

Public Document Pack

Date of meeting	Tuesday, 27th January, 2026
Time	6.30 pm
Venue	Astley Room - Castle
Contact	Geoff Durham



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 - 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), 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 - 22/12/25

CONSERVATION ADVISORY WORKING PARTY

Monday, 22nd December, 2025
Time of Commencement: 6.30 pm

[View the agenda here](#)

Present: Councillor Trevor Johnson (Chair)

Councillors: Lawley Reece

Apologies: A McPhee and Dr S Fisher

Officers: Louise Wallace Urban Design/Conservation Officer

1. DECLARATIONS OF INTEREST

There were no declarations of interest stated.

2. MINUTES OF PREVIOUS MEETINGS

Resolved: That the minutes of the meeting held on 25 November, 2025 be agreed as a correct record.

3. PREVIOUSLY CONSIDERED APPLICATIONS

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

4. NEW APPLICATIONS RECEIVED

Resolved: That the following observations be made:

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

The Working Party had some concerns over the cumulative impact of the digital screens and moving images competing with the existing screen on the High Street and the maintenance and safety of the screens.

1 Albert Terrace, Wolstanton 24/00871/FUL

The Working Party had no objections to the proposal.

Land off School Lane, Ashley 25/00820/OUT

The Working Party felt that the proposal was out of context with the rest of the village with the houses proposed at strange angles to the farmhouse and barn. This created some harm to the setting of the farmstead given its rural and agricultural environment. Despite the indicative layout there was not enough information, especially from a

Conservation Advisory Working Party - 22/12/25

topographical context, to fully understand the impact on the setting of the historic farm complex.

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

There were no objections to the proposal.

Blakey's Offices, Paradise Street, Newcastle 25/00856/ADV

The Working Party felt that the screen would have a negative impact on this edge of the Conservation Area and that it would be distracting to highway safety.

5. CONSERVATION AND HERITAGE FUND

There were no applications.

6. 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.

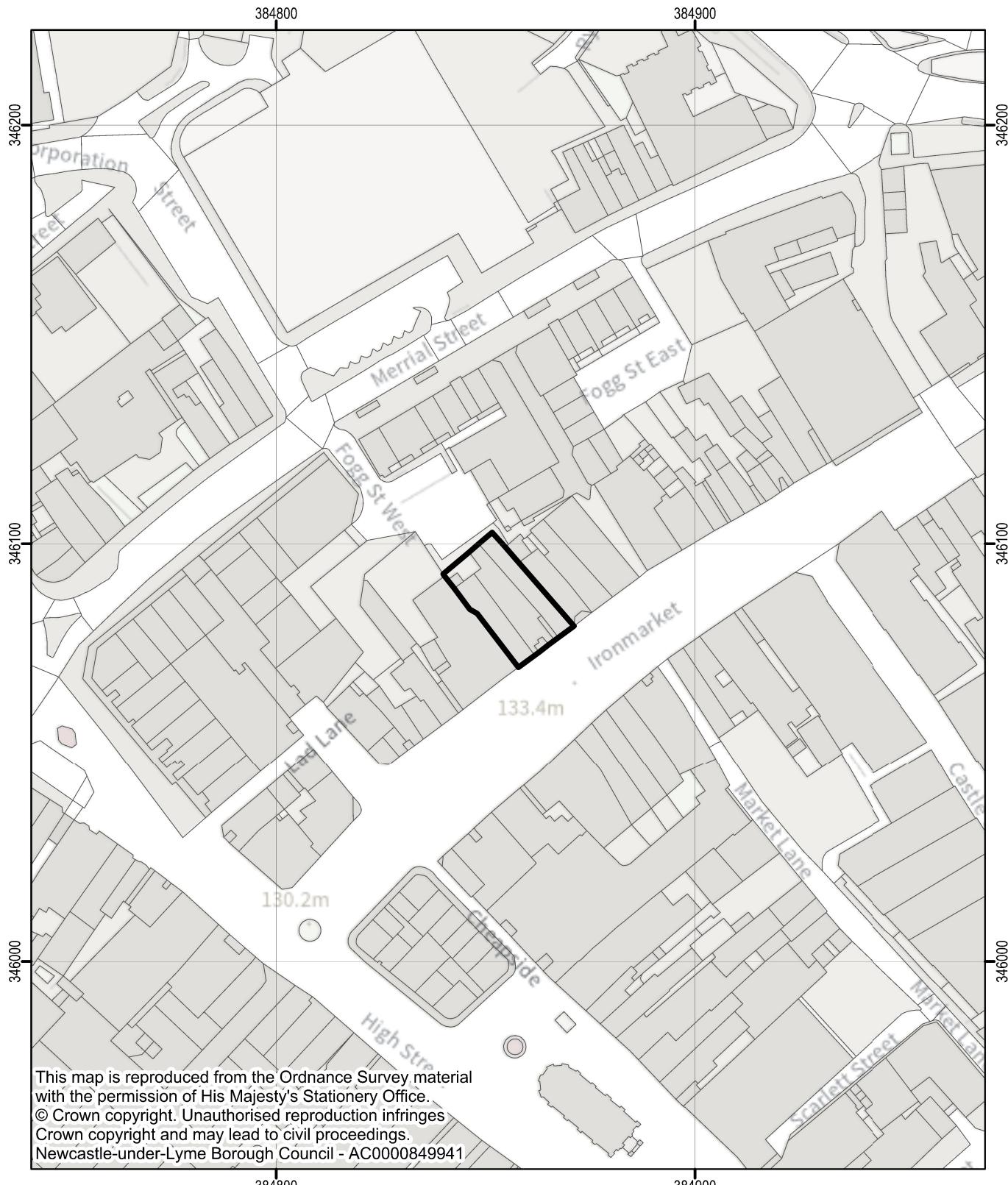
Reference	Location and Applicant	Development	Working Party Comments – summary	Planning Decision
25/00816/FUL	St John the Baptist Church, Ashley	Retaining wall and memorial structure	No objections to the principal however the group felt that access needed to be improved to link up the existing pathway 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.	Approved by delegated powers on 22 December 2025 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00816/FUL
25/00726/FUL	8 Brassington Street, Betley	2 storey extension to front of dwelling	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.	Approved by delegated powers on 22 December 2025 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00726/FUL

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CONSERVATION ADVISORY WORKING PARTY

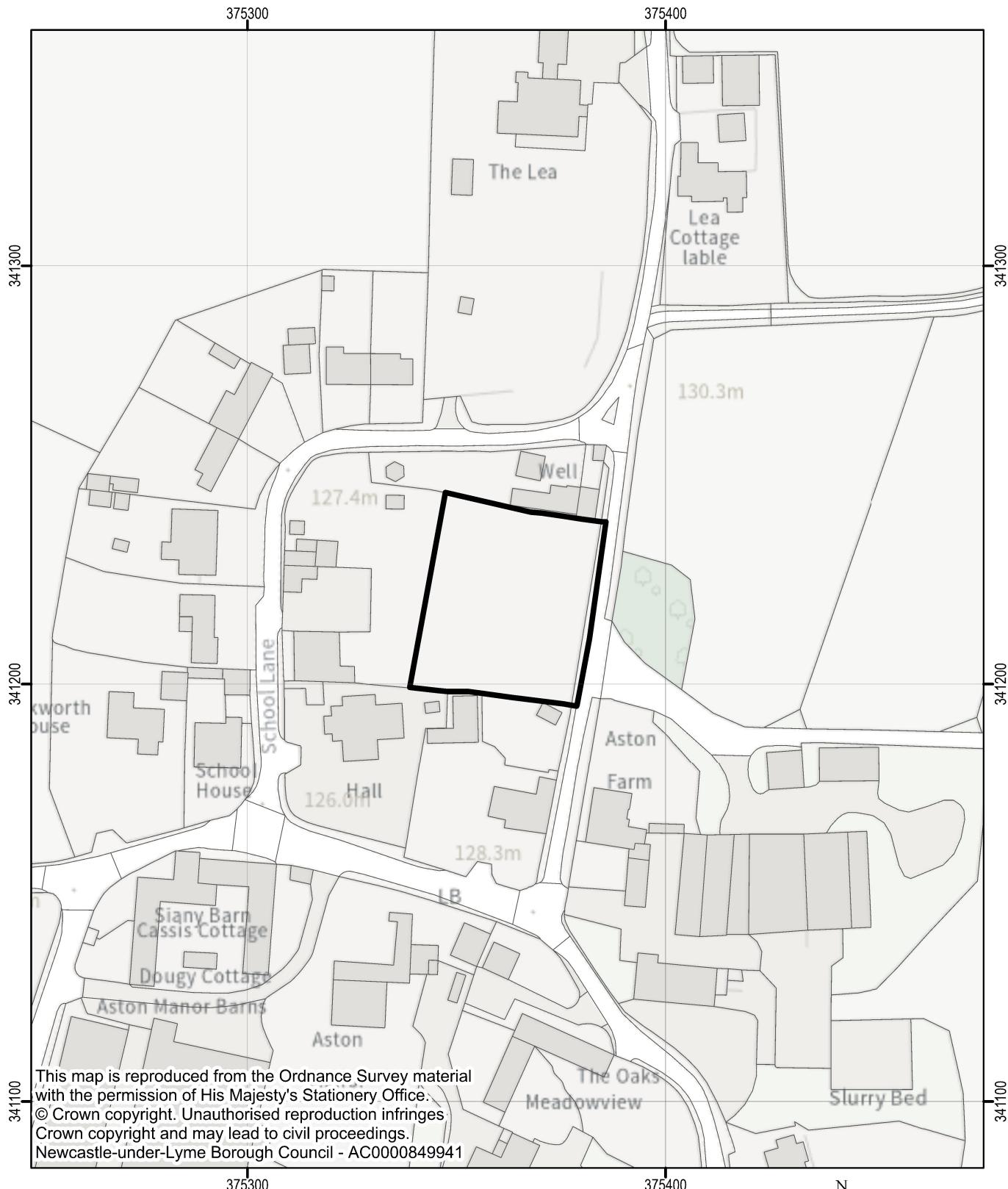
Reference	Location	Development	Remarks	Link
25/00926/FUL, 25/00927/LBC & 25/00928/ADV	Yates, 14-16 Ironmarket, Newcastle	Proposed internal and minor external alterations and refurbishment and redecoration with replacement external signage and repainting	Affecting a Grade II Listed Building and within town centre conservation area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00926/FUL
25/00939/OUT	Land at Holly Tree Farm, Aston	Outline application (inc access) for the erection of 1 self-build dwelling	In the adjacent plot to a Grade II Listed Building.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00939/OUT
25/00903/FUL	Clayton Hall Academy, Clayton	Solar PV installation across 3 roof areas	Adjacent to Grade II Listed building within Clayton Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00903/FUL

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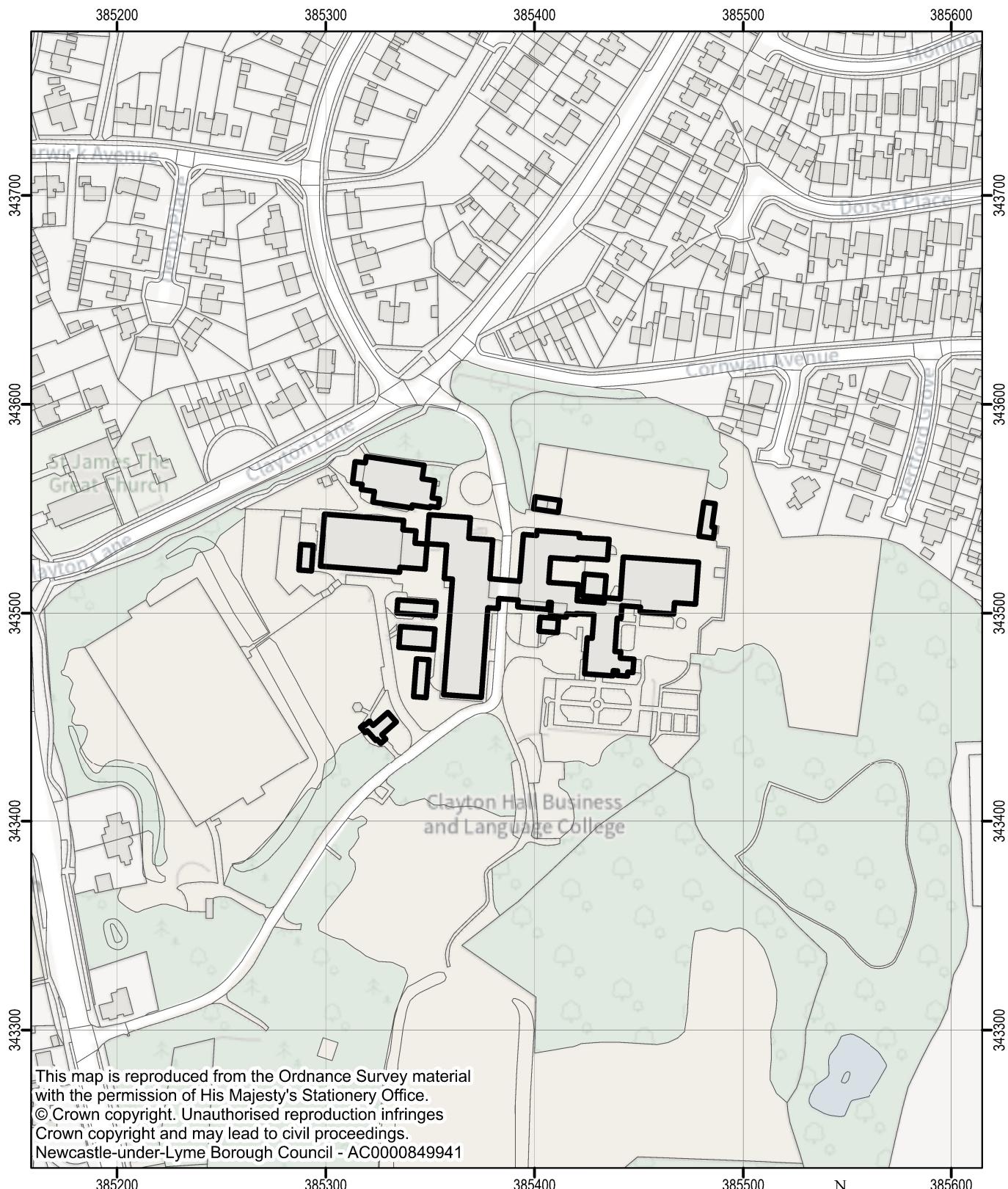
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25/00939/OUT
Land at Holly Tree Farm
Aston



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25/00903/FUL
Clayton Hall Academy
Clayton



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