

# Public Document Pack

**Date of meeting**      Tuesday, 5th September, 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 - 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 Johnson (Chair), Barker MBE (Vice-Chair), Panter, Lawley and Reece

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

#### Contacting the Council:

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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

*Conservation Advisory Working Party - 08/08/23*

## CONSERVATION ADVISORY WORKING PARTY

Tuesday, 8th August, 2023  
Time of Commencement: 6.00 pm

[View the agenda here](#)

**Present:** Councillor Trevor Johnson (Chair)

Councillors: Barker MBE                      Panter                      Reece

Apologies: Councillor(s) Lawley

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

### 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 11<sup>th</sup> July 2023 be agreed as a correct record.

### 4. PREVIOUSLY CONSIDERED APPLICATIONS

**Resolved:** That the report on the decision on applications previously considered by the Working Party be received.

### 5. NEW APPLICATIONS RECEIVED

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

Butterton Grange Farm, Trentham Road 23/00567/FUL

The working party did not object to the principle of conversion but felt that the scheme was severely lacking in the appropriate information to make a proper assessment. This farmhouse was considered to be one of the most important in Newcastle and there was a possibility that the barns too were also designed or influenced by Sir John Soane. A proper historic farmstead assessment was required to find out more and it was agreed that the scheme should be more respectful to the

## **Conservation Advisory Working Party - 08/08/23**

barns themselves and the setting of the main Grade II\* LB and that their relationship to one another should be maintained.

The working party felt that the barns should be considered as curtilage listed but regardless of this, the buildings were not fully respected by this scheme both in terms of the number of new openings and lack of consideration of the internal walls, probably due to the large number of units proposed. It was noted that the survey drawings were not complete due to the existing modern barns and questioned if demolition could take place prior to this application being fully considered so the survey could be properly completed.

The scheme did not reflect the sense of space found in the barns as shown on the HS, there was no indication of where the trusses are located, no section and all other details and features were also missing from the drawings – such as shutters, corbelling and venting. This indicated that proper consideration had not been given to the buildings because the HA and the building should inform the scheme and not the other way around.

Spanish slates were not considered appropriate and the working party did not like the proposals for the external space including the cars parked in front of the units and out of character meadow planting in the courtyard.

It was considered that there was a general lack of information for proper consideration for this important range of early 19<sup>th</sup> century agricultural buildings. The proposed conversion did not reflect the agricultural character of the barns and was unimaginative.

### **Betley Post Office, Main Road, Betley 23/00591/FUL**

The working party generally felt that it was a pointless structure and served no purpose within the vicinity of the local shop. Some felt it was slightly harmful to the setting of the LB and to the conservation area and general streetscene due to its prominent nature. Others felt overall it wasn't harmful to the heritage assets. General consensus was it should only be given a temporary permission.

## **6. CONSERVATION AND HERITAGE FUND**

There were no applications for conservation and heritage fund.

## **7. URGENT BUSINESS**

There was no urgent business.

**Councillor Trevor Johnson  
Chair**

Meeting concluded at 7.35 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
22/00883/FUL	Kidsgrove Pentecostal Church, The Avenue, Kidsgrove	Change of use to form 12 supported housing apartments (amended scheme)	<p>Members were unhappy with scheme as over intensification that did not respect the character and nature of the former chapel and the area. It lies adjacent to Grade II listed bothy on the edge of the former Clough Hall estate and the church makes an important contribution to townscape.</p> <p>As a non-designated heritage asset the building should have a scheme which was informed by a statement of significance. The roof lights were unacceptable addition and 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.</p>	<p>Permission granted by Planning Committee on 23 August 2023</p> <p><a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00883/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00883/FUL</a></p>

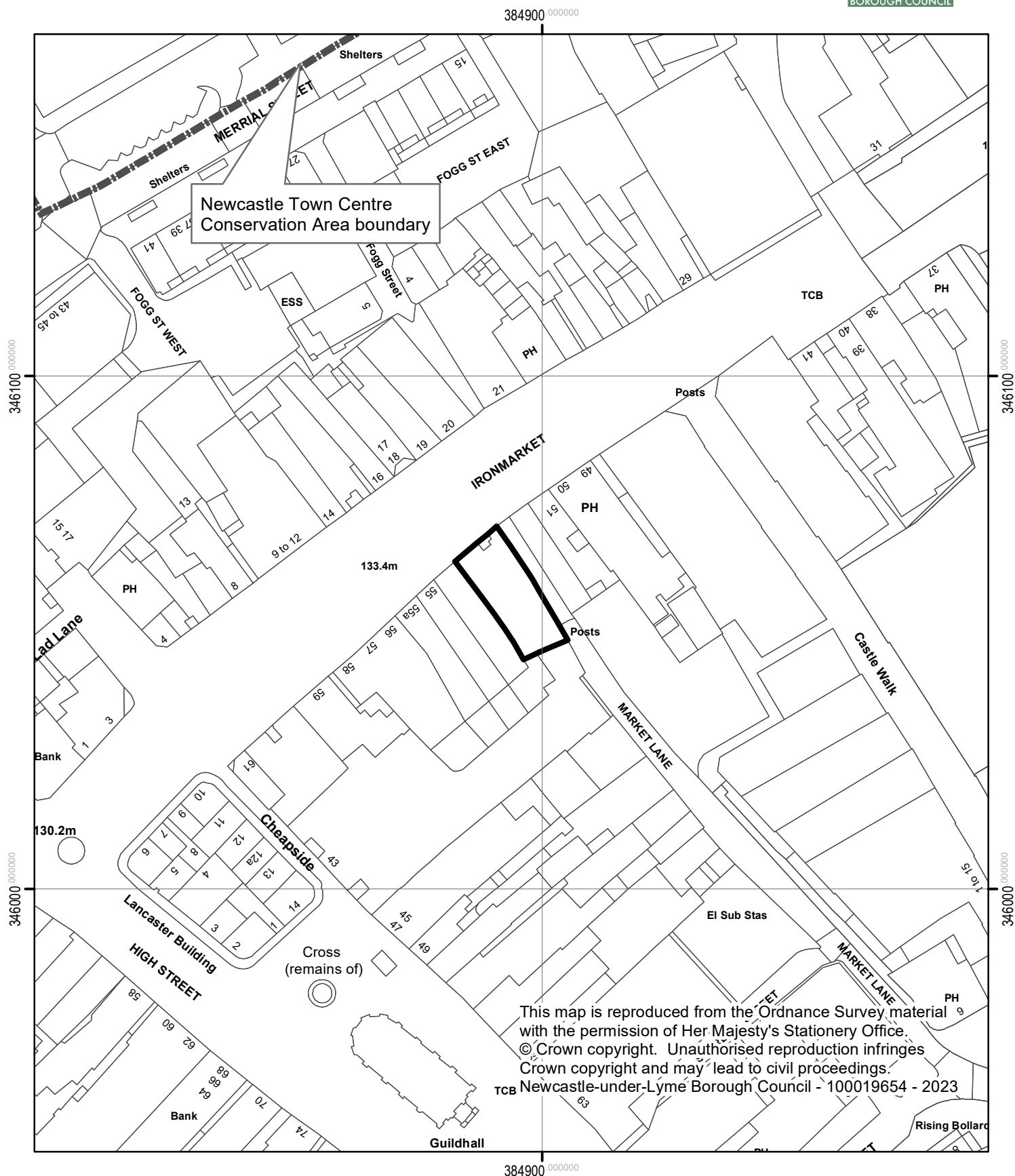
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**CONSERVATION ADVISORY WORKING PARTY**

Reference	Location	Development	Remarks	Link
23/00635/FUL	53 Ironmarket, Newcastle	Mixed use facility for Keele University providing eatery, student learning, study spaces and business enterprise hub	Within Newcastle Town Centre Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/23/00635/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/23/00635/FUL</a>
23/00668/FUL & 23/00669/LBC	Betley Court, Main Road, Betley	Phase two of reinstatement of apartments following the fire in 2019	Affecting Grade II* Listed Building within Betley Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/23/00668/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/23/00668/FUL</a>
23/00479/FUL	39 Ironmarket, Newcastle	Change of use of ground floor to drinking establishment alterations to shop front and internal courtyard and associated external alterations.	Within Newcastle town centre conservation area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/23/00479/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/23/00479/FUL</a>

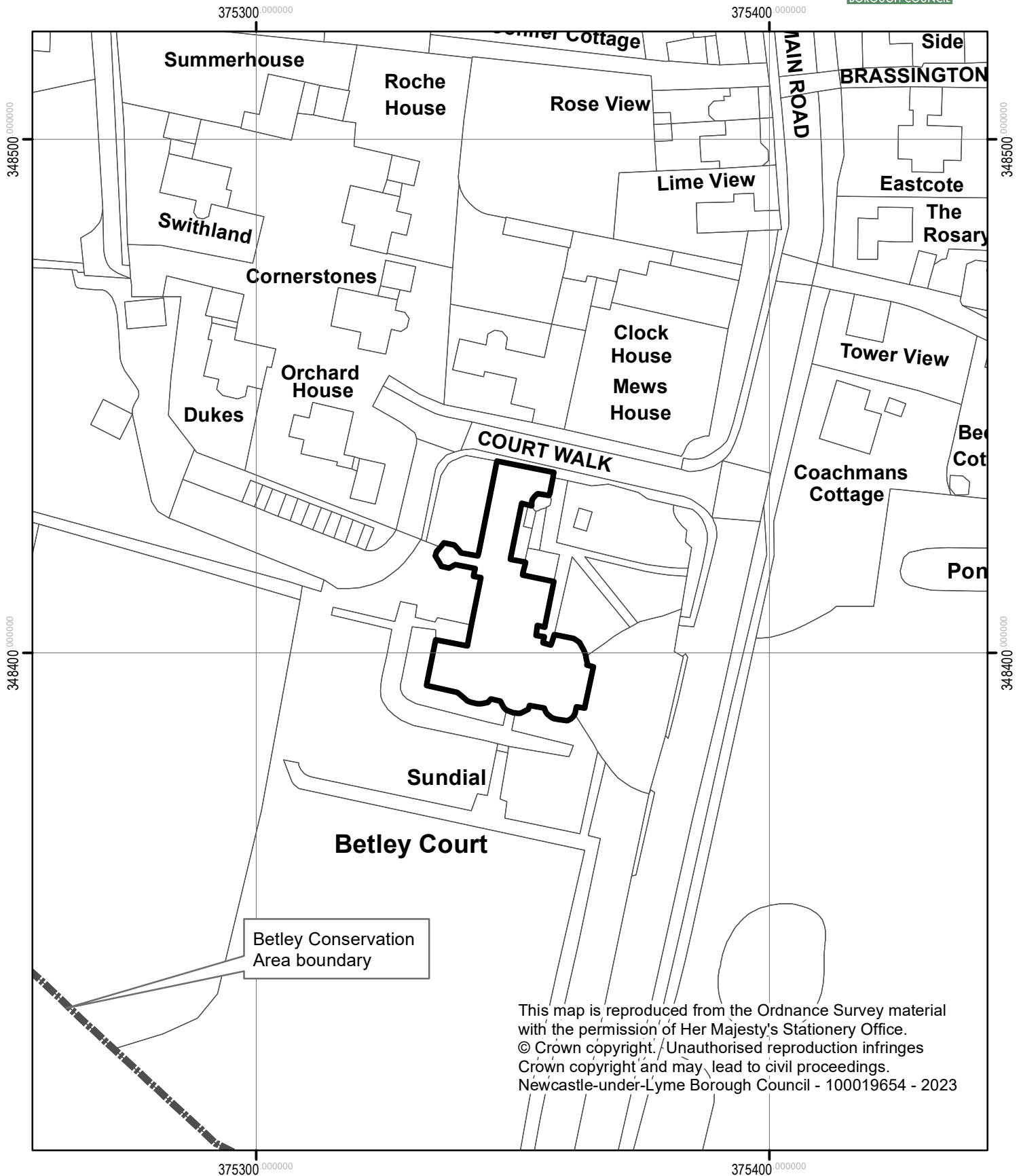
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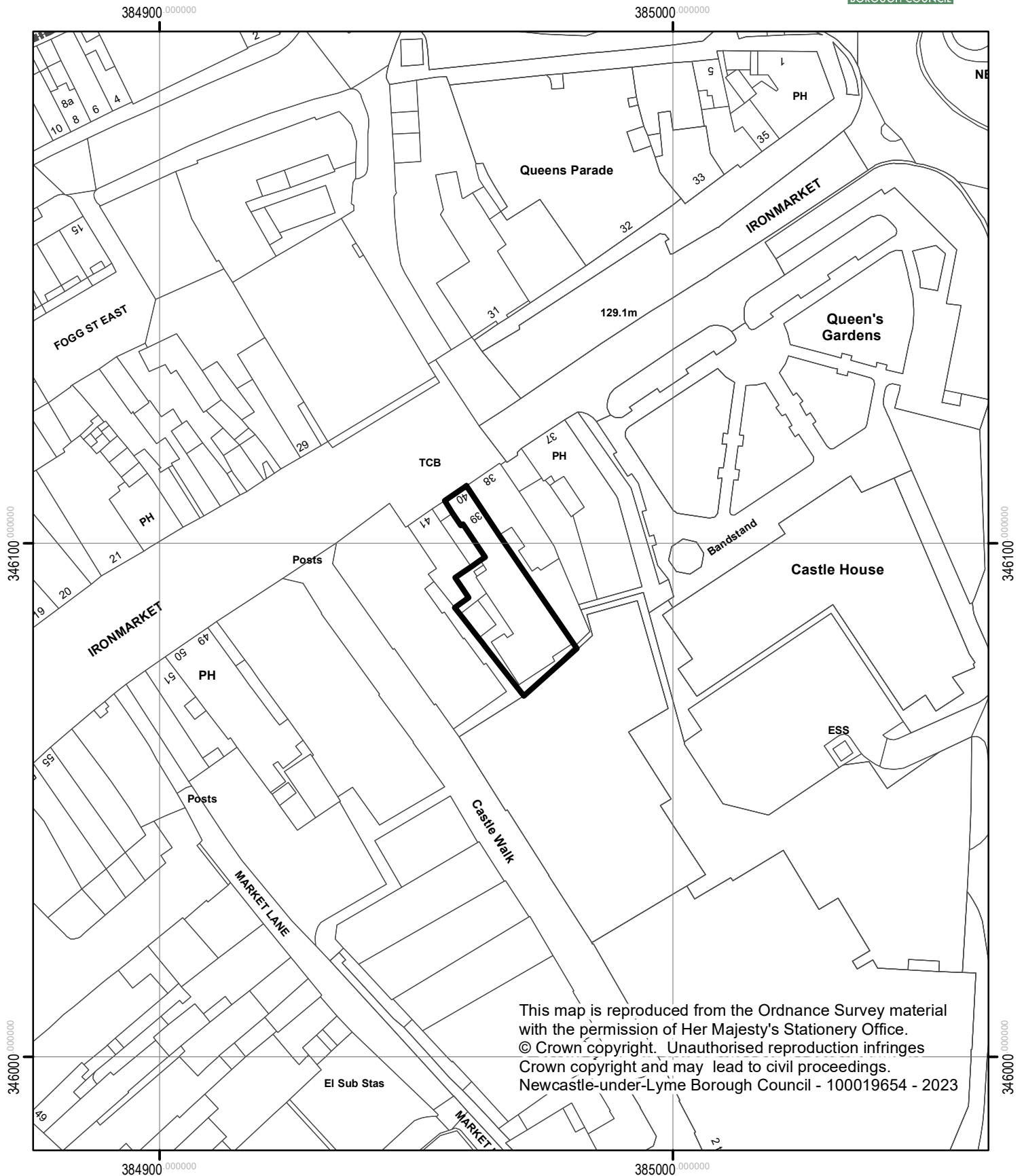
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Betley Court, Main Road, Betley



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