

Public Document Pack

Date of meeting Tuesday, 8th July, 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 NEW APPLICATIONS RECEIVED

(Pages 5 - 16)

To make observations on new applications received.

5 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, 10th June, 2025
Time of Commencement: 6.30 pm

[View the agenda here](#)

Present: Councillor Trevor Johnson (Chair)

Councillors: Barker MBE Turnock Reece

Apologies: Councillor(s) Lawley
Andrew MacPhee
David Broom

Officers: Charles Winnett Senior Planning Officer

Also in attendance: Dr Sukey Venables Fisher
Parish Councillor Chrissy Mrozicki
Councillor Mark Holland Deputy Leader of the
Conservative Group

1. **APOLOGIES**

Apologies were shared as listed above.

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 18th February 2025 be agreed as a true and accurate 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:

Former Site of The Zanzibar, Marsh Parade 25/00324/FUL

Overall there were no major objections to the proposal.

Members of the group agreed that the businesses would make a positive contribution to the area. Some concerns were raised about the limited parking available, and how this may lead to additional on street parking in the nearby Stubbs Walk Conservation Area.

Conservation Advisory Working Party - 10/06/25

There were also concerns that the proposed materials for the units looked temporary in nature and that the materials should be designed to last for the lifetime of the development. The use of a planning condition to control the final materials palette was encouraged.

Former Site of The Zanzibar, Marsh Parade 25/00349/FUL

Members of the group found the southern section of the proposal which faced onto Hassel Street to be uninspiring in design terms, noting that the proposal failed to recognise the traditional roof styles, building materials and detailing found along the adjacent streets. The roof style in particular was not considered to be reflective of the more traditional buildings forms found nearby.

With respect to the more contemporary part of the proposal facing onto Marsh Parade, members noted that this part of the site acted as a gateway into the town centre and was of historical and cultural importance. Whilst the group agreed that the proposal would help to bring the site back into use and that the nearby mural was to be retained which is a benefit of the scheme, it was considered that the scheme lacked ambition in design terms.

Concerns were finally raised about the limited parking available, and how this may lead to additional on street parking in the nearby Stubbs Walk's Conservation Area.

6. CONSERVATION AND HERITAGE FUND

Resolved: That the following be agreed:

7 Ironmarket, Newcastle

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

Concerns were raised regarding a potential breach in planning regulations at the Junction of Bolton Street and High Street. Members of the group asked if the conservation officer could investigate this potential breach.

**Councillor Trevor Johnson
Chair**

Meeting concluded at 7.00 pm

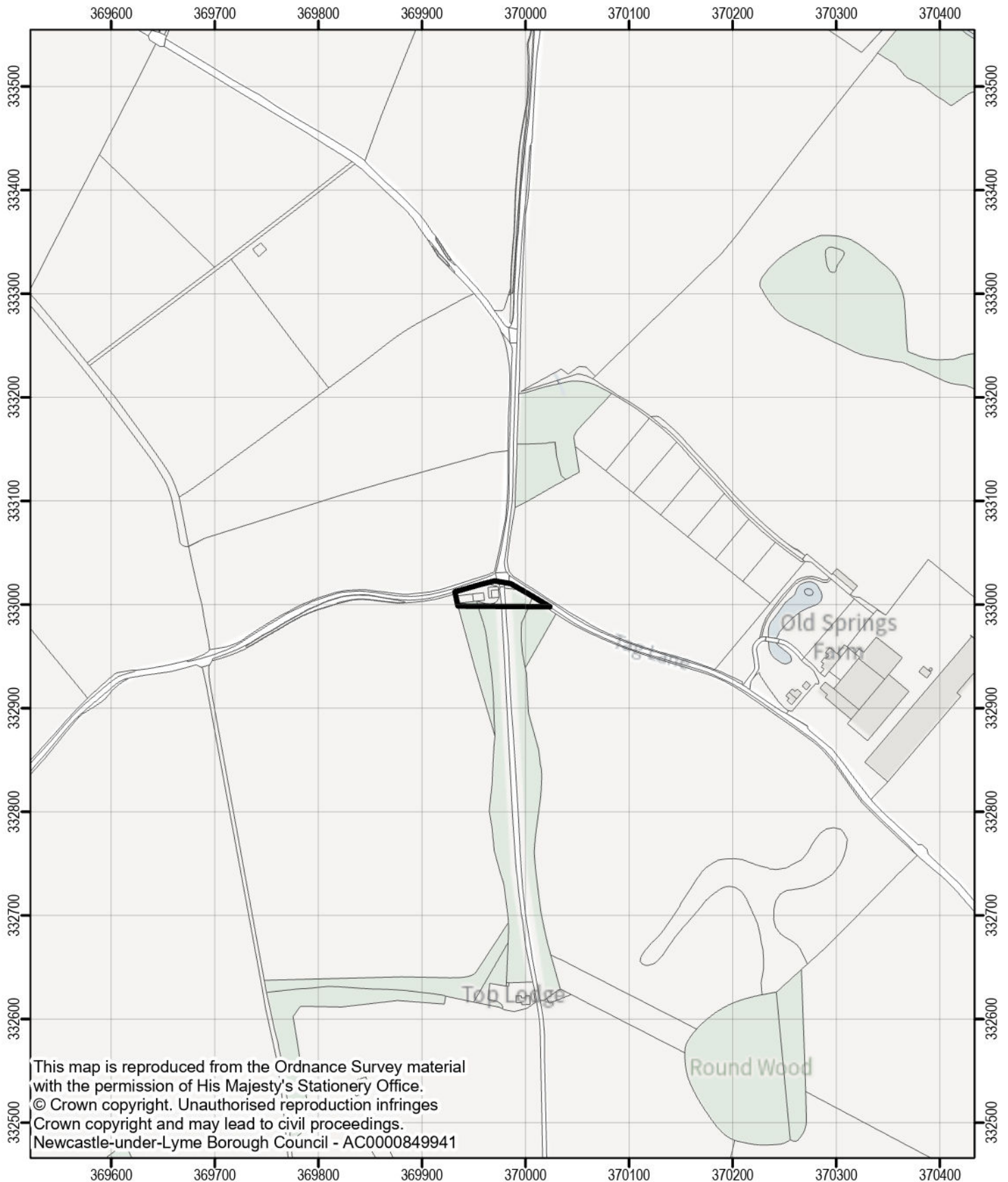
CONSERVATION ADVISORY WORKING PARTY

8 July 2025

Reference	Location	Development	Remarks	Link
25/00384/FUL	Old Springs Hall Stoneyford Market Drayton Shropshire TF9 2PE	Variation of condition 2 of planning permission 23/00854/FUL to include a fully enclosed porch	Application site is a Grade II Listed Building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00384/FUL
25/00448/LBC	Clayton Hall Academy Clayton Lane Newcastle-under-Lyme Staffordshire	Proposed conservation fabric repair works to the interior and exterior of the Italianate-style Tower to the original main hall	Application site is a Grade II Listed Building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00448/LBC
25/00194/FUL	Wilbraham House 30 - 36 Church Street Audley Stoke-On-Trent ST7 8DE	Erection of 2 first floor extensions and a ground floor office, a courtyard conservatory and amended lounge layout to the existing Residential Care Home	Application site is within the Audley Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00194/FUL
25/00352/REM	Land North of Muckleston Wood Lane and East of Rock Lane Loggerheads Market Drayton TF9 4EF	Application for approval of reserved matters (appearance, landscaping, layout and scale) for residential development comprising 138 dwellings, public open space and associated works pursuant to outline consent 23/00002/OUT (Appeal ref: APP/P3420/W/24/3350245)	Application is for major Development and affects the setting of a Grade II* Listed Building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00352/REM
25/00318/FUL	Willoughbridge Lodge Farm Willoughbridge Lane Willoughbridge Market Drayton TF9 4JL	Erection of 2 No. poultry houses and associated infrastructure	Application is for major Development and affects the setting of a Grade II* Listed Building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00318/FUL

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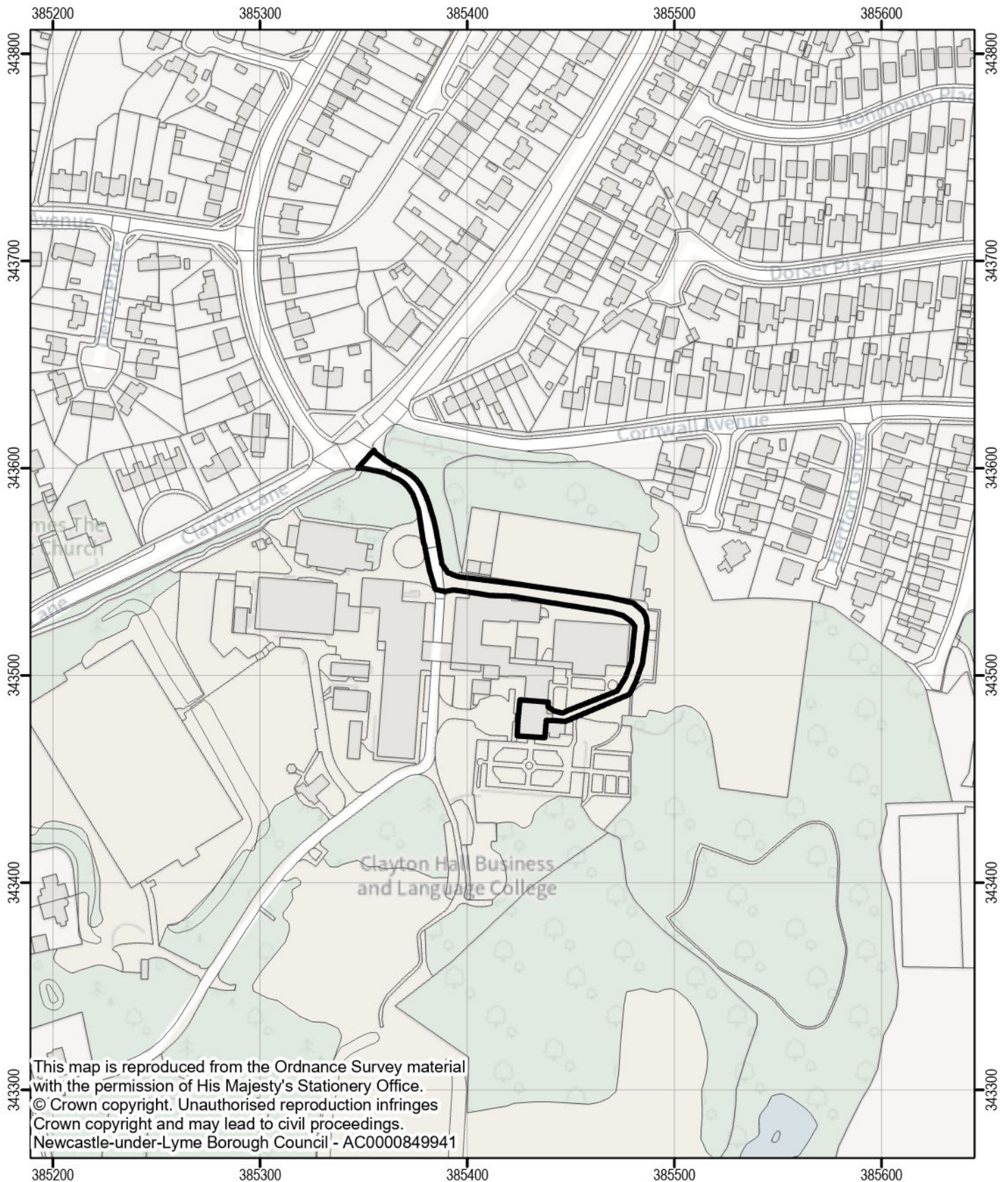
25/00384/FUL
Old Springs Hall
Stoneyford
Market Drayton
TF9 2PE



Newcastle Borough Council

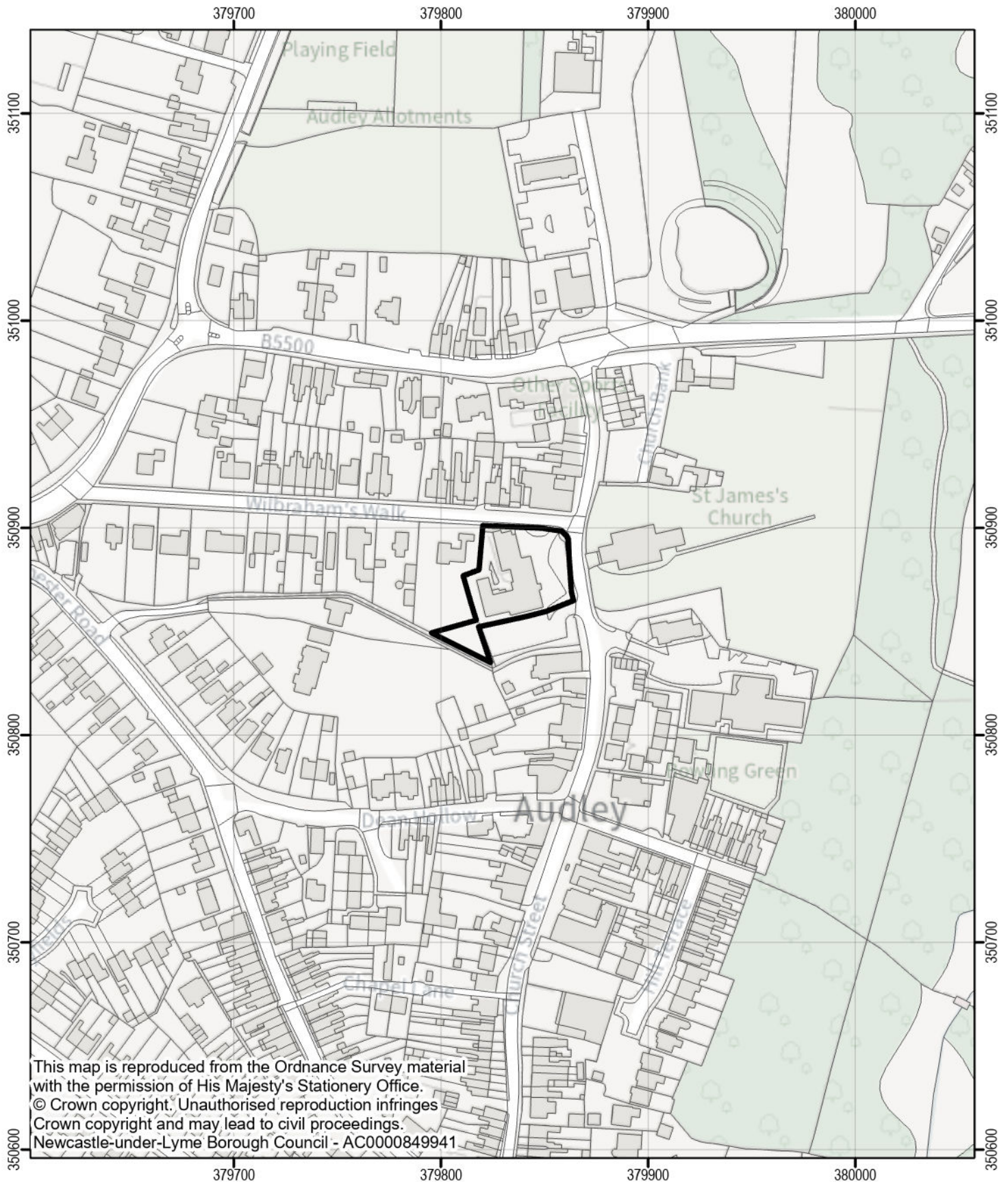
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25/00194/FUL
Wilbraham House
30 - 36 Church Street Audley
Stoke-On-Trent
ST7 8DE



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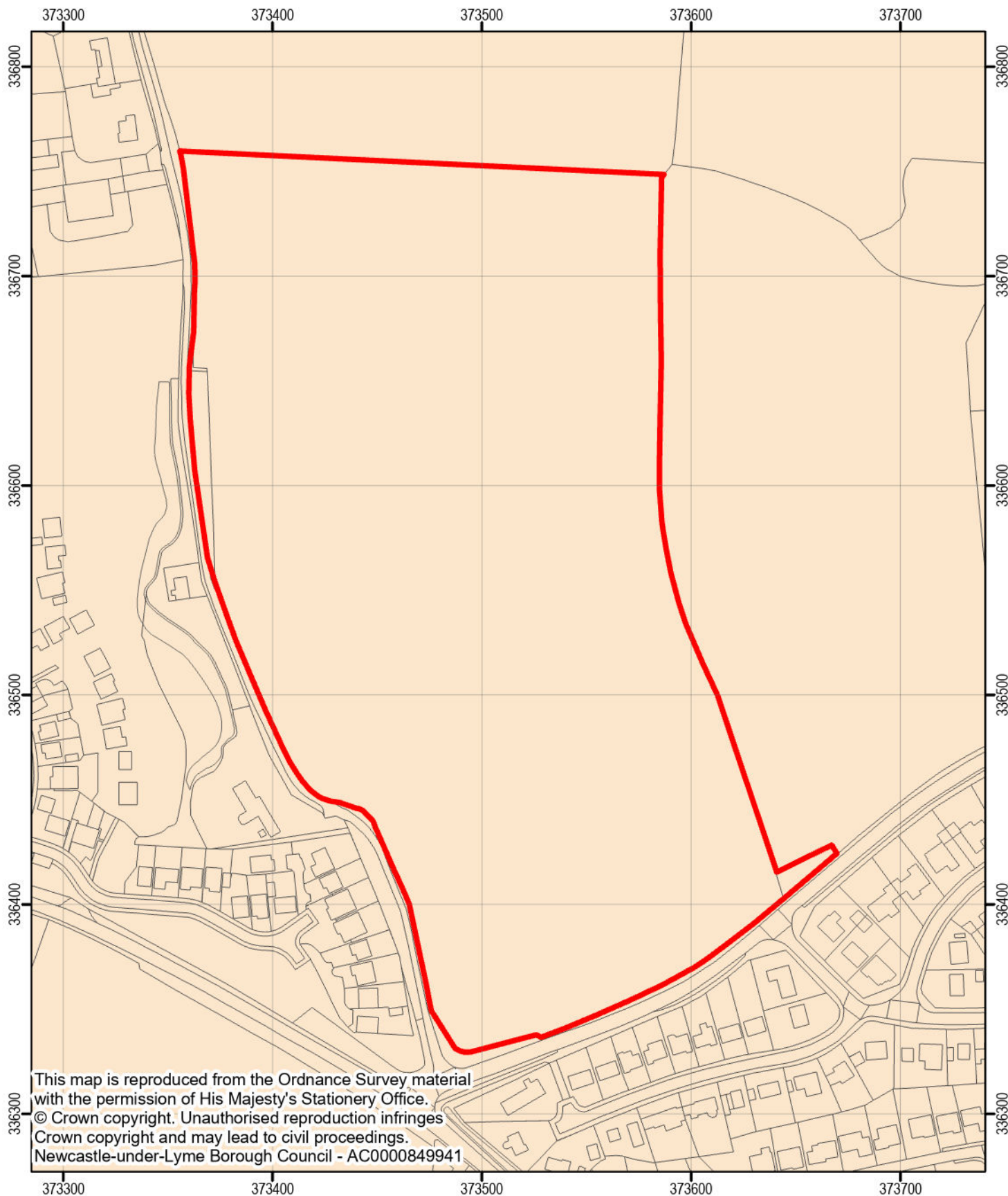
25/00352/REM

Land North Of Mucklestone Wood Lane

And East Of Rock Lane

Loggerheads Market Drayton

Shropshire TF9 4EF



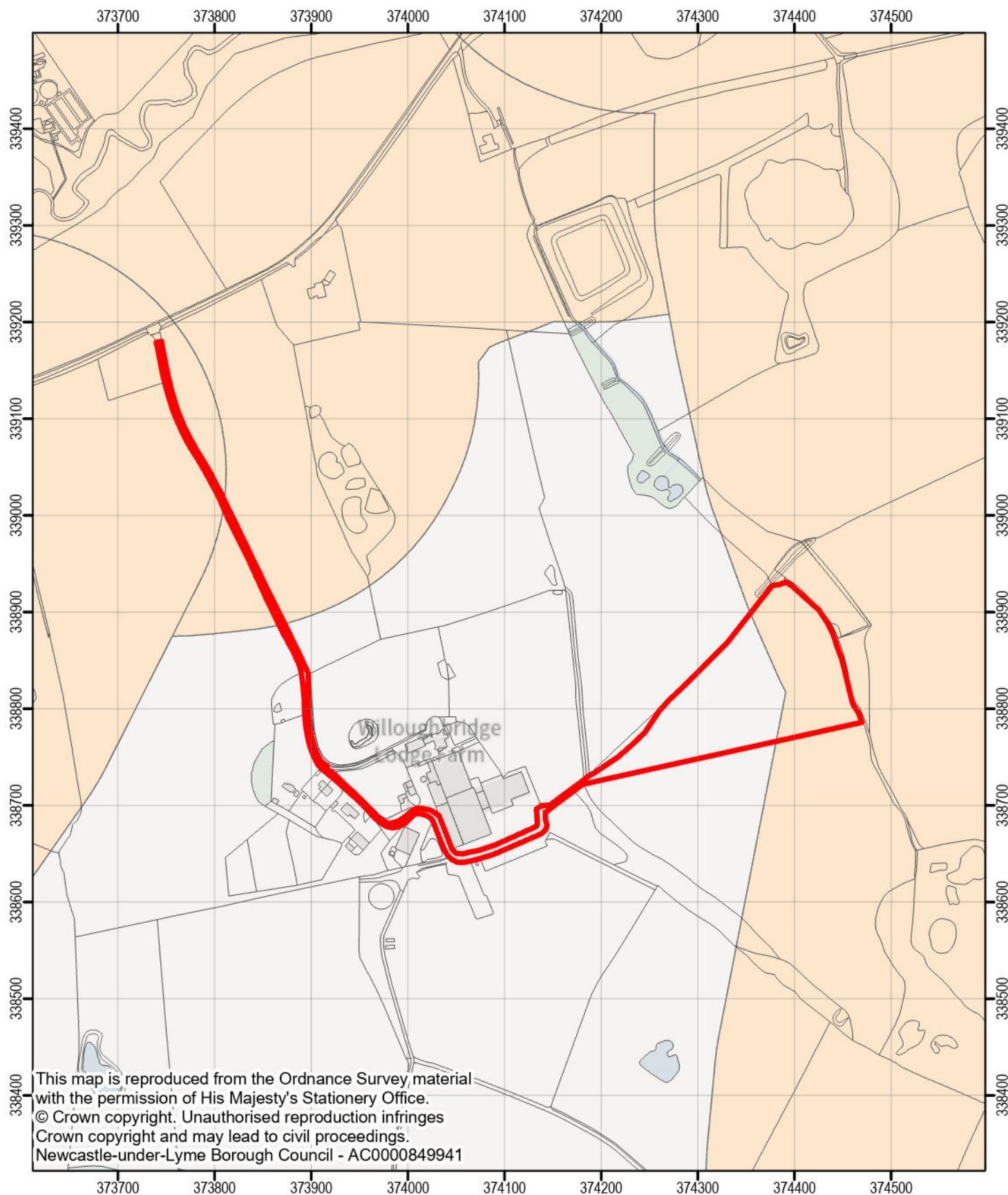
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25/00318/FUL
Willoughbridge Lodge Farm
Willoughbridge Lane
Willoughbridge
TF9 4JL



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