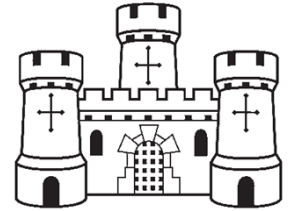


# Public Document Pack

**Date of meeting** Monday, 22nd December, 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 - 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), 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.

# Agenda Item 3

*Conservation Advisory Working Party - 25/11/25*

## CONSERVATION ADVISORY WORKING PARTY

Tuesday, 25th November, 2025  
Time of Commencement: 6.30 pm

[View the agenda here](#)

**Present:** Councillor Trevor Johnson (Chair)  
**Councillors:** Reece  
**Apologies:** Councillor(s) Barker MBE and Lawley  
**Officers:** Louise Wallace                      Urban Design/Conservation Officer  
**Also in attendance:** Mr David Broome  
                                    Dr Sukey Venables Fisher  
                                    Andrew McPhee

### 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 previous meeting held on 30<sup>th</sup> September 2025 be agreed as an 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:

St John the Baptist Church 25/00816/FUL

There were no objections to the principal of the proposal however the group felt that access needed to be improved to link up the existing pathway from the south to the new steps and around the memorial to enable all to appreciate the area.

It was also suggested that to achieve a better balance the timber retaining wall should be replaced with Hollington stone rather than left as timber. This could be a dwarf wall but materially it would be the same.

**Conservation Advisory Working Party - 25/11/25**

Nat West, 75 High Street, Newcastle 24/00813/FUL & 25 00814/LBC

The Working Party has no objections to the proposal.

Shops at Merrial Street, Newcastle 25/00805/DEEM3

The Working Party has no objections to the proposal.

8 Brassington Street, Betley 25/00726/FUL

To retain the quality of the proposal it was felt that the windows should not reuse the UPVC but be replaced in timber. The extension should not be more prominent than the adjacent property and ensure it is in line with next door.

Brampton Trees, Queen Street, Newcastle 25/00757/FUL

There were no objections to the demolition and rebuilding of the wall however it should be ensured that brickwork was reused and replaced where necessary with weep holes to ensure longevity.

**6. CONSERVATION AND HERITAGE FUND**

There were no applications received.

**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
25/00731/FUL	8 Holly Mews, Quarry Bank, Keele	First floor window above garage	No objections	Approved by delegated powers on 26 November 2025  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00731/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00731/FUL</a>
25/00732/FUL	Nat West 75 High Street Newcastle	Proposed edge protection to existing area of accessible flat roof area	No objections but would like the railing to be painted a dark recessive colour.	Approved by delegated powers on 26 November 2025  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00726/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00726/FUL</a>
25/00623/FUL & 25/00624/FUL	Ivy Cottage, Lymes Road, Butterton	Internal and external alterations to house, including replacement of conservatory with orangery and demolition and rebuilding of garage.	Support repairs and alterations to house. Internal alterations to kitchen should retain masonry wall and needed a cross section. Garage as proposed was not supported as thought to be out of proportion with the house and the shallower pitch upset the balance of the between the 2 buildings. Ideally this should be smaller.	Approved by delegated powers on 9 December 2025  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00623/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00623/FUL</a>

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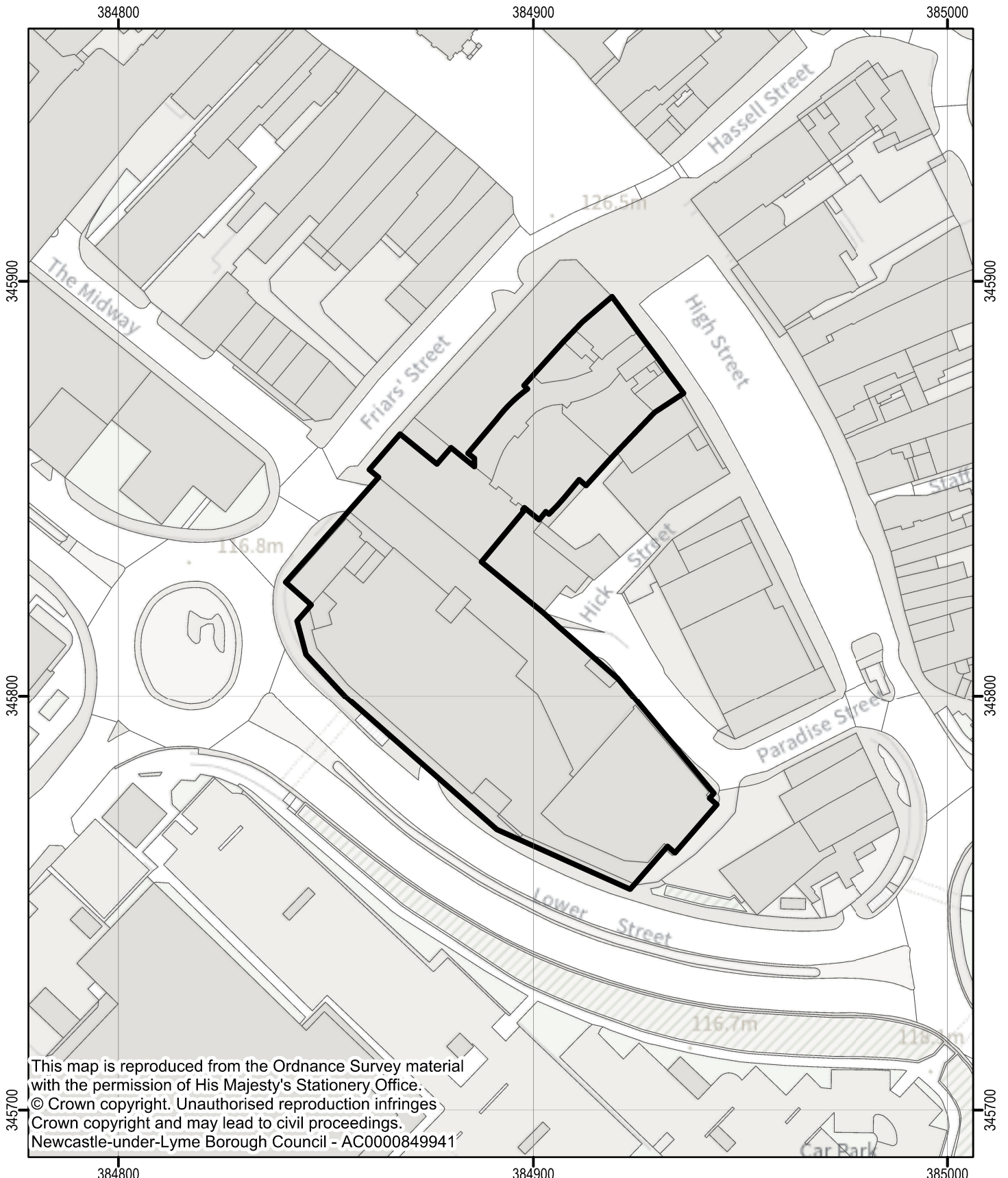
## CONSERVATION ADVISORY WORKING PARTY

Reference	Location	Development	Remarks	Link
25/00784/ADV	Cinema and premises, Lymelight Boulevard, High Street Newcastle	New advertising on front entrance including 2 digidot screens, illuminated entrance sign, vinyl graphics to canopy and window openings. New adverts to car park entrance and	Within town centre conservation area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00784/ADV">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00784/ADV</a>
25/00871/FUL	1 Albert Terrace, Wolstanton	Window alterations and proposed new access gates	Within Watlands Park Conservation Area.	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00871/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00871/FUL</a>
25/00820/OUT	Land off School Lane, Ashley	Proposed residential development comprising 9 dwellings	Adjacent to Grade II Listed Farmhouse and curtilage listed barns, potentially impacting their settings.	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00820/OUT">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00820/OUT</a>
25/00906/FUL	The Old Wood, Betley Hall Gardens. Betley	Extensions and alterations replacement entrance, single storey side extensions, replacements windows, tiles, installation of solar panels and fascia cladding	Within Betley Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00906/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00906/FUL</a>
25/00856/ADV	Blakeys Offices, Paradise Street, Newcastle	Free standing LED screen	Within Newcastle Town Centre Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00856/ADV">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00856/ADV</a>

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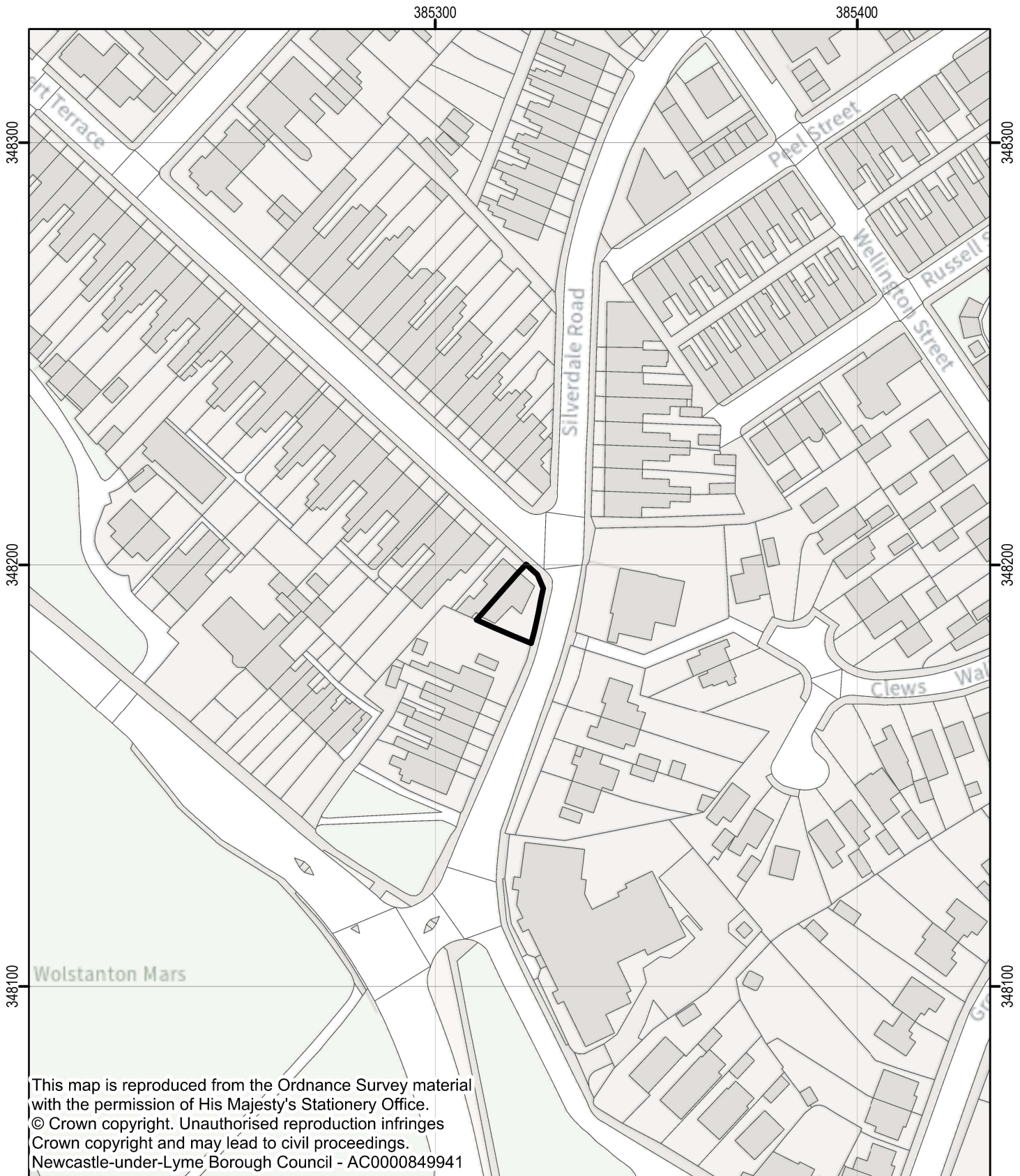
25/00784/ADV  
Cinema and Premises  
Lymelight Boulevard  
High Street  
High Street  
Newcastle



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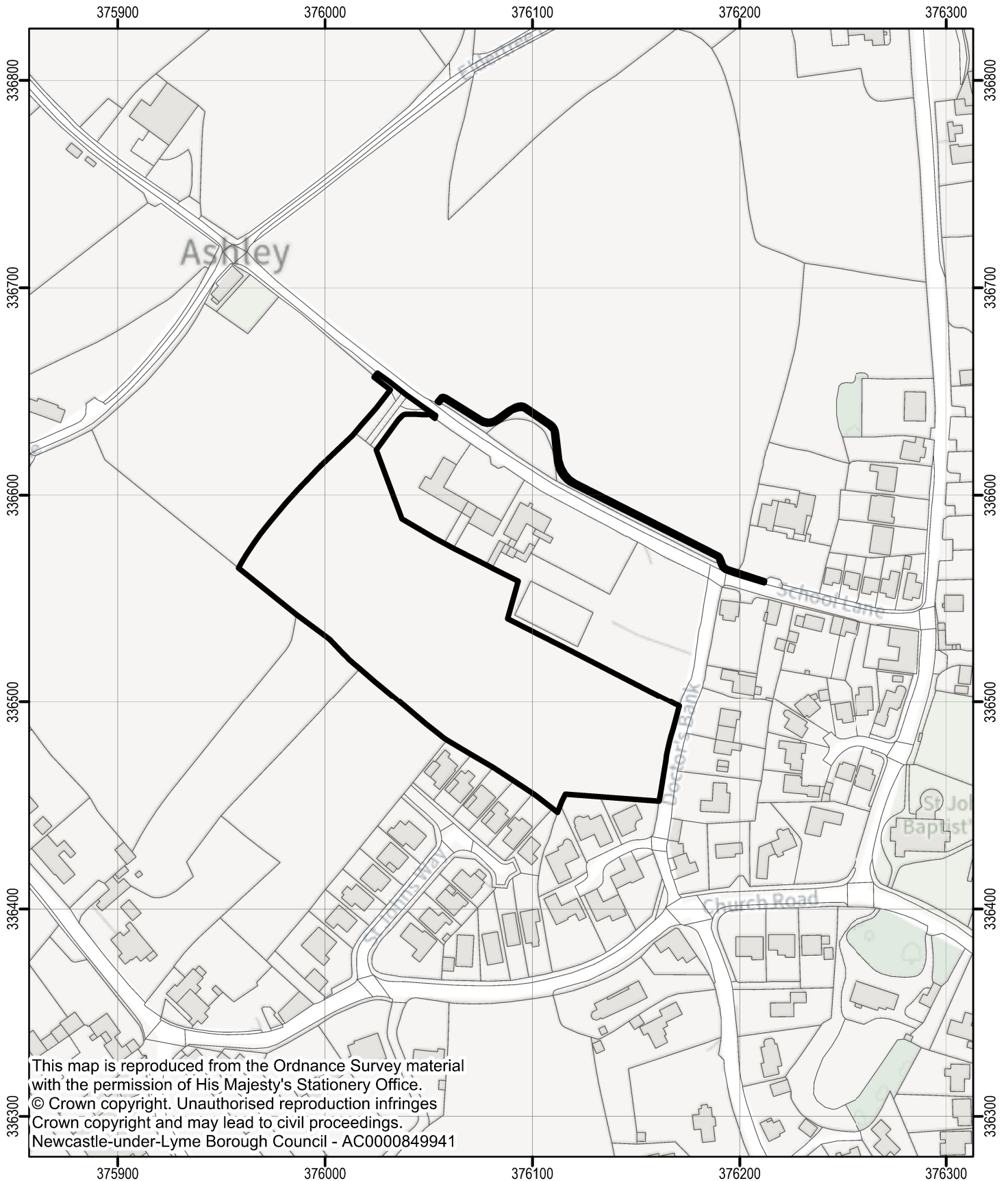
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1 Albert Terrace  
Wolstanton  
Newcastle under Lyme



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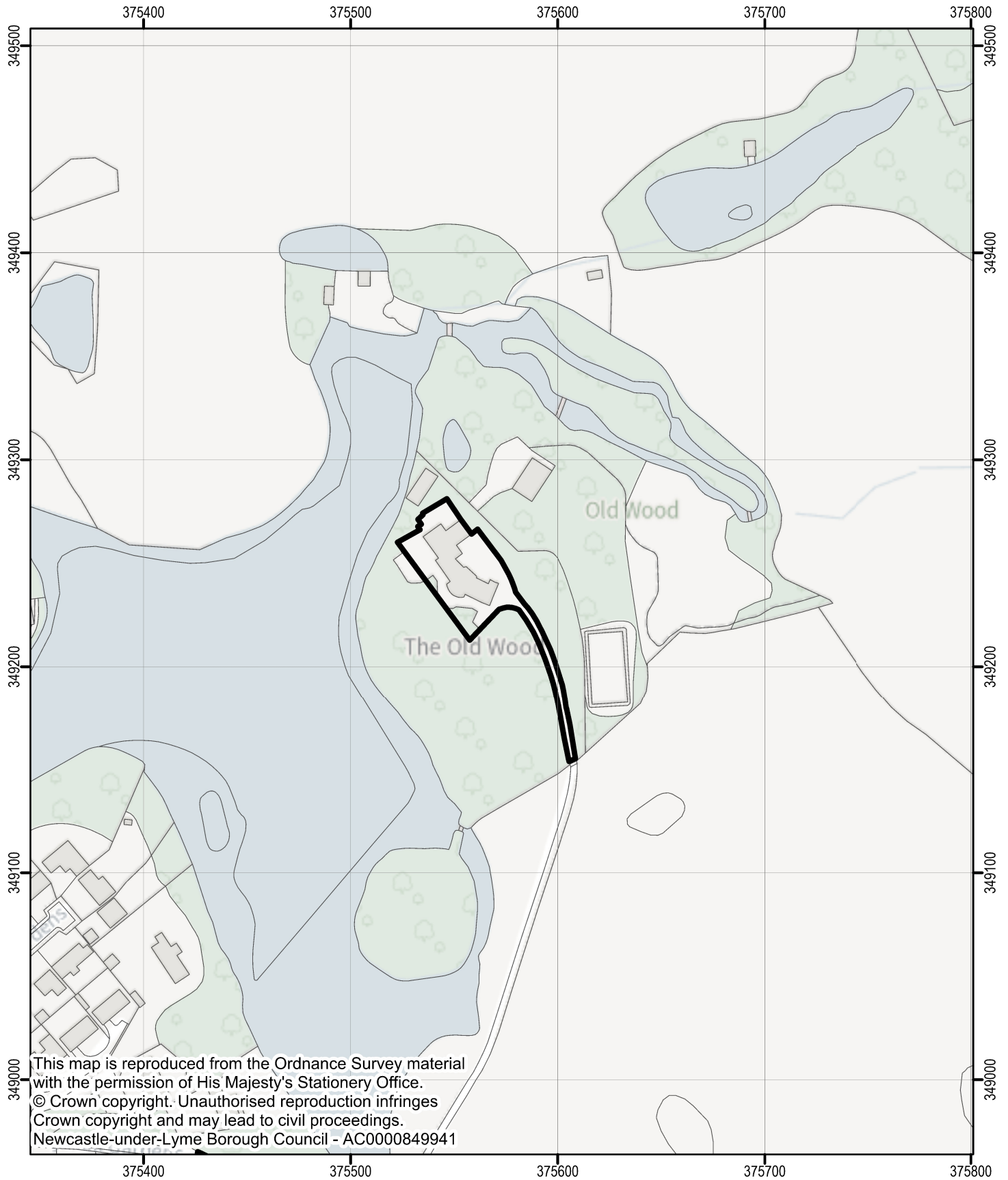
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**25/00820/OUT**  
**Land off School Lane**  
**Ashley**



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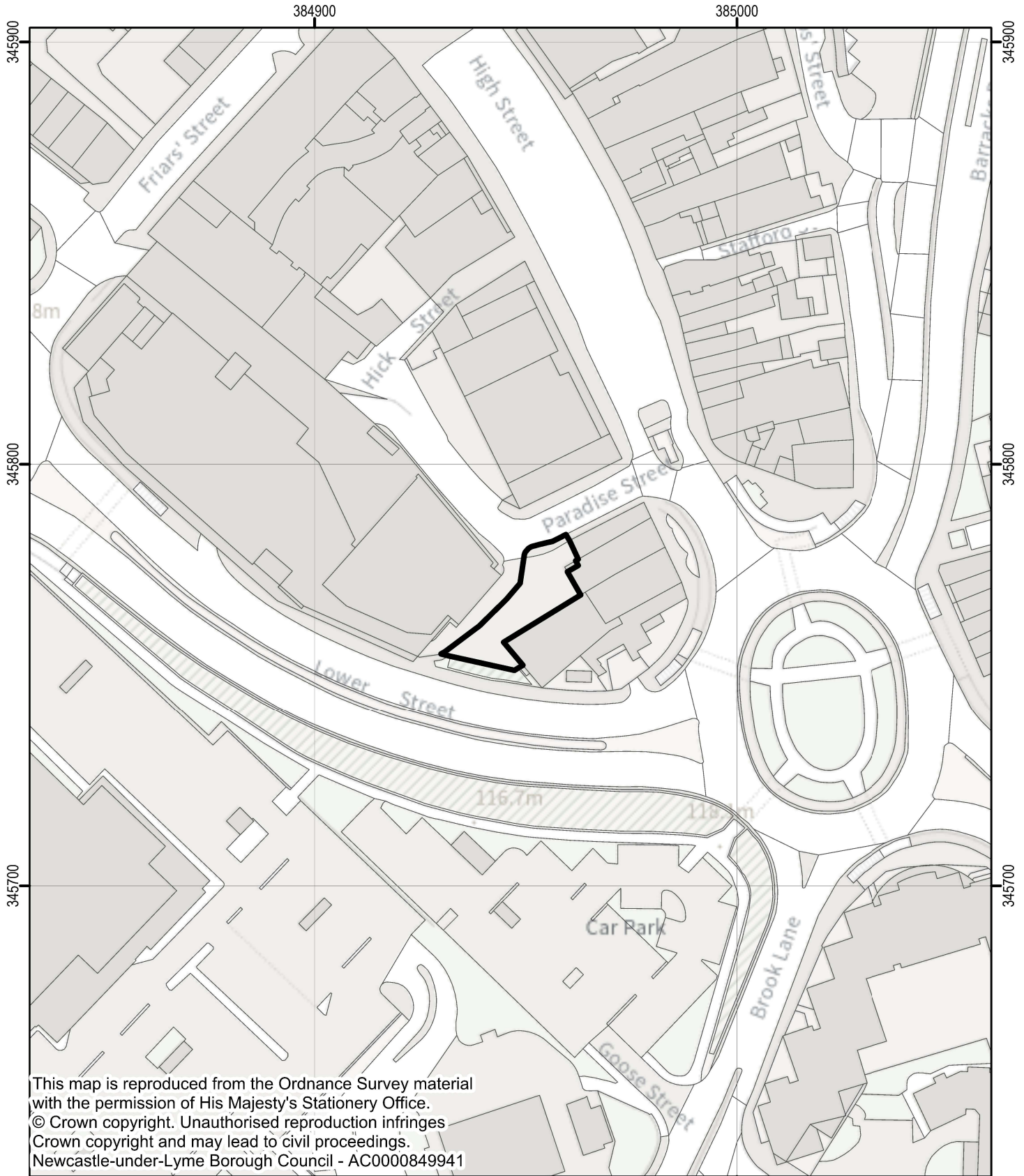
**25/00906/FUL**  
**The Old Wood**  
**Betley Hall Gardens**  
**Betley**



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