

Public Document Pack

Date of meeting	Tuesday, 24th February, 2026
Time	6.30 pm
Venue	Astley Room - Castle
Contact	Geoff Durham



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), 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 - 27/01/26

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 27th January, 2026
Time of Commencement: 6.30 pm

[View the agenda here](#)

Present: Councillor Ian Wilkes (Chair)

Councillors: Turnock Lawley Reece

Apologies: Councillor(s) Johnson and Barker MBE
Andrew McPhee

Officers: Louise Wallace Urban Design/Conservation Officer

Also in attendance: Mr David Broome
Dr Sukey Venables Fisher

1. APOLOGIES & ELECTION OF CHAIRMAN

Apologies were shared as listed above.

Resolved: That Cllr Wilkes be acting as Chair.

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 22nd December 2025 be agreed as a true and 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:

Yates 14-16 Ironmarket Newcastle 25/00926/FUL

The Working Party had no objections.

Land at Holly Tree Farm, Aston 25/00939/OUT

The Working Party had no objections to the principle of a dwelling within the plot and the position of the access.

Conservation Advisory Working Party - 27/01/26

The setting of the adjacent listed building is modest and forms part of the former estate village. It will be essential to design the dwelling to reflect the general form of the adjacent cottages within the village, so that it does not jar with the general character. A modest approach is needed with a pitched roof and appropriate materials. Trees should be retained.

Clayton Hall Academy, Clayton 25/00903/FUL

The Working Party had no objections to the proposal.

6. CONSERVATION AND HERITAGE FUND

There were no applications for fundings.

7. URGENT BUSINESS

There was no urgent business.

Councillor Ian Wilkes
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
25/00784/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	CAWP 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.	Approved by delegated powers on 22 January 2026 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00784/ADV
25/00871/FUL	1 Albert Terrace, Wolstanton	Window alterations and proposed new access gates	The Working Party has no objections to the proposal.	Approved by delegated powers on 14 January 2026 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00871/FUL
25/00856/ADV	Blakeys Offices, Paradise Street, Newcastle	Free standing LED screen	The Working Party feels that the screen will have a negative impact on this edge of the Conservation Area and that it will distract to highway safety.	Approved by delegated powers on 27 January 2026 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00856/ADV
25/00757/FUL	Brampton Trees, Queen Street, Newcastle	Demolition of existing wall and erection of	No objections to the demolition and rebuilding of the wall but	Approved by delegated powers on 15 January 2026

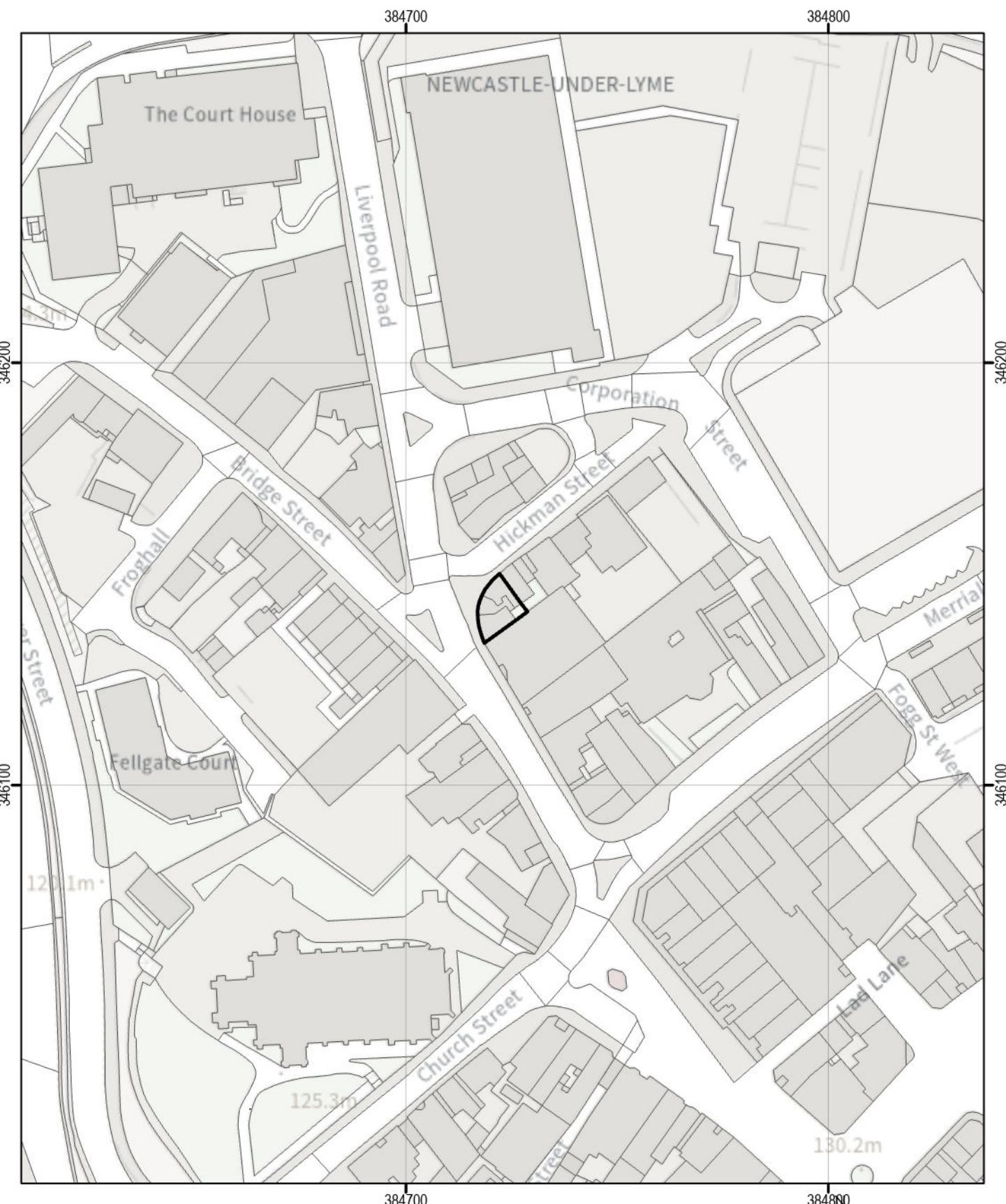
		replacement to match existing	ensure that brickwork is reused and replaced where necessary and has weep holes to ensure longevity.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00757/FUL
25/00438/FUL	Morston House, The Midway, Newcastle	Variation of condition 2 & 9 of 24/00202/FUL for approval of amendments to the approved plans and trees and landscaping.	No objections to the scheme amendments and materials.	Approved by delegated powers on 28 November 2025 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00438/FUL

CONSERVATION ADVISORY WORKING PARTY

Reference	Location	Development	Remarks	Link
26/00040/FUL	1-3 High Street, Newcastle	Structural stabilisation involving the careful dismantling and reconstruction of part of the facade with an internal steel support structure installed and other associate maintenance repairs carried out	Within the town centre conservation area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/26/00040/FUL
26/00051/COU	25-27 Well Street and 82 Garden Street, Newcastle	Change of use of the existing class E offices to provide two self-contained dwellinghouses (Use Class C3)	Affecting a locally listed building and within the town centre conservation area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/26/00051/COU
25/00969/FUL and 25/00970/LBC	Halifax, 13 Ironmarket, Newcastle	External roof repairs with modifications to roof to allow ease of water discharge	Affecting a Listed Building and within the town centre conservation area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00969/FUL
25/00773/FUL	41 West Street, Newcastle	Retrospective application for the retention of a single storey rear extension, roof lights on front roof slope, dormer loft extension on rear roof slope	Affecting Stubbs Walk Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00773/FUL

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26/00040/FUL
1-3 High Street
Newcastle



Newcastle Borough Council

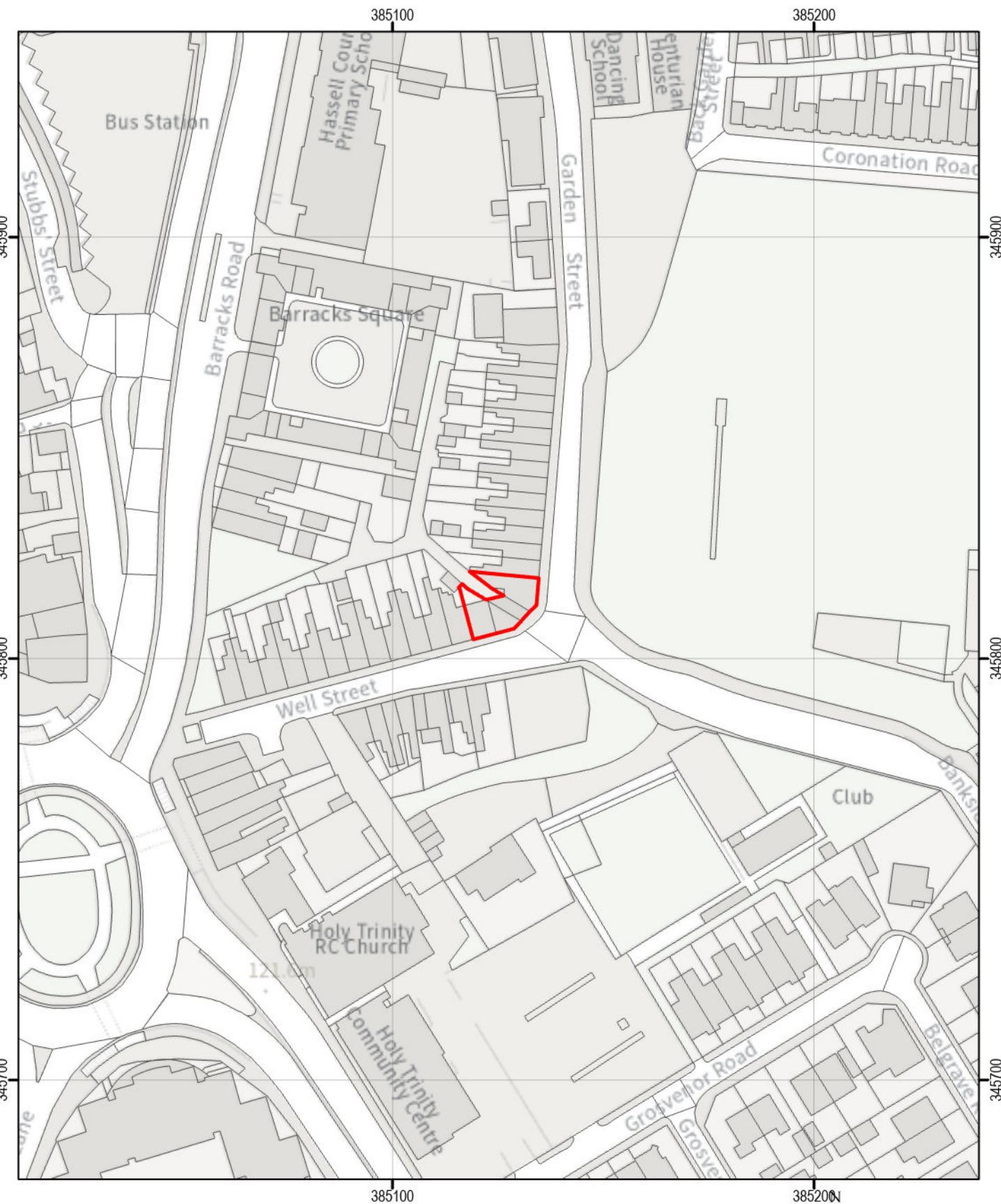
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26/00051/COU

25-27 Well Street and 82 Garden Street,
Newcastle



Newcastle Borough Council

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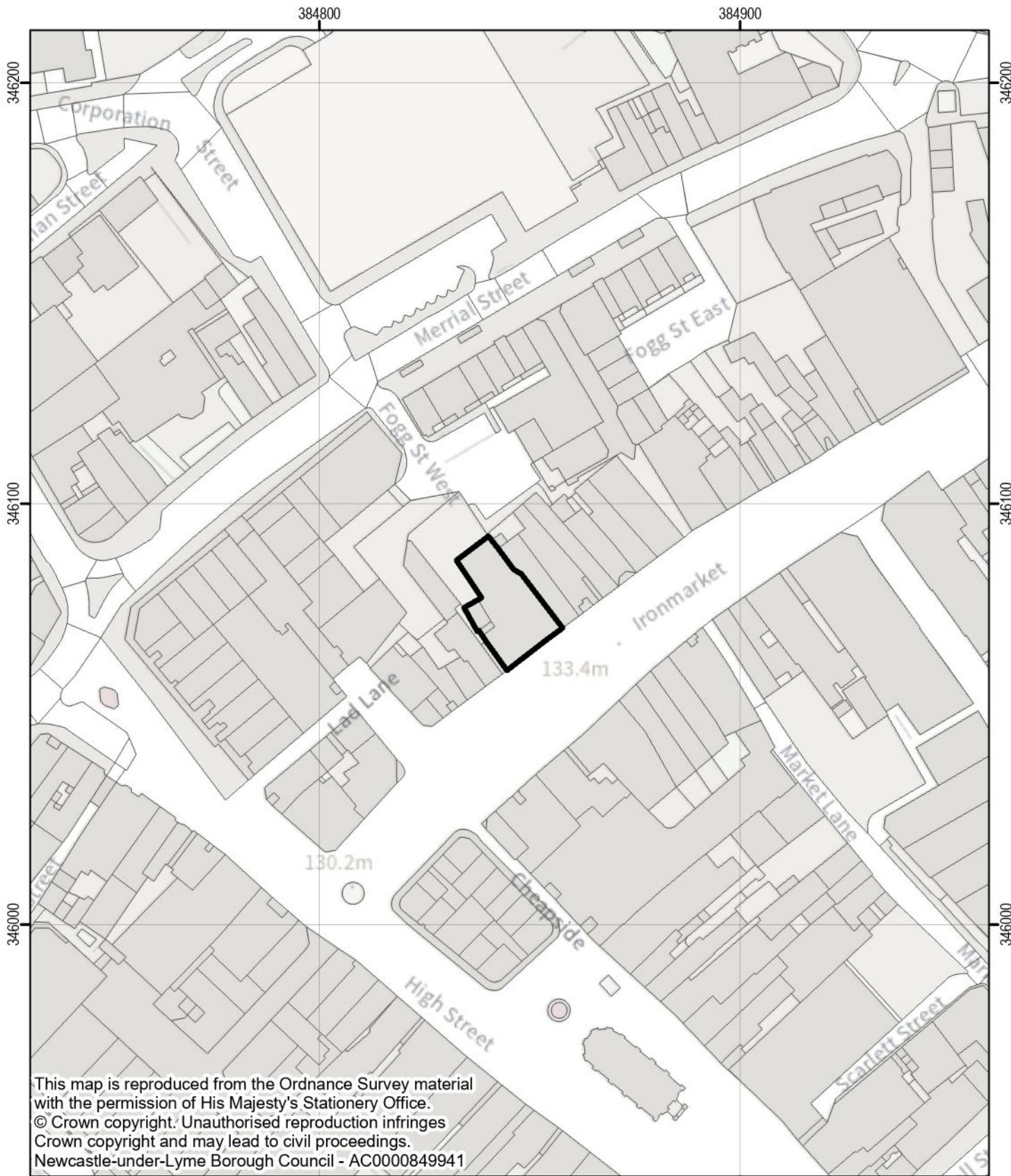
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25/00969FUL & 25/00970/LBC

Halifax

13 Ironmarket

Newcastle



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41 West Street
Newcastle**



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