

# Public Document Pack

**Date of meeting** Tuesday, 6th August, 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

#### 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 - 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

**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.

**NOTE: IF THE FIRE ALARM SOUNDS, 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.**

# Agenda Item 3

*Conservation Advisory Working Party - 09/07/24*

## CONSERVATION ADVISORY WORKING PARTY

Tuesday, 9th July, 2024  
Time of Commencement: 6.30 pm

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

**Councillors:** Barker MBE                      Panter                      Reece

**Apologies:** Councillor(s) Lawley  
Andrew Mc Phee

**Substitutes:** Councillor Lesley Richards

**Officers:** Louise Wallace                      Urban Design/Conservation Officer

**Also in attendance:** Mr David Broome  
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 10<sup>th</sup> June 2024 be agreed as a true and 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:

Open Market, High Street, Newcastle 24/00336/DEEM3

This item was deferred until the next meeting.

Paddocks Farm 24/00376/FUL & 24/00412/FUL

The Working Party discussed the encroachment to the south and its potential impact on the Historic Park and Garden as a Heritage Asset. They decided however that harm could be mitigated with a sensible and appropriate planting scheme to the south of the proposed

**Conservation Advisory Working Party - 09/07/24**

buildings to create a green edge, especially when viewed from the south.

**6. CONSERVATION AND HERITAGE FUND**

**Resolved:** That the following be agreed:

Offley Well Head, Madeley 24/25002/HBG

The Working Party fully supported the giving of the grant to the structure which would assist in its repair and hopefully its reinstatement.

**7. URGENT BUSINESS**

There was no urgent business.

**Councillor Trevor Johnson  
Chair**

Meeting concluded at 7.15 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
24/00376/FUL	Paddocks Farm, Keele	Erection of steel portal framed building for dairy cow housing.	The WP discussed the encroachment to the south and its potential impact on the Historic Park and Garden as a Heritage Asset. They decided however that harm could be mitigated with a sensible and appropriate planting scheme to the south of the proposed buildings to create a green edge, especially when viewed from the south.	Permission granted by delegated powers on 17 July 2024  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00376/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00376/FUL</a>
24/00332/FUL	Blakeys Paradise Street, Newcastle	Proposed change of use to residential and retail	The WP felt that the proposal would result in overdevelopment of the site and it lacked thought in the external layout. Particular concern was raised regarding the car parking to front and the lack of any positive change to the site. Some concern was also raised regarding the impact of the proposal on the operation of the adjacent public house.	Permission REFUSED by delegated powers on 25 June 2024.  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00332/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00332/FUL</a>
24/00318/LBC	Aston Cottage, 201 School Lane, Aston	Removal of garden wall from former pigsty to corner of main cottage	Most Members objected to the removal of the wall and felt that the damp problem in the property could be resolved in another way. In particular, the tree unprotected, should be removed rather than the wall. Another suggestion was for the wall to be	Consent was granted by delegated powers on 9 July 2024.  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00318/LBC">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00318/LBC</a>

			separated from the house. Some Members felt that the remaining boundary fence should be replaced because with the removal of the wall, it would become the dominant boundary feature and is not of an acceptable standard or appearance.	
24/00133/FUL	Club and premises, 36 Ironmarket, Newcastle	Change of windows on first and second floor to upvc	The WP objected to the proposed and existing replacement windows in this prominent gateway building within the CA. They felt that the windows should be timber, not UPVC, and should be uniform throughout rather than a mix of casement and sash. Members considered that there is no reason why the original windows cannot be refurbished to ensure that they are of sufficient thermal performance, meet fire regulations and retain the character of the Conservation Area. It was also considered that the submitted information is of insufficient detail and quality to fully understand the proposal.	This application has been WITHDRAWN.  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00133/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00133/FUL</a>
24/00290/FUL & 24/00291/LBC	The Chapel, Keele University, Newcastle	Replacement of existing stepped access to existing fire escape door with proposed ramped and stepped access to the north	The Working Party had no objections to the proposal being supportive of making a feature out of the ramp and matching the materials.	Permission was granted by delegated powers on 2 July 2024.  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00290/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00290/FUL</a>
24/00068/FUL	The Bush Inn, High Street, Sliverdale	Retention of existing public house and erection of 4 dwellings.	Members considered the application was an appropriate density with enough car parking but to fully assess the impact a streetscene section was required, given the different levels, rather than a section within the development. They welcomed	Permission REFUSED by delegated powers on 9 July 2024.  <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>

			the access coming from Ashbourne Drive and the brick section of wall within the proposal but felt given the importance of this grouping with the Sneyd terraces, the windows should ideally be timber.	
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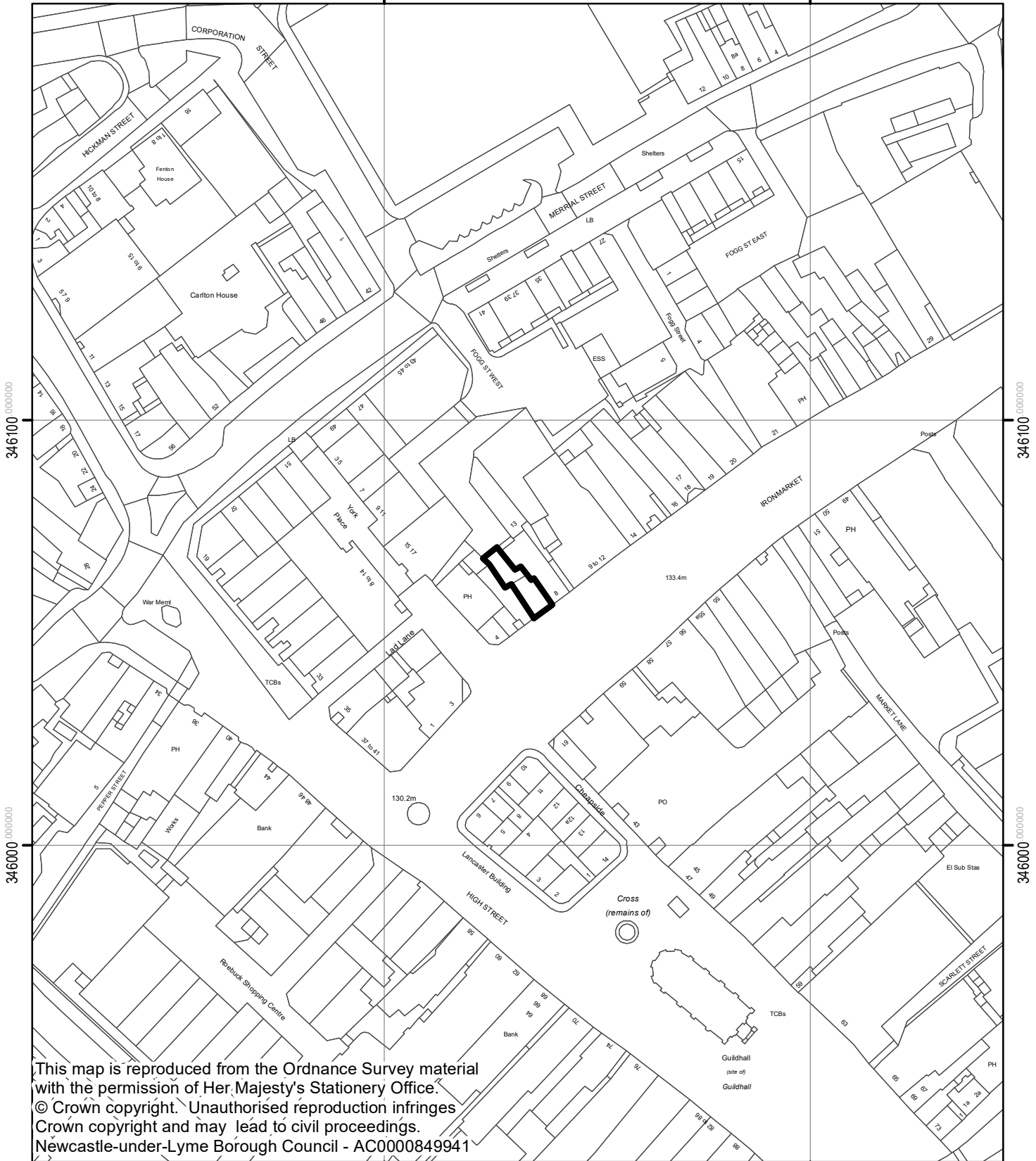
**CONSERVATION ADVISORY WORKING PARTY**

Reference	Location	Development	Remarks	Link
24/00489/COU	7 Ironmarket, Newcastle	Change of use of 1 <sup>st</sup> and 2 <sup>nd</sup> floors to HMO with shop front alterations	Within town centre conservation area.	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00489/COU">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00489/COU</a>
24/00534/FUL & 24/00535/LBC	Oakley Hall, Oakley	Construction of ground floor orangery, lower ground floor loggia and basement interior and internal alterations	Affecting a Grade II* and setting of Grade II Listed Buildings	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00534/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00534/FUL</a>

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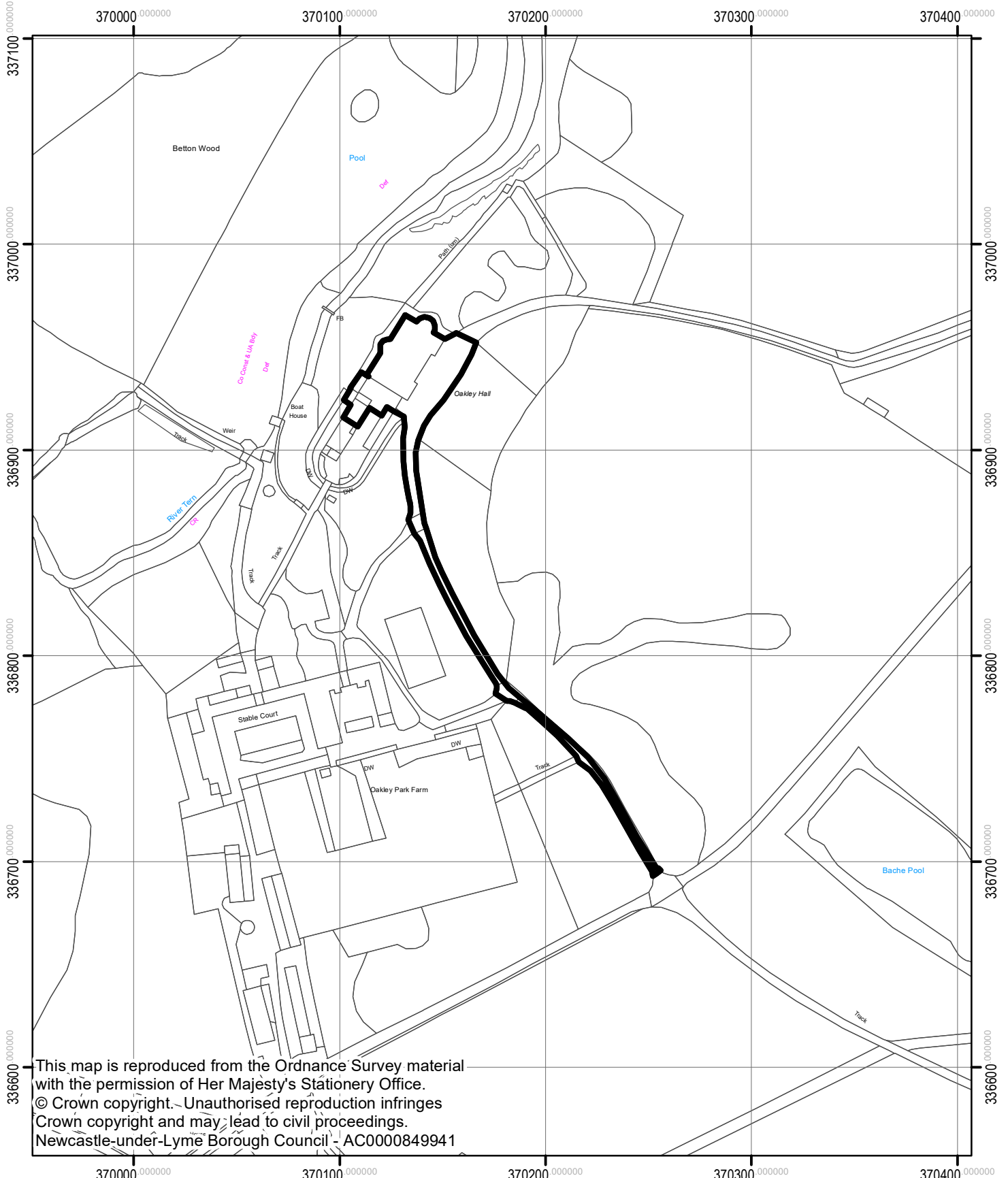


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# 24/00534/FUL & 24/00535/LBC Oakley Hall, Oakley



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