

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 6th September, 2016
Time of Commencement: 7.00 pm

Present:- Councillor Wenslie Naylor – in the Chair
Councillors Miss J Cooper, Gardner, Johnson, and Wright
Officers Louise Wallace
Representing Outside Bodies Dr Fisher and Messrs Broome, Wakeling and Whieldon

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 26 July, 2016 be agreed as a correct record.

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 application listed below:-

24 Curzon Street, Basford. 16/00612/FUL

The canopy is now a dominant feature on the house which is too large and spoils the symmetry of the pair of semis. The design needs to be amended to reduce the size of the porch and the cat slide roof on the section between the door and the garage. There is also no need and no gain to link the canopy from the door to the bay window and this section should be removed. The Working Party thinks that within the context of the Conservation Area it is inappropriate to set a precedent for alterations which are detrimental to the appearance of the property and in turn are then harmful to the overall character of the Conservation Area.

24 Curzon Street, Basford. 16/00663/FUL

No objections.

Wilbraham House, Church St, Audley 16/00664/FUL

This building is a substantial historic property of some character within the central part of the Conservation Area and the extension is proposed on the front of the property. The Working Party has some concerns over how the new roof integrates with the existing roof and details are lacking along with no rainwater details. The loss of the staircase window

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and the lack of symmetry with the proposed upper floor windows and existing ground floor windows are not acceptable and overall the proposal would be harmful to the character of the Conservation Area. Piecemeal changes such as this should be resisted.

Hillcrest, The Holborn, Madeley. 16/00707/FUL

The Working Party strongly objects to this application and considers that it is not appropriate to develop this land for housing. The proposal is not sympathetic to the unique character of Madeley, where the houses are of a simpler style and the proposal is contrary to the particular character of these burgage plots (medieval cottages and strip fields – see Appraisal) and the reason that this area was recently included within the Conservation Area boundary. It may be appropriate for the bungalow to be replaced with a more sensitively designed house (or two) close to the settlement edge but the Working Party would consider this proposal as over development of this piece of land and harmful to the heritage asset.

6 Brassington Street, Betley 16/00722/FUL

The proposal is a great improvement on the existing conservatory but ideally the external construction should be with a matching brick considering the context of Betley. This will give the overall extension a superior quality.

Lidl, Lower St, Newcastle 16/00720/ADV

The Working Party has reservations over the increase in height for the new sign which gives greater dominance and the precedent it will set due to its impact on the adjacent high quality development.

5. WATLANDS PARK, PROPOSED CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN SUPPLEMENTARY PLANNING DOCUMENT AND 7 PARK AVENUE ARTICLE 4 DIRECTION

Resolved: That the Planning Committee be advised that the Working Party commends the draft Watlands Park Conservation Area Appraisal and Management Plan Supplementary Planning Document. The Working Party fully supports the designation of the Conservation Area at Watlands Park and the confirmation of the Article 4 Direction for 7 Park Avenue, Wolstanton.

6. CONSERVATION AND HERITAGE FUND

There were no applications.

7. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR WENSLIE NAYLON
Chair

Meeting concluded at 8.00 pm