

# Public Document Pack

**Date of meeting** Tuesday, 19th March, 2024  
**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 - 8)**  
To receive the decisions of applications which have been previously considered by this Working Party
- 5 NEW APPLICATIONS RECEIVED** **(Pages 9 - 18)**  
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 on 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.

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## **CONSERVATION ADVISORY WORKING PARTY**

Wednesday, 3rd January, 2024  
Time of Commencement: 6.30 pm

[View the agenda here](#)

**Present:** Councillor Trevor Johnson (Chair)  
**Councillors:** Panter Reece  
**Apologies:** Councillor(s) McPhee  
**Officers:** Louise Wallace Urban Design / Conservation Officer  
**Also in attendance:** Dr Sukey Venables Fisher

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 28<sup>th</sup> November 2023 be agreed as accurate record.

4. **PREVIOUSLY CONSIDERED APPLICATIONS**

**Resolved:** That the report on decisions relating to applications previously considered by this Working Party be received.

5. **NEW APPLICATIONS RECEIVED**

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

45-47 High Street, Newcastle 23/00879/FUL & 23/00893/ADV

Members were shown a revised drawing that had been submitted of a more traditional style shop front and they had no objections.

6. **CONSERVATION AND HERITAGE FUND**

There were no request for Conservation and Heritage funding.

7. **URGENT BUSINESS**

There was no urgent business.

***Conservation Advisory Working Party - 03/01/24***

**Councillor Trevor Johnson  
Chair**

Meeting concluded at 6.50 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
23/00888/LBC	Old Post Office, main Road, Betley	Rear porch extension – amended plans	Group objected to the addition on rear of the house, given number of existing extensions and harm caused by incremental alterations. Could porch be provided internally. Unhappy with the materials, looks like upvc and likely to be some difficulty with getting water away from the roofs and guttering would probably look very untidy and ill-thought out. Need a better designed solution.	Permission granted by delegated powers on 29 January 2024  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/23/00888/LBC">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/23/00888/LBC</a>
23/00184/FUL	Jolly Potters Inn, 9 Barracks Road, Newcastle	Demolition of pub, construction of 4 storey apartment block with underground parking – further amendments	The members welcomed the reduction in height but as the design was essentially the same it was still charmless and oppressive. The plinth was tokenistic should be removed and group felt that losing the projection on the penthouse would help to simplify the design.	Permission granted by Planning Committee on 1 February 2024  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/23/00184/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/23/00184/FUL</a>
23/00806/FUL & 23/00807/LBC	Town House Farm, Alsager Road, Audley	Retention of works to existing farmhouse, attached greenhouse and demolition and rebuilding of labourers cottage including new	Farmhouse is clearly neglected but retained some quality. The group accepts cottage was already ruinous and has lost its authenticity. These wrongs should be put right within the farmhouse - removal of upvc conservatory, reinstatement of timber windows on building and ensure	Permission granted by delegated powers on 25 January 2024  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00806/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00806/FUL</a>

		windows to frontage.	building is in a proper state of repair for future custodians.	
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 <b>Amended Plans for 150 dwellings, open space and infrastructure</b>	The group feel the scheme is an improvement on the previous and the chosen vernacular of the estate is not unattractive but it will 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. 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.	Permission granted by Planning Committee on 1 March 2024  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/23/00002/OUT">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/23/00002/OUT</a>
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	The group felt that proposal was unsustainable in terms of its embodied energy but respected the careful consideration which had been given to the design process. Some concern over the tunnel effect which would be created by its massing in conjunction with the proposal for Liverpool Rd flats and this would not be betterment for this gateway site. All felt that the material for the towers was inappropriate and should be a sandstone cladding. Metal fins were an alien	Permission granted Planning Committee on 31 October 2023  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00192/DEEM3">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00192/DEEM3</a>

			material and that wood was preferable and that they created a rather busy appearance and the rhythm would be improved with larger units. There was concern that the tower closest to the subway would be rarely used and presented a potential risk for anti-social behaviour.	
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.	Members were shown a revised drawing that has been submitted of a more traditional style shop front and they had no objections.	Permission granted by delegated powers on 15 January 2024 <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00879/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00879/FUL</a>

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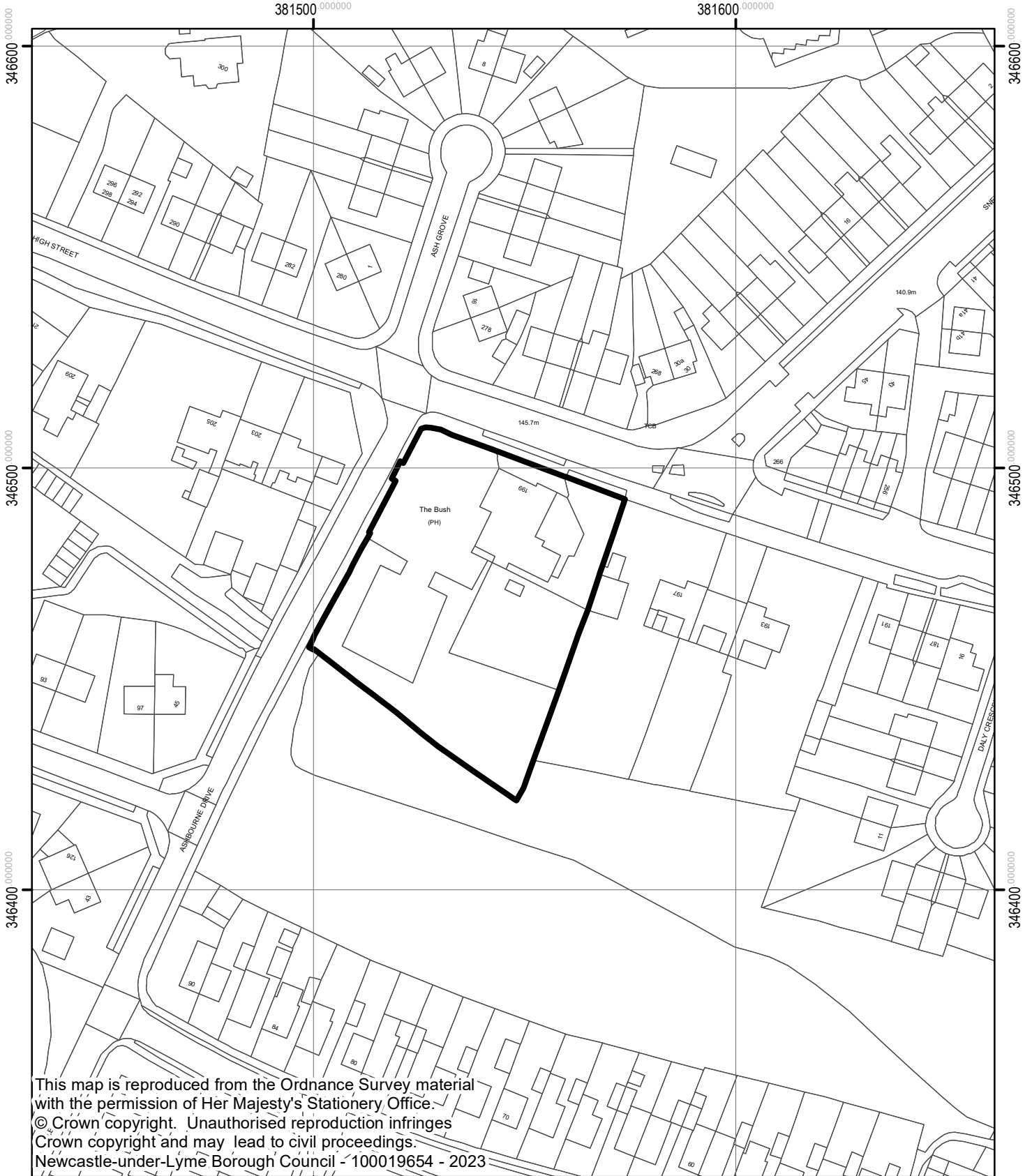


**COONSERVATION ADVISORY WORKING PARTY**

Reference	Location	Development	Remarks	Link
24/00068/FUL	The Bush Inn High Street, Silverdale	Retention of existing public house and erection of 4 dwellings	Affecting a locally listed building.	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00068/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00068/FUL</a>
24/00089/FUL	Land at Slacken Lane, Stoke on Trent	Erection of 170 dwellings with access and landscaping	Site adjacent to a Grade II Listed Building and to canal conservation area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00089/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00089/FUL</a>
23/00983/DEEM3	Open Market, High Street, Newcastle	Relocation of 5 market stalls and creation of public realm	Within Newcastle Town Centre Conservation Area and adjacent to a number of listed buildings.	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/23/00983/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/23/00983/FUL</a>
24/00144/FUL & 24/00117/FUL	7 Pepper Street, Newcastle	Demolition of commercial premises and construction of a dwelling house for disabled person.	Within Newcastle Town Centre Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00117/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00117/FUL</a>

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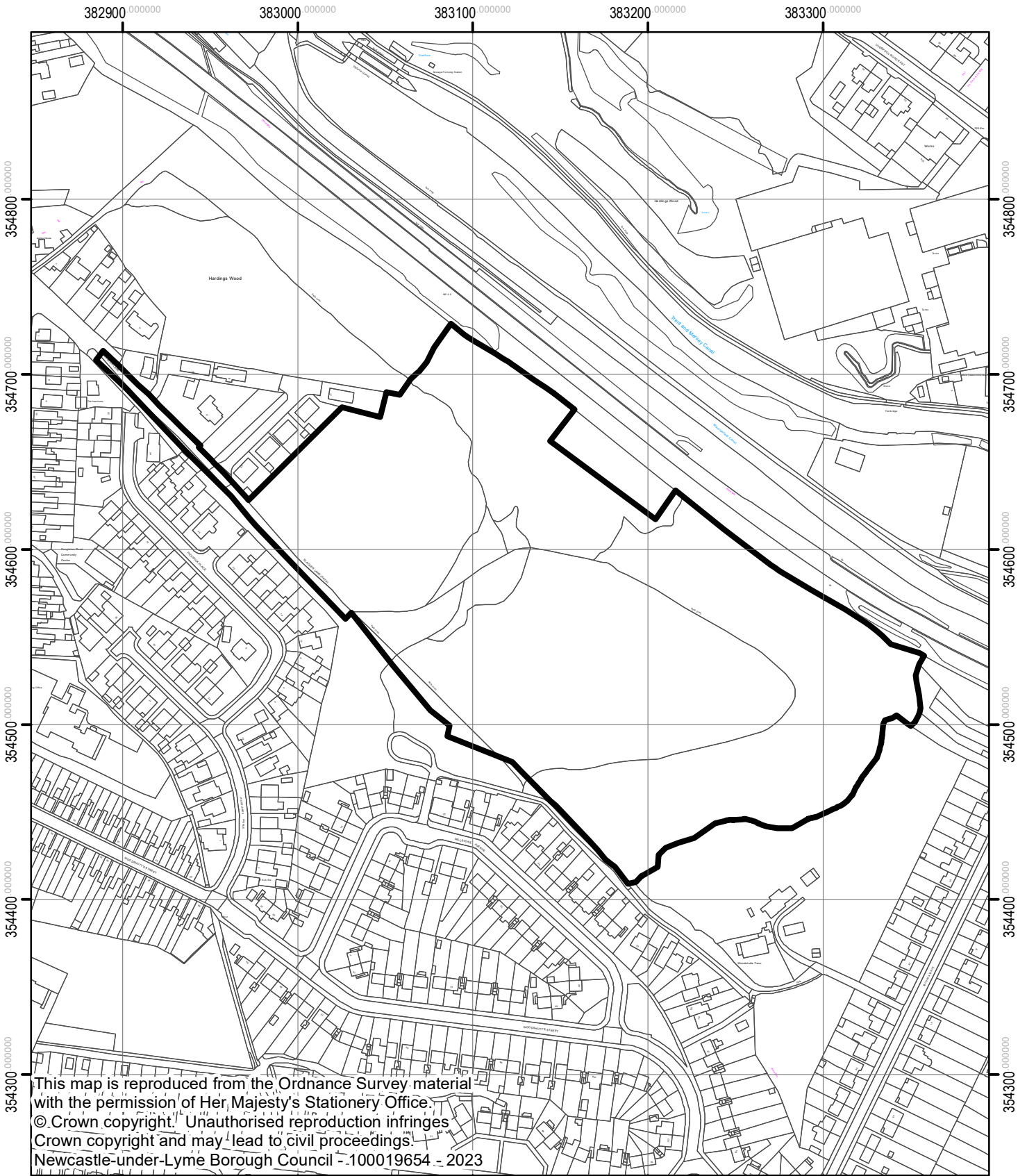
**24/00068/FUL**  
**The Bush Inn**  
**High Street**  
**Silverdale**



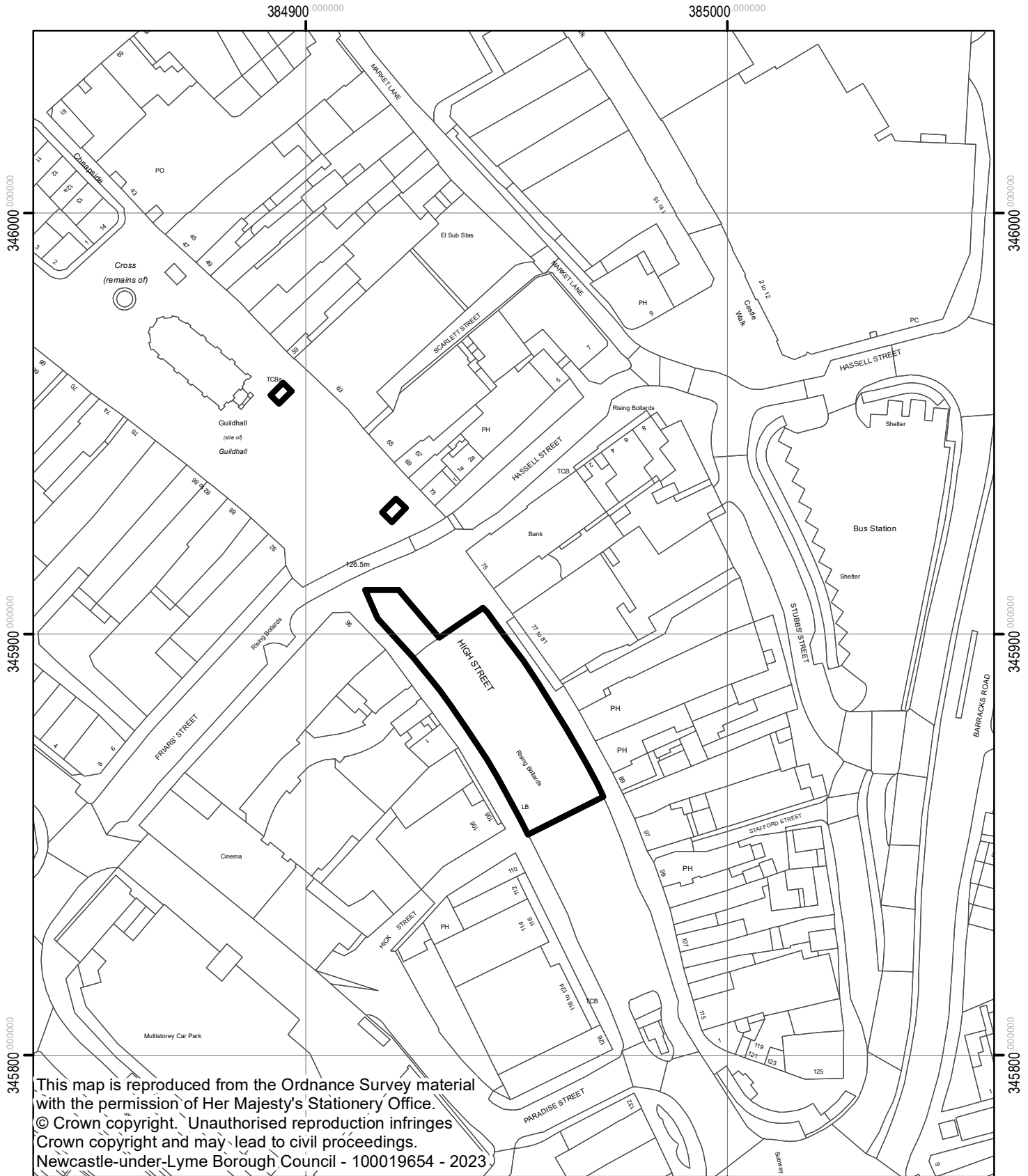
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**24/00089/FUL**  
**Land at Slacken Lane**  
**Stoke-on-Trent**



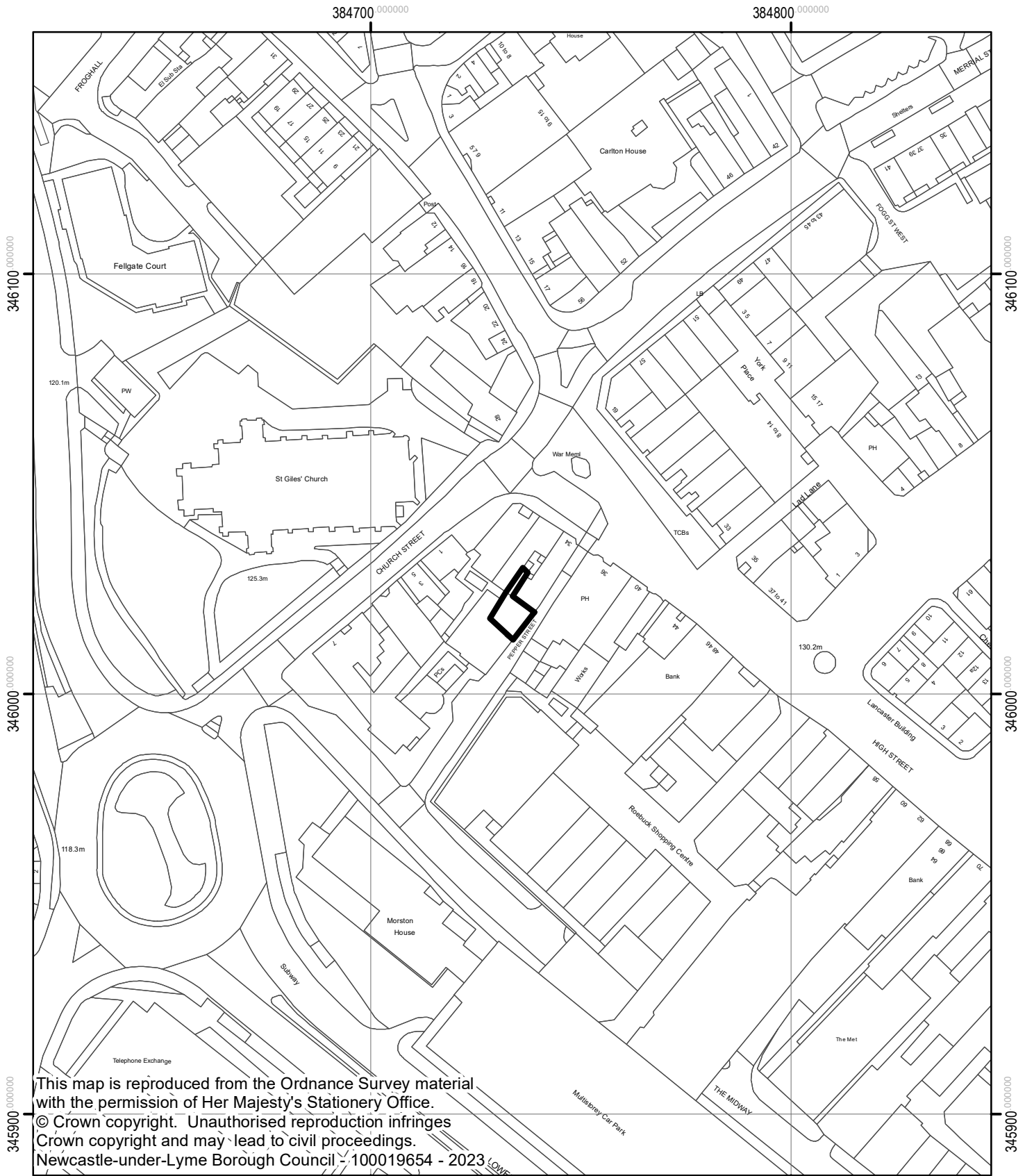
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24/00144/FUL & 24/00117/FUL  
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