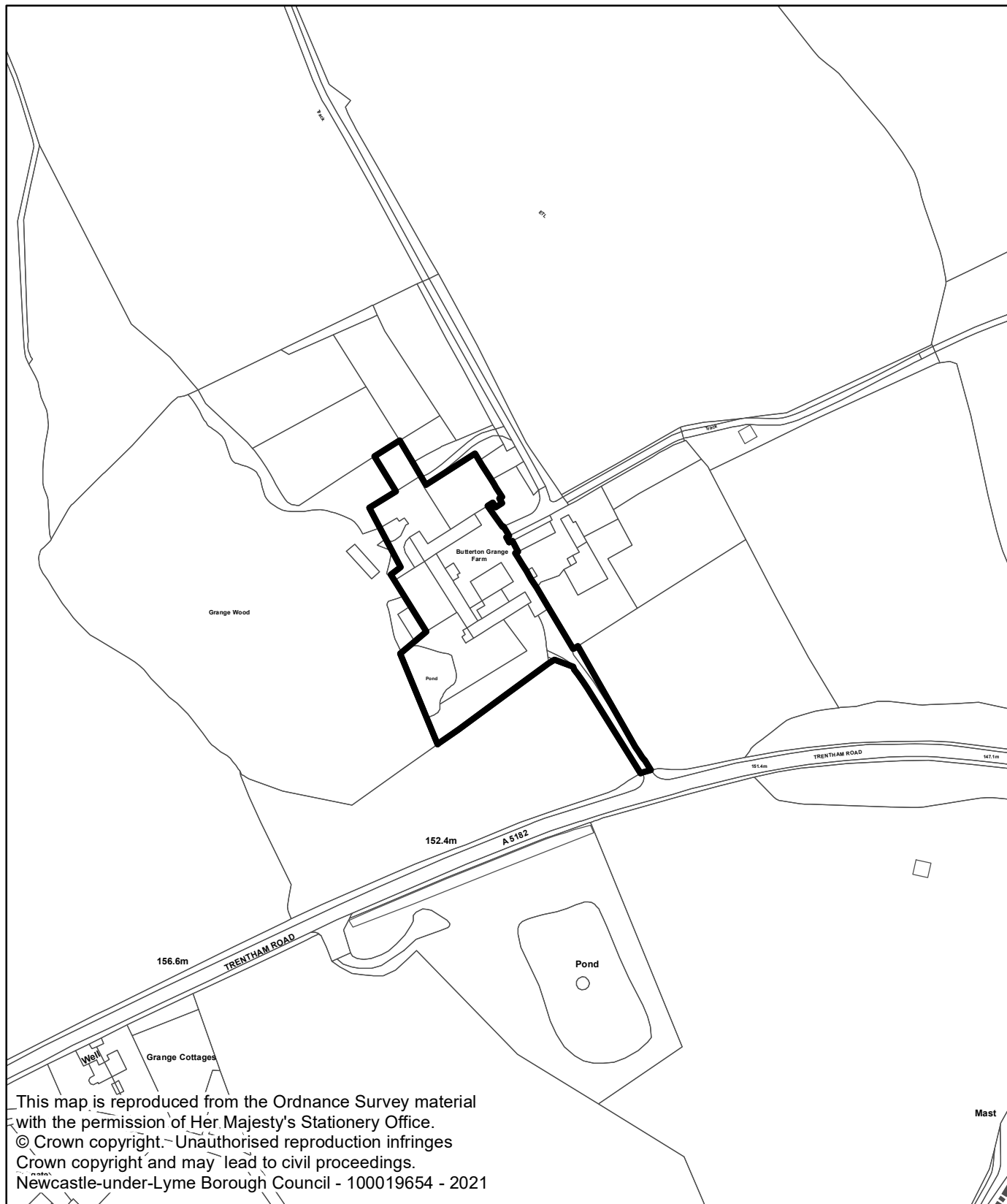
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CONSERVATION ADVISORY WORKING PARTY

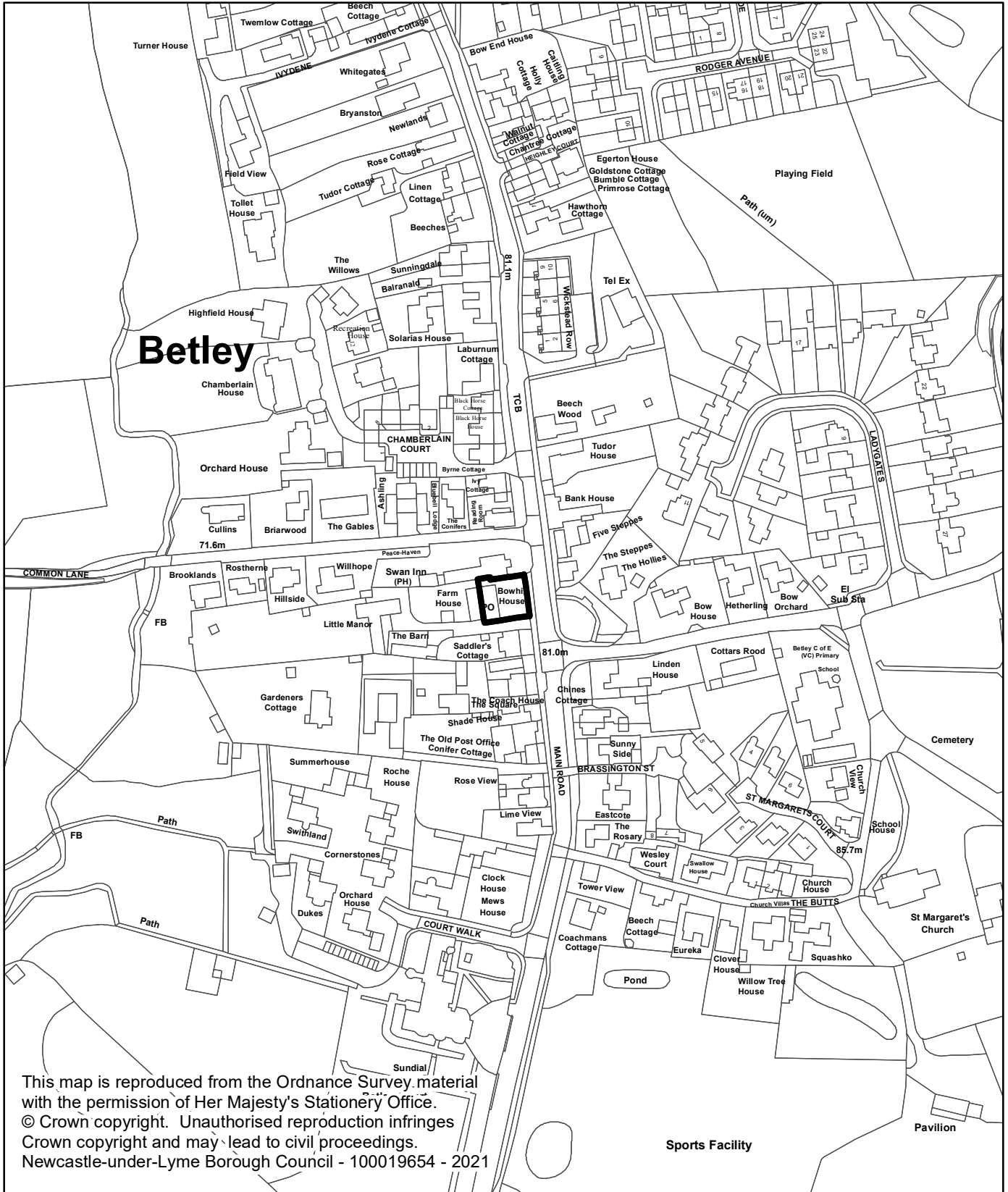
Reference	Location	Development	Remarks	Link
23/00567/FUL	Butterton Grange Farm, Butterton Grange, Trentham Road	Change of use of traditional farm buildings to 7 residential units and demolition of modern farm buildings	Affecting curtilage listed barns and within the setting of the principal Grade II* listed farmhouse	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/23/00567/FUL
23/00591/FUL	Betley Post Office, Main Road, Betley	Retrospective application for timber structure	Within Betley Conservation area and adjacent to Grade II listed building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/23/00591/FUL

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22/00567/FUL
Butterton Grange Farm, Trentham Road
Acton, Staffordshire. ST5 4DY



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