

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 12th April, 2016

Present:- Councillor Wenslie Naylor – in the Chair

Councillors Broome, Cooper, Eastwood, Johnson, Wakeling and Whieldon

Representing Mr David Broome, Newcastle Civic Society
Outside Bodies Mr C Wakeling, Staffordshire Historic Buildings Trust
Mr J Whieldon, Newcastle Civic Society

Apologies were received from Councillor(s)

1. DECLARATIONS OF INTEREST

There were no declarations of interest stated.

2. MINUTES OF PREVIOUS MEETINGS

Resolved: That the minutes of the previous meeting held on 22nd March 2016 be agreed as a correct record, subject to revision of the attendance of outside bodies who have been included under the Councillors heading.

3. PREVIOUSLY CONSIDERED APPLICATIONS

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

4. NEW APPLICATIONS RECEIVED

Resolved:- That the following observations be made on the applications listed below:-

Land East of Trent and Mersey Canal, Kidsgrove 15/01036/FUL

The Working Party objects to this application as overdevelopment of the site, because the proposed building comes too close to the edge of the canal and will be visually harmful to the character of the Conservation Area and this linear green space. The design of the building is inappropriate in terms of its appearance, including the roof pitch, fenestration, materials in what is a Victorian, industrial area. The quality of the design is not of an appropriate quality and standard which is required for any Conservation Area. The Working Party are also concerned over the intrinsic integrity and safety of the canal structure which they feel would probably be compromised by the creation of a building so close to the edge of the canal and the degree of earth movements and stabilising work that would be required.

The Barracks, Newcastle. 16/00206/LBC

The Working Party does not object to the works to the external toilet. It feels that the proposal to the flanking walls at the bin store should be revised to just remove one side and retain the other where the brickwork is intact. This should be large enough to get the

bins in and out and provide some screening. In relation to the windows, the Working Party would like to ensure that only windows which need replacing are replaced and that one example of each type of the earliest windows are retained for future reference and to help maintain the integrity of this important Listed Building.

Smithy Cottages, Bar Hill, Madeley. 16/00226/FUL.

The Working Party thinks the development is acceptable and can be accommodated on this site without overwhelming any of the surrounding buildings including the Listed Building on the adjacent plot. The proposal will preserve the character of the Conservation Area as the development is set well back into the plot behind mature vegetation. What is important is that the quality of details are maintained, for example clay roof tiles should be used. For the garage, timber side opening doors should be conditioned.

7 Merlin Green, Madeley 16/00235/FUL

The Working Party is concerned that the brickwork in the part built extension does not match the existing building.

Leaside, The Holborn, Madeley 16/00236/FUL

The Working Party feels like this design should be revised to create a two storey dwelling to sit better within the streetscene and character of the Conservation Area. Visually the upper floor window looks incongruous as it fills most of the gable.

Old Hall, Poolside, Madeley 16/00252/LBC

The Working Party questions the functionality of the attic floor over the historic integrity of this Grade II* Listed Building. They do not object to the upright timber post being removed but have real concerns that by removing the cross braces which give lateral restraint to the trusses this is likely to put pressure on the wall plates and external walls.

5. **CONSERVATION AND HERITAGE FUND**

The Barracks, Barracks Road, Newcastle.

Resolved: That the Planning Committee be advised that the Working Party recommends that a grant of £5000 be offered to the applicant towards the repair of the windows.

6. **DRAFT CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN DOCUMENTS FOR THE BRAMPTON CONSERVATION AREA AND WATLANDS PARK PROPOSED CONSERVATION AREA**

Consideration was given to a report regarding Draft Conservation Area Appraisal and Management Plan documents for The Brampton Conservation and Watlands Park Proposed Conservation Areas.

Resolved: The Working Party recommends that Planning Committee approve the documents for consultation purposes, supports in principle the designation of a Conservation Area at Watlands Park and the making of an immediate Article 4 Direction with respect of 7 Park Avenue, Wolstanton.

7. **URGENT BUSINESS**

There was no Urgent Business.

COUNCILLOR WENSLIE NAYLON
Chair