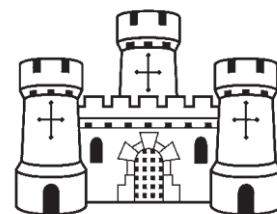


Public Document Pack

Date of meeting Tuesday, 10th June, 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 - 10)**
To receive the decisions of applications which have been previously considered by this Working Party
- 5 NEW APPLICATIONS RECEIVED** **(Pages 11 - 16)**
To make observations on new applications received
- 6 CONSERVATION AND HERITAGE FUND** **(Pages 17 - 18)**
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), Turnock, 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	Richards
	Burnett-Faulkner	Wright
	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.

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 18th February, 2025
Time of Commencement: 6.30 pm

[View the agenda here](#)

Present: Councillor Trevor Johnson (Chair)

Councillors: Barker MBE

Apologies: Councillor(s) Lawley and Reece
Andrew McPhee

Substitutes: Councillor Lesley Richards
(In place of Councillor Annabel Lawley)
Councillor Ruth Wright

Officers: Louise Wallace Urban Design/Conservation Officer

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

1. **MINUTE OF SILENCE**

A minute of silence was observed in respect of the passing of the Mayor of Newcastle-under-Lyme, Cllr. Barry Panter.

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 21st January 2025 be agreed as a correct 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:

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

The Working Party had no objections to the next phase of the works.

Prospect House, Main Road, Betley 24/00884/FUL & 24/00885/LBC

Conservation Advisory Working Party - 18/02/25

The Working Party objected to the proposal as conspicuous on this quietly important listed building which was modest and simple without fussy details. They considered that this choice of positioning was lazy and unsympathetic and did not preserve the significance of the building. The unit should be moved to a more considered and sympathetic location and any damage to the brickwork made good by an appropriately qualified builder.

Former Wilkos, Castle Walk, Newcastle 25/00030/ADV

The Working Party had no objections.

8 Brassington Street, Betley 25/00033/FUL

The Working Party objected to the design of the extension as too large, poor quality and inappropriate particularly on this elevation and for the existing character of the house which was simple and plain. The group considered that there was scope for an extension if properly designed. A two-storey gable extension would create a more balanced approach.

6. CONSERVATION AND HERITAGE FUND

There were no applications for funding.

7. URGENT BUSINESS

There was no urgent business.

**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
24/00089/FUL	Land at Slacken Lane, Stoke on Trent	Erection of 170 dwellings with access and landscaping	The group was disappointed with the quality of the development, unimaginative design and densification of the site. And especially concerned that the development did not acknowledge the presence of the Listed farmhouse and the potential integration and relationship with this part of the wider site.	REFUSED by Planning Committee on 25 th March 2025 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00089/FUL
24/00774/FUL & 24/00784/LBC	Old Springs Hall, Stoneyford, Market Drayton	Landscape works to the front of Old Springs Hall to include the removal of hard standing surface, soft landscaping and construction of new no dig access route.	The WP had no objections to the proposals, only wondered if consideration had been given to a more organic access road through the centre, given that the historical map references show the tracks as meandering and less formal.	Approved by Delegated Powers on 18 th December 2024 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00774/FUL
24/00786/FUL	Roebuck Centre, High Street, Newcastle	Conversion to provide 4 student flats – amended plans to change windows to have a rectangular rather than a square orientation.	The Group wanted to ensure that the windows were amended as they didn't sit well with the existing building in terms of their square emphasis and that they could be incorporated within	Approved by Delegated Powers on 14 th January 2025 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00786/FUL

			the standing seam sections and/or maybe floor to ceiling lengths.	applications/PLAN/24/00786/FUL
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 (1 apartment and associated works to escape routes, staircase and adj rooms), inc installation of new ceilings, apartment internal finishes, doorways and fittings.	The Working Party had no objections to the next phase of the works.	Approved by Delegated Powers on 19 th March 2025 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00006/FUL
24/00884/FUL & 24/00885/LBC	Prospect House, Main Road, Betley	Installation of EV Charging Point and Associated Cabling (retrospective)	The WP objects to the proposal as conspicuous on this quietly important LB which is modest and simple without fussy details. They consider that this choice of positioning was lazy and unsympathetic and does not preserve the significance of the building. The unit should be moved to a more considered and sympathetic location and any damage to the brickwork made good by an appropriately qualified builder.	REFUSED by Delegated Powers on 18 th March 2025 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00884/FUL
25/00030/ADV	Unit 19, former Wilko, Castle Walk, Newcastle	New advert	No objections.	Approved by Delegated Powers on 22 April 2025 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 obscure glazed window	The Group objects to the design of the extension as too large, poor quality and inappropriate particularly on this elevation and for the existing character of the house which is simple and plain. The group considers that there is scope for an extension if properly designed. A two storey gable extension would create a more balanced approach.	Refused by Delegated Powers on 2 April 2025 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00033/FUL
24/00792/FUL	Land at Merrial Street Ryecroft, Newcastle	53 Retirement apartments inc new access parking landscaping and associated infrastructure.	The WP had a general consensus that the development would improve and enhance the area but that the design was uninspiring and that it was imperative that it integrated with the rest of the place and the linear park. The boundaries were a key part of this and there was some concern regarding the choice of boundary treatment and they should continue to work with the council and the adjacent developer. Concern was raised over insufficient parking especially for staff and carers.	Approved by Planning Committee on 16 May 2025 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00792/FUL
24/00795/FUL	York Place, Merrial Street, Newcastle	Re-purposing of shopping centre to commercial ground floor and 52 apartments on 2 floors with new public space to rear	The Group felt that the scheme was successful within the streetscene of Red Lion Square and would be transformative. They hoped that the materials wouldn't date and wanted to ensure that the basement music venue was part of the scheme as a key element to regenerating the town.	Approved by Planning Committee http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00795/FUL

24/00678/FUL	Midway multistorey car park, The Midway Newcastle	Re-purposing of existing car park into new residential accommodation consisting of 114 apartments and associated communal facilities.	The WP had no objections to the principle of repurposing the building. They think the design is brave and celebrates the existing structure. They support the colour of the red roof but overall think that it be bold and should stay as a bright colour. They design of the landscaping will be transformative for the environment in a positive way, especially on the Midway elevation. Members wondered if the opportunity would be taken to add solar panels onto all roofs rather than just a few in the centre.	Approved by Planning Committee http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00678/FUL
24/00840/FUL	Former Civic Offices, Merrial Street/Ryecroft, Newcastle	Residential development comprising 171 dwellings and associated landscaping	Members agreed that the new buildings adjacent to Merrial St 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. 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 Ryecroft car	Approved by Planning Committee http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00840/FUL

			<p>park building, which may not be suitable for all users. As a minimum the site should provide pick up points for residents.</p> <p>Overall the WP considered that the proposal required further thought and only around a third of the scheme was of an acceptable design standard.</p>	
24/00910/FUL & 24/00911/LBC	Sanctuary Cottage, Johnsons Wood Farm, Tag Lane, Hales, Loggerheads	Proposed demolition of exiting upvc conservatory and ancillary barns and proposed glass link and conversion of ancillary barn as an extension	<p>The WP 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.</p> <p>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.</p> <p>Overall the group felt the scheme could be made better with more thoughtful use of materials and roof arrangements.</p>	<p>Approved by Delegated Powers on 20 March 2025</p> <p>http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00910/FUL</p>

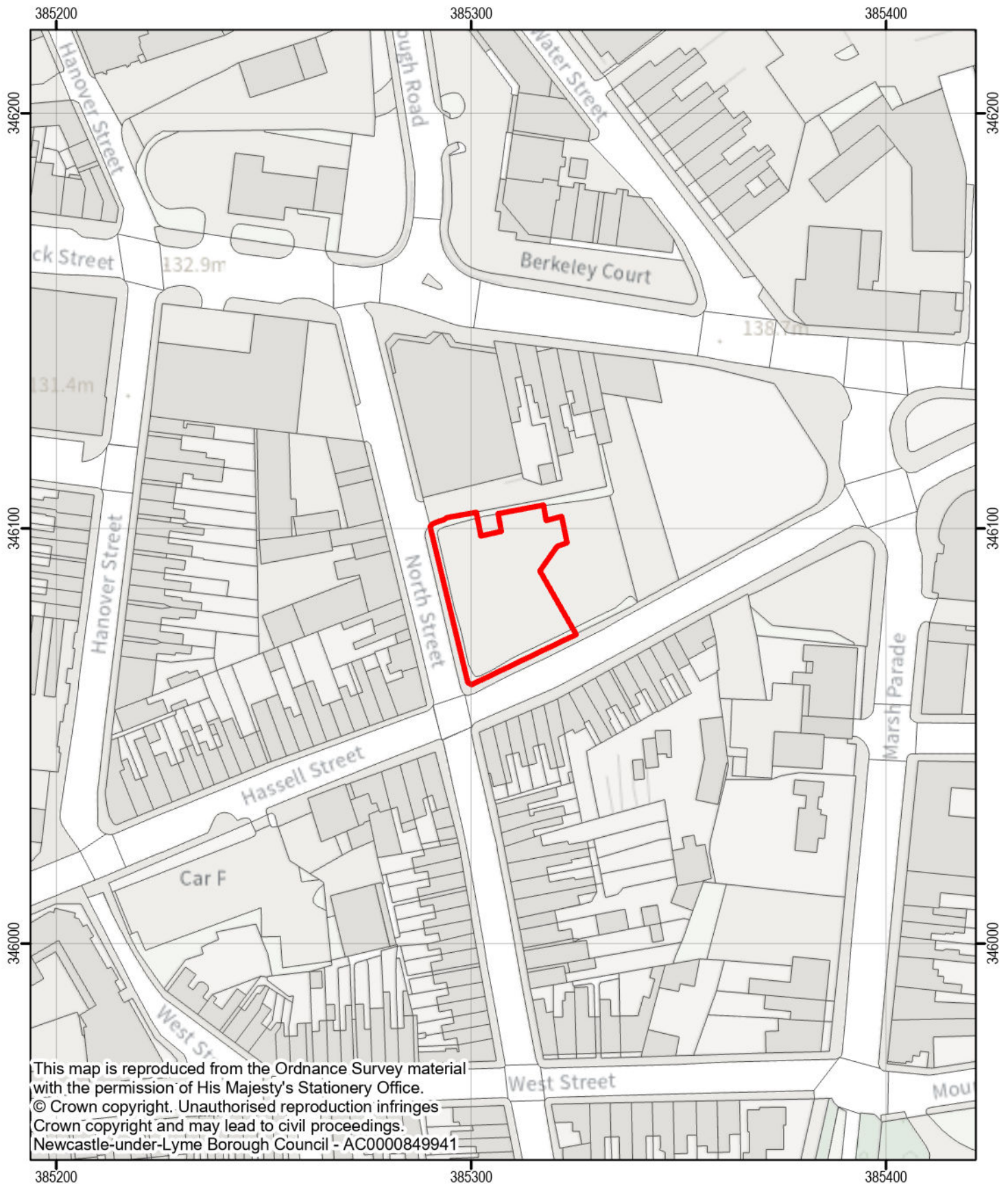
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CONSERVATION ADVISORY WORKING PARTY

Reference	Location	Development	Remarks	Link
25/00324/FUL	Former Zanzibar, Marsh Parade, Newcastle	Erection of 5 commercial enterprise units (Class E) including landscaping, access and parking	Close to the boundary of Stubbs Walk Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00324/FUL
25/00349/FUL	Former Zanzibar, Marsh Parade, Newcastle	Planning permission for erection of 63 apartments (Class C3) including landscaping, access and parking.	Close to the boundary of Stubbs Walk Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00349/FUL

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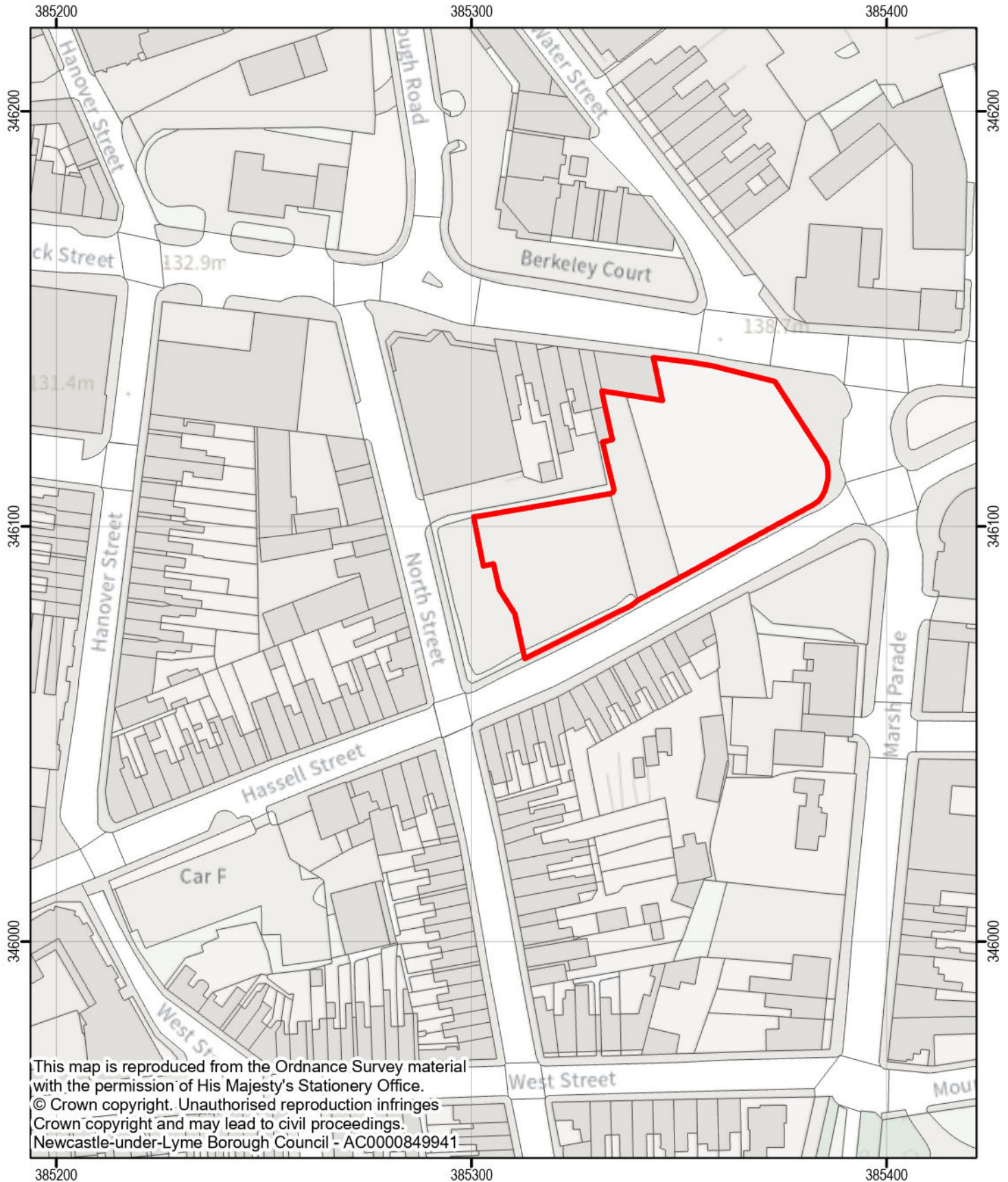
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Newcastle



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Page 15

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Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund

7 Ironmarket, Newcastle (Ref: 25/26001/HBG)

RECOMMENDATION:

That the following grant be approved:-

£ 1,433 Historic Building Grant be given towards 3 new timber sash windows.

Purpose of report

To enable members to consider the application for financial assistance.

7 Ironmarket, Newcastle

The application is for fabrication of 3 timber sliding sash windows. This historic town centre building has been underutilised for the last 4 or 5 years and needs some repair and renovation. The current owner is renovating the building and the shop front to include residential units in the upper floors. The sash windows are beyond economical repair and the aim of the grant is to incentivise fully sliding timber sash windows.

The applicant has received two quotations for all the windows. Planning permission has been granted for the work.

Two competitive quotations have been received for the work and the lowest at £14,330 including VAT which is payable.

The Chair of the Conservation Advisory Working Party has considered this grant application on behalf of the Working Party and fully supports the giving of the grant.

Financial Implications

Historic buildings and structures are entitled to apply for up to a maximum of £5,000 from the Conservation and Heritage Grant Fund. The intervention rate is 10% of the cost of the work for historic buildings within a conservation area.

There is sufficient funding to meet this grant application with a balance of over £9,000. This allows for existing commitments.

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