

# Public Document Pack

**Date of meeting** Wednesday, 3rd January, 2024  
**Time** 6.30 pm  
**Venue** Hybrid Meeting - SF01 Castle House  
**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 - 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 Johnson (Chair), Barker MBE (Vice-Chair), Panter, 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:	Adcock	Wright
	Richards	Burnett-Faulkner
	Wilkes	

***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***

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.

## CONSERVATION ADVISORY WORKING PARTY

Tuesday, 28th November, 2023  
Time of Commencement: 6.30 pm

[View the agenda here](#)

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

Councillors: Panter                      Reece                      Burnett-Faulkner

Apologies: Councillor(s) Barker MBE, Lawley and Jarret

Officers: Louise Wallace                      Urban Design/Conservation  
Officer

Also in attendance: Mr David Broome  
Dr Sukey Venables Fisher  
Andrew McPhee  
Parish Councillor Chrissy Mrozicki

1. **APOLOGIES**

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

3. **MINUTES OF PREVIOUS MEETINGS**

**Resolved:** That, subject to the recording of Councillor Panter's apologies, the minutes of the meeting held on 31th October, 2023 be agreed as a correct record.

4. **PREVIOUSLY CONSIDERED APPLICATIONS**

There was no report on previously considered applications.

5. **NEW APPLICATIONS RECEIVED**

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

Jolly Potters Inn 23/00184/FUL

The working party welcomed the reduction in height but as the design was essentially the same it was still perceived as charmless and oppressive. The plinth was tokenistic and should be removed. The group felt that losing the projection on the penthouse would help to simplify the design.

Old Post Office, Main Road, Betley 23/00888/LBC

The working party objected to the addition on the rear of the house given the number of existing extensions and harm caused by incremental alterations. The group also

### **Conservation Advisory Working Party - 28/11/23**

questioned if the porch could be provided internally. They were unhappy with the materials, which they said looked like upvc, and suggested there would likely be some difficulty with getting water away from the roofs and that the guttering would probably look very untidy and ill-thought out. It was felt that a better designed solution was needed.

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

There were no urgent business.

#### **7. URGENT BUSINESS**

The following application was discussed:

39 Ironmarket, Newcastle. 23/00479/FUL

The Working Party considered the amended plans and were generally happy with the changes to the shop front.

**Councillor Trevor Johnson  
Chair**

Meeting concluded at 7.30 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
23/00799/LBC	181 Holloway Lane, Aston	Internal alterations including wall panelling to bedroom and living room and glazed frame to front door	No objections and fully support the scheme and good intentions of the owners.	Permission granted by delegated powers on 29 November 2023  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00799/LBC">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00799/LBC</a>
23/00733/FUL	58 High Street, Newcastle	Proposed replacement shop front doors with amendments to shopfront windows and installation of 8 A/C condenser units to rear elevation	On balance most of the group preferred the amended shop front which retained the side arches rather than incorporate them into the signage given this would probably be shiny in appearance.	Permission granted by delegated powers on 2 November 2023  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00733/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00733/FUL</a>
23/00777/FUL	St Marys C of E Primary School, Church Lane Mucklestone	Extensions to provide classroom entrance lobby, new entrance ramp and steps and new fencing.	No objections	Permission granted by delegated powers on 1 December 2023  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00777/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00777/FUL</a>

23/00479/FUL	39 Ironmarket, Newcastle	Change of use of ground floor, alterations to shop front and internal courtyard and associated internal alterations.	The group considered the amended plans and were generally happy with the changes to the shop front.	<p>Permission granted by delegated powers on 12 December 2023</p> <p><a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00479/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00479/FUL</a></p>
23/00439/LBC	Hanover Dental Practice, Brunswick St, Newcastle	Rear of ground floor extension	The group noted that the Heritage Statement failed to describe the significance of the heritage assets affected by the proposal and therefore the proposal was not in compliance with policy. No further comments could be provided on the scheme without a detailed heritage statement accompanying the application.	<p>Permission granted by delegated powers on 20 October 2023</p> <p><a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00439/LBC">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00439/LBC</a></p>

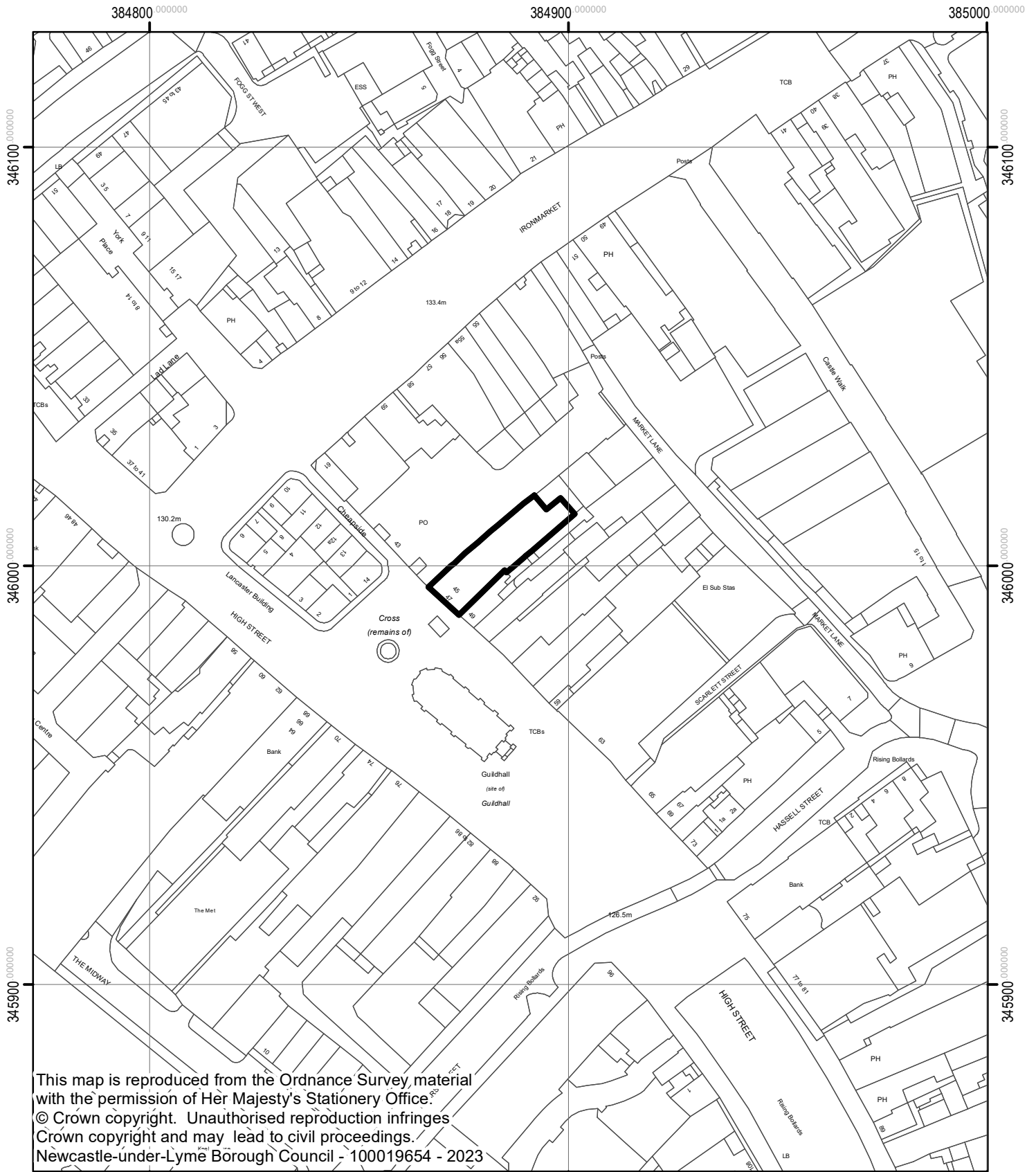
**COONSERVATION ADVISORY WORKING PARTY**

Reference	Location	Development	Remarks	Link
23/00879/FUL & 23/00893/ADV	45-47 High Street, Newcastle (former Laura Ashley)	Installation of a new shop front design, internal fit out and advertisement for illuminated signage.	Within Newcastle Town Centre Conservation Area.	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/23/00879/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/23/00879/FUL</a>

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**23/00893/ADV**  
**45 - 47 High Street**  
**Newcastle Under Lyme**  
**Staffordshire**  
**ST5 1PN**



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