

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 29th November, 2016
Time of Commencement: 7.00 pm

Present:-	Councillor Wenslie Naylor – in the Chair
Councillors	Gardner, Johnson and Wright
Representing Outside Bodies	Dr S Fisher, The Victorian Society Dr C Wakeling, Staffordshire Historic Buildings Trust Mr D Broome, Newcastle under Lyme Civic Society Mrs A Berrisford , Betley Parish council
Officers	Mrs L Wallace
Apologies	Councillor(s) Miss J Cooper and Mr J Whieldon

1. The Working Party sent their best wishes to Mr J Whieldon

APOLOGIES

Apologies were received from Mr J Whieldon – Newcastle Civic Society and Councillor Cooper.

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 8 November, 2016 be agreed as a correct record.

4. PREVIOUSLY CONSIDERED APPLICATIONS

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

5. NEW APPLICATIONS RECEIVED

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

Old Wood, Betley Hall Gardens, Betley 16/00791/FUL

No objections to the use of the loft space but the Working Party thinks that it is not appropriate to use render on the dormers and a matching brick should be used. The alterations to the front elevation will be an improvement however the alteration to the rear of the garage is not as well considered given its relationship with the more contemporary approach to the existing extension to the main house. It also considers that the doors and Juliet balcony could be redesigned.

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Sir John Offley Almshouses, Station Road, Madeley 16/00812/LBC

No objections.

Ironmarket pub, Ironmarket, Newcastle 16/00905/FUL

The Working Party objects strongly to the alteration to the shop front which has considerable character. The proposal destroys this character and introduces a design which will be harmful to the building and therefore to the character of the Conservation Area.

Gate Lodge, Brampton Road, Newcastle 16/00919/FUL & 16/00920/LBC

The Working Party does not object to the proposal but has concerns over the dampness of the structure. It recommends that a slight pitch on the roof might be better in practical and aesthetic terms. No drainage details are shown especially at the junction between the two buildings and more detail should be submitted via a condition.

Former Savoy cinema, 72 High Street, Newcastle 16/00933/FUL

The window design is out of character with the building in terms of size and style and proportions. They are unnecessarily fussy and towards the rear should be rearranged in a more sympathetic manner.

Fomer Maxims, Lower Street, Newcastle 16/00876/LBC & 16/00877/FUL

Whilst the Working Party does not oppose the demolition of the existing building some wanted to raise the issue of the demolition and question if full consideration has been given to the retention of the existing building and if full assessment has been made on its heritage value. The group are not convinced with the visual impact viewpoints and suggests that some are at best a little misleading.

The Working Party thinks that any increase in residential use will have a positive effect on the town centre and that they feel that the entrance feature on The Midway creates a more interesting environment than is there at present. The group argues that the views within the Conservation Area would change significantly from almost every perspective. They object to the bulk and height of the building and its effect on the town centre skyline within historic market town, which they feel will be harmful to the character and appearance of the town centre Conservation Area and to the setting of The Guildhall, a Grade II Listed Building. A point was also made on the change to the micro climate that this building will create in terms of wind, light etc especially along The Midway.

Lake View, 21 Betley Hall Gardens 16/00939/FUL

The Working Party has no objections to the proposal but suggests that the windows should match the existing house (ie should be white and not cream). There are no details of rainwater goods or of the roof/lantern and these elements should be conditioned to ensure the quality of the extension.

Bougheys Mill, Nantwich Road, Audley 16/00952/FUL

The Working Party has no objections to the proposal providing the details are of an appropriate standard. The timber doors should be timber and vertically boarded including the single door and garage doors side hung. They would also prefer cast aluminium rainwater goods rather than upvc.

6. **URGENT BUSINESS**

There was no Urgent Business.

COUNCILLOR WENSLIE NAYLON
Chair

Meeting concluded at 8.00 pm