

Public Document Pack

Date of meeting Tuesday, 18th February, 2025
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 - 6)**
To receive the decisions of applications which have been previously considered by this Working Party
- 5 NEW APPLICATIONS RECEIVED** **(Pages 7 - 16)**
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), Lawley and Reece

Agenda Item 3

Conservation Advisory Working Party - 21/01/25

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 21st January, 2025
Time of Commencement: 6.30 pm

[View the agenda here](#)

Present: Councillor Trevor Johnson (Chair)

Councillors: Barker MBE Panter Reece

Apologies: Councillor(s) Lawley

Officers: Charles Winnett Senior Planning Officer

Also in attendance: Dr Sukey Venables Fisher
Parish Councillor Chrissy
Mrozicki

1. **APOLOGIES**

Apologies were received as stated above.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

3. **MINUTES OF PREVIOUS MEETINGS**

Resolved: That the minutes of the previous meeting held on the 26th of November 2024 be agreed as a correct record.

4. **PREVIOUSLY CONSIDERED APPLICATIONS**

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

5. **NEW APPLICATIONS RECEIVED**

Resolved: That the following observations be made:

Former Civic Offices, Merrial Street/Ryecroft 24/008240/FUL

Members agreed that the new buildings directly adjacent to Merrial Street were the strongest parts of the scheme, however the lack of appropriately coloured and detailed drawings made it difficult to fully assess other parts of the proposal. The heavy use of Staffordshire blue brick was also questioned, as this brick type was traditionally not used to cover the entirety of buildings, and more red brick should be incorporated into the scheme.

Conservation Advisory Working Party - 21/01/25

Concerns were also raised about the design of the largest centrally positioned building which was considered to have a 'workhouse' like design with a roof that didn't reflect the local vernacular, as well as with respect of the lack of parking spaces and the reliance on the new Rycroft car park building, which may not be suitable for all users. As a minimum the site should provide pick up points for residents.

Overall the Working Party considered that the proposal required further thought and only around a third of the scheme was of an acceptable design standard.

Sanctuary Cottage, Johnsons Wood Farm, Tag Lane, Hales, Loggerheads 24/00910/FUL and 24/00911/LBC

The Working Party accepted that whilst the removal of some of the existing outbuildings was welcomed from a design perspective, the new additions to the building still contrasted with the traditional form of the original cottage and that there was a missed opportunity to create something more sympathetic.

A number of recommendations were suggested such as the use of some traditional materials as opposed to timber cladding to help integrate the scheme better with the original dwellings.

Overall the group felt the scheme could be made better with more thoughtful use of materials and roof arrangements.

6. CONSERVATION AND HERITAGE FUND

Resolved: That the following be agreed:

3 Church Street, Newcastle (Referenced 24/25006HBG)

The group unanimously agreed that the application for financial assistance should be granted, in order to help preserve the historic features of the building.

7. URGENT BUSINESS

There was no urgent business.

**Councillor Trevor Johnson
Chair**

Meeting concluded at 7.10 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
24/00534/FUL & 24/00535/LBC	Oakley Hall, Oakley	Construction of ground floor orangery, lower ground floor loggia and basement interior and internal alterations	The WP applauded the heroic scale of the proposal and the good use of steep falling ground. There’s a lack of detail for eg rainwater goods not shown, and details required for the doors into the basement and into the side of the house. Some members felt the adjacent garages fell short of the bold new design and would look too plain. Members did question the courtyard landscaping and objected to the removal of the gates from the widened “gate”piers and the pastiche landscaping which shouldn’t open out onto the main house frontage. Elevation plans need minor amendments to match site plans.	Approved by delegated powers on 17 th January 2025 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00534/FUL
24/00231/FUL	Land at St Lukes Close, Silverdale	Residential development for 42 dwellings formation of amenity space	The WP discussed the increased height of the 3 storey scheme, given the surrounding area is two storey. It was generally felt that given the considerable set back of the development from the highway and retention of the mature landscaping	Approved by Planning Committee on 28th January 2025 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00231/FUL

			and trees, that the scheme was unlikely to have any harmful impact upon the character of the area views into the Conservation Area.	
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CONSERVATION ADVISORY WORKING PARTY

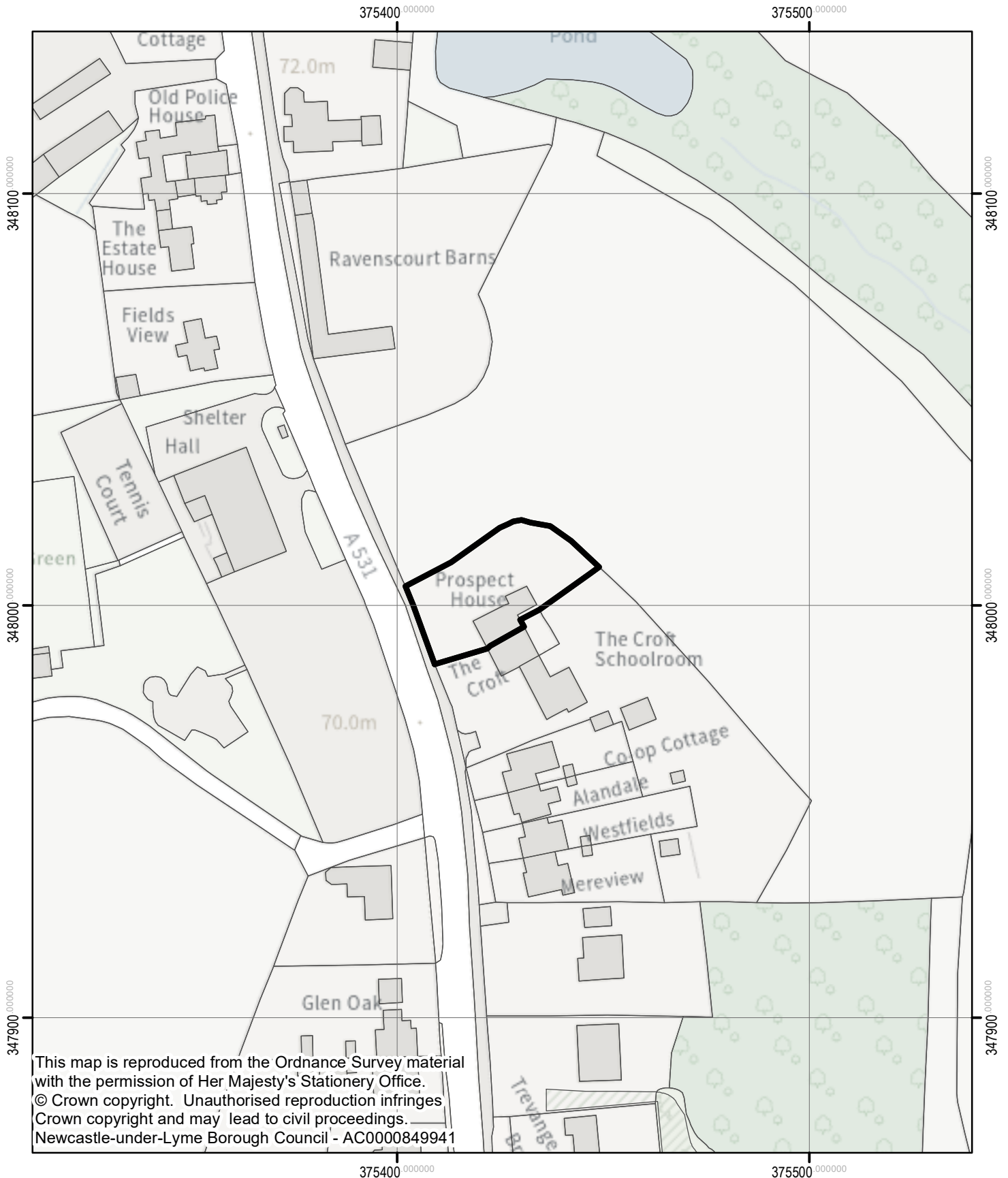
Reference	Location	Development	Remarks	Link
25/00006/FUL & 25/00007/LBC	Betley Court, Main Road, Betley	Following the disastrous fire in 2019, these works comprise the fourth phase of the reinstatement of the apartments (1No apartment and associated works to escape routes, a staircase and adjacent rooms), including installation of new ceilings, apartment internal finishes, doorways and fittings.	Affecting Grade II* Listed Building and within Betley Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00006/FUL
24/00884/FUL & 24/00885/LBC	Prospect House, Main Road, Betley	Installation of Electric Vehicle Charging Point and Associated Cabling (retrospective)	Affecting a Grade II Listed Building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00884/FUL
25/00030/ADV	Unit 19 Former Wilko, Castle Walk, Newcastle	New advertisement signage	Within Newcastle town centre conservation area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00030/ADV
25/00033/FUL	8 Brassington Street, Betley	Demolition of existing porch and ground floor extension to create enlarged dwelling and Installation of obscure glazed window.	Within Betley Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00033/FUL

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25/00006/FUL & 25/00007/LBC
Betley Court Farm,
Main Road, Betley

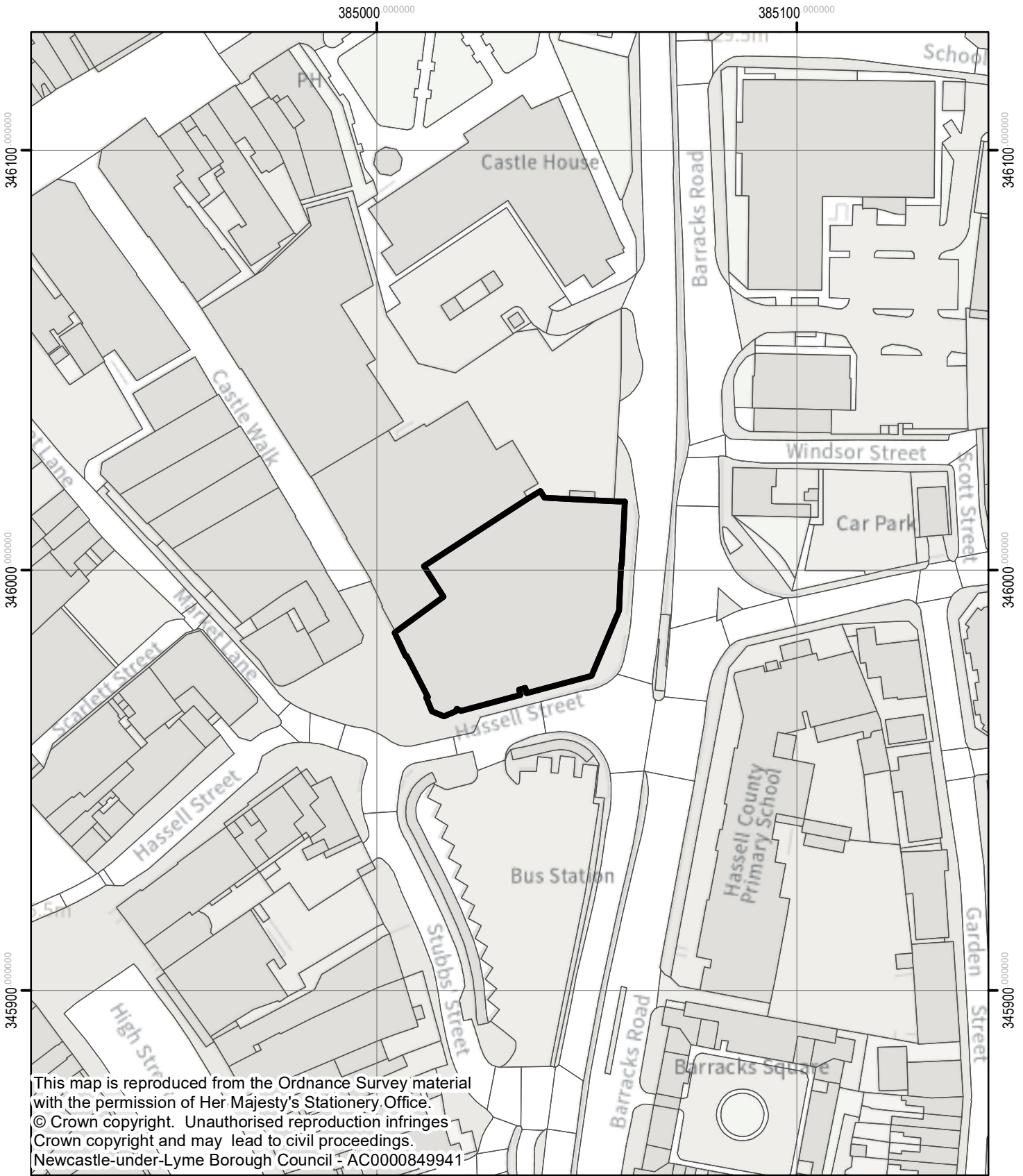


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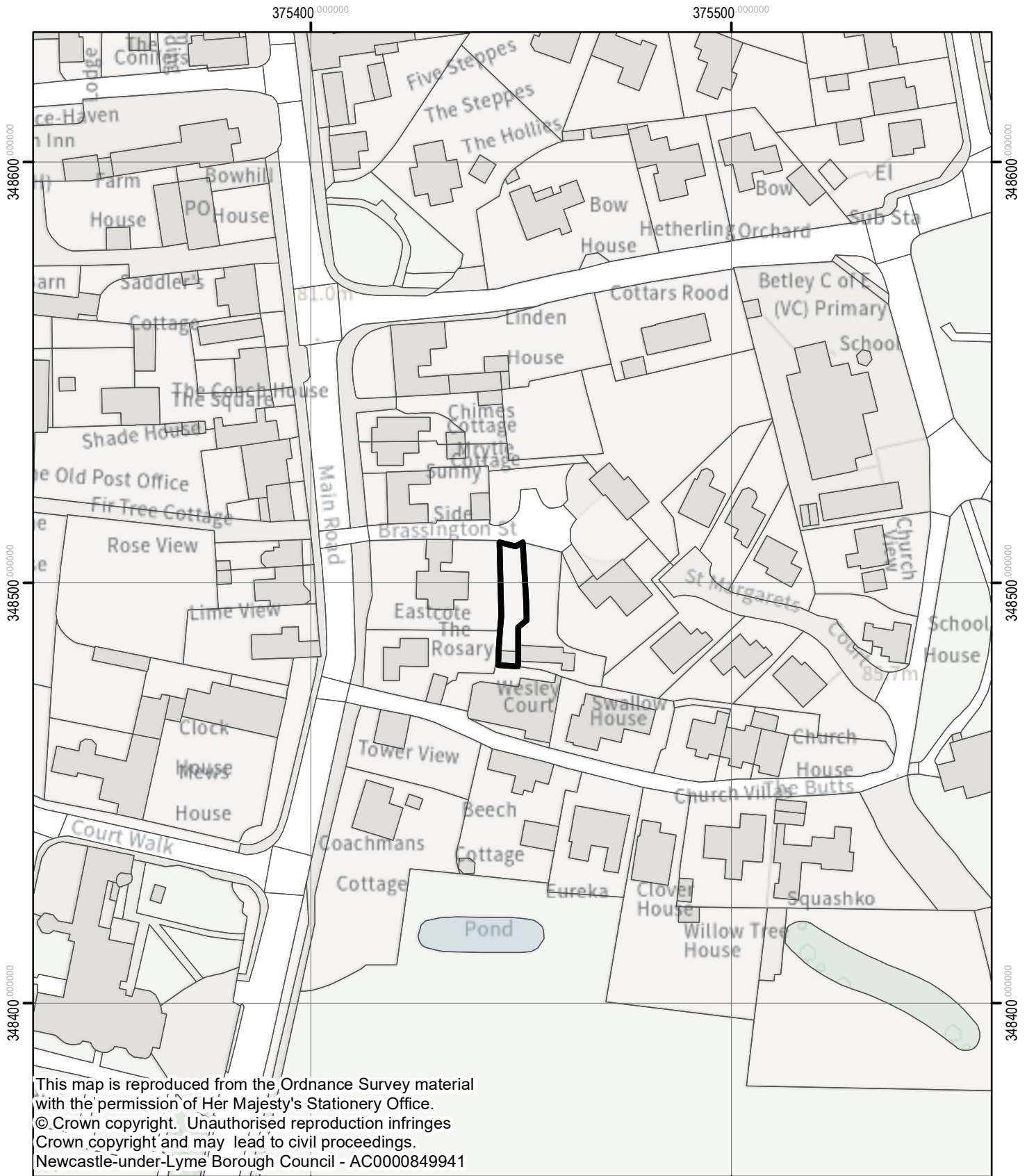
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25/00030/ADV
Former Wilkos,
Unit 19 Castle Walk



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25/00033/FUL
8 Brassington Street,
Betley



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