

Public Document Pack

Date of meeting Tuesday, 21st April, 2026
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 - 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.

Conservation Advisory Working Party - 24/03/26

The Working Party objected to the proposal as a composition. If the wrap around fascia was granted consent, then there is no requirement for the high level projecting sign given the two elevations capture all sides. In addition, the sign generally is too garish and therefore inappropriate for the conservation area. It should be toned down by removing other elements such as the additional logo signs and window vinyls. There is a large number of repetitive signage elements which should be streamlined.

7 The Mall, 11 Brunswick Street, Newcastle 26/00166/FUL

The Working Party had no objections

Pool Farm Veterinary Main Road, Betley 26/00118/FUL

The Working Party objected to the design and materials of the proposed buildings as causing harm to the Conservation Area. The external appearance of the buildings should be considered whether they are temporary or not because the overall context of their location is relevant. Any backland development in the conservation area must consider this. No attempt has been made to minimise the impact it will have on its neighbours via the design and screening opportunities using materials and a design appropriate to the high-quality environment that exists within Betley village.

There is no specific mention of the proposal being temporary apart from in the conclusion of the heritage statement. If this is genuinely the case – what is the temporary period they are proposing? A few months whilst they work up something more appropriate? From a building regs perspective, such buildings are not suitable for long term occupation.

5. CONSERVATION AND HERITAGE FUND

There were no applications.

6. URGENT BUSINESS

There was no Urgent Business.

**Councillor Trevor Johnson
Chair**

Meeting concluded at 7.10 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
25/00926/FUL, 25/00927/LBC & 25/00928/ADV	Yates, 14-16 Ironmarket, Newcastle	Proposed internal and external alterations and refurb and redecoration with replacement external signage and repainting	No objections	Approved by delegated powers on 9 February 2026 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	The WP has no objections to principle of dwelling within the plot and access. The setting of the adj LB is modest and forms part of the former village. Essential to design the dwelling to reflect the general form of cottages within the village, so that it does not jar with the general character. A modest approach, pitched roof and appropriate materials. Trees should be retained.	REFUSED by delegated powers on 11 February 2026 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	No objections	Approved by delegated powers on 11 February 2026

				http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00903/FUL
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	No objections	Approved by delegated powers on 10 March 2026 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/26/00040/FUL
25/00969/FUL and 25/00970/LBC	Halifax, 13 Ironmarket, Newcastle	External roof repairs with modifications to roof to allow ease of water discharge	No objections	Approved by delegated powers on 19 March 2025 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00969/FUL
25/00820/OUT	Land off School Lane, Ashley	Proposed residential development for 9 dwellings	The WP feels that the proposal is out of context with the rest of the village - houses at strange angles to farmhouse and barn. This creates some harm to the setting of the farmstead given its rural and agricultural environment. Despite the indicative layout there's not enough information, especially topographically, to fully understand impact on the setting of the historic farm complex.	Approved by delegated powers on 31 March 2025 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00820/OUT

CONSERVATION ADVISORY WORKING PARTY

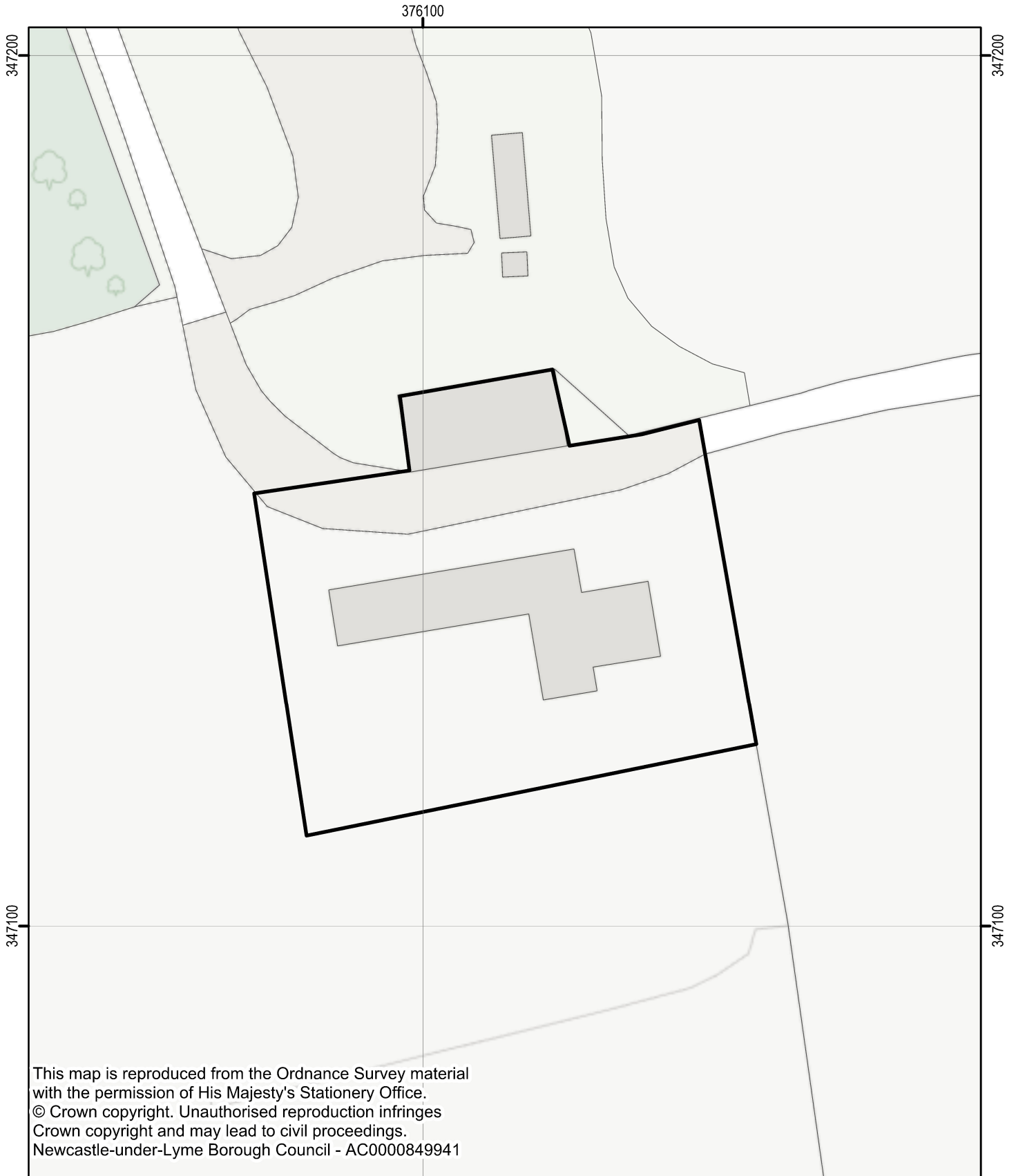
Reference	Location	Development	Remarks	Link
26/00154/FUL	43 High Street, Newcastle	Replacement recessed entrance and replacement with aluminium shop front in line with building line frontage and sliding door.	Within Newcastle town centre conservation	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/26/00154/FUL
26/00142/FUL	Ravenshall Top Farm, Main Road, Betley	Conversion of agricultural buildings to 2 residential dwellings with garage block, drainage and access road	Building including as a historic farmstead	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/26/00142/FUL
26/00196/FUL	Graythwaite, 106 Lancaster Road, Newcastle	Roof replacement of current slate roof with concrete tiles with mortar finish edges to match neighbouring property	Within Stubbs Walk Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/26/00196/FUL
26/00072/FUL	Winnington Grange, Muckleston Road, Market Drayton	Ground mounted solar panels located in 2 rows in the paddock bordering agricultural field SW of the house	Adjacent to the curtilage of Grade II Listed Building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/26/00072/FUL

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26/00142/FUL
Ravenshall Top Farm
Main Road
Betley



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26/00196/FUL
Graythwaite,
106 Lancaster Road
Newcastle



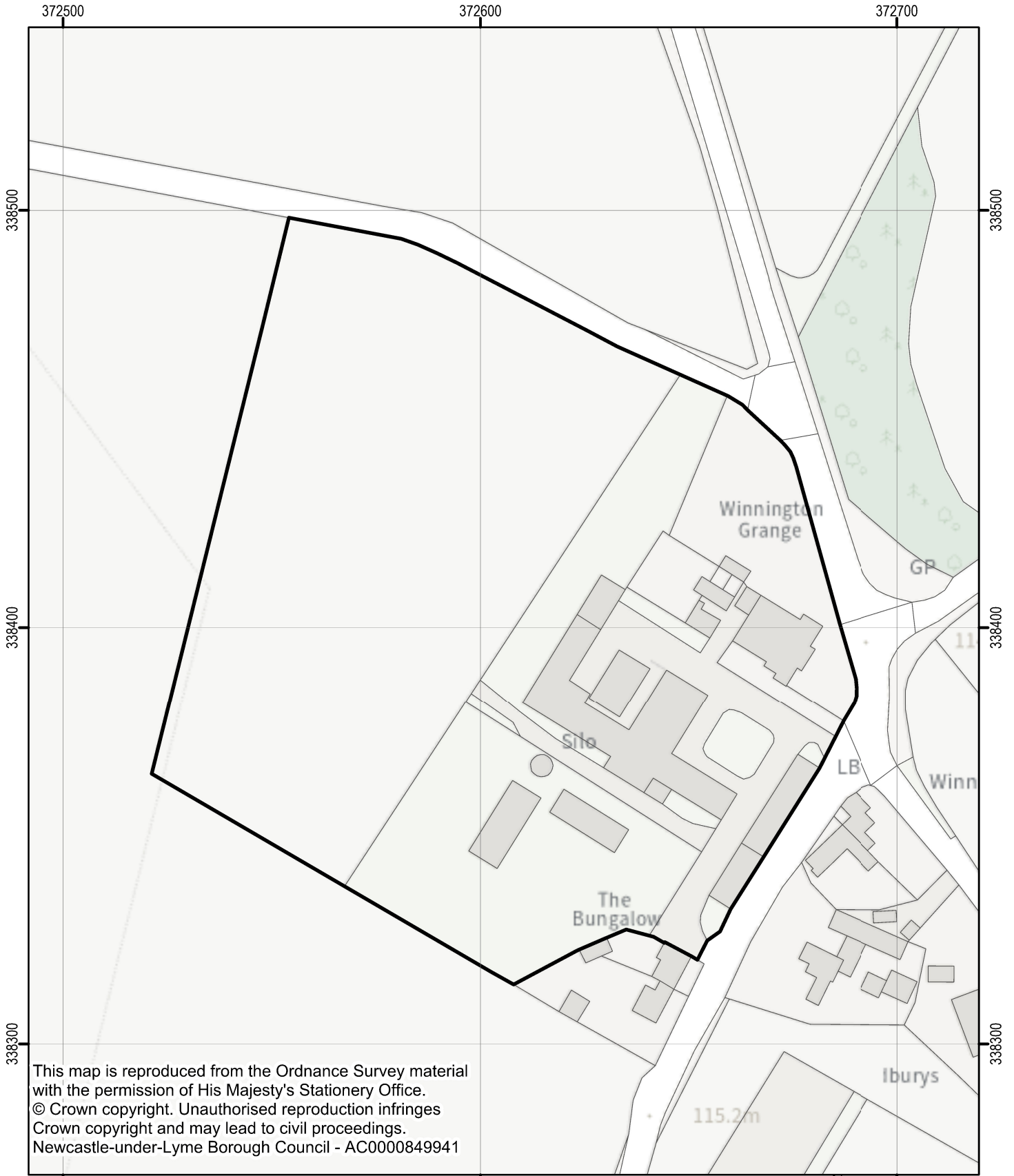
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26/00072/FUL
Winnington Grange
Mucklestone Road
Market Drayton



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