

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 20th December, 2016
Time of Commencement: 7.00 pm

Present:- Councillor Wenslie Naylor – in the Chair

Councillors Miss J Cooper, Gardner, Johnson and Wright

Representing Mr D Broome, Newcastle under Lyme Civic Society
Outside Bodies Dr S Fisher, The Victorian Society
Dr C Wakeling, Staffordshire Historic Buildings Trust

Officers Ms L Wallace

Apologies Mr J 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 29 November, 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:-

31 Nantwich Road, Audley 16/00774/FUL

The Working Party thinks the details suggest that not enough care and attention has been given to the existing house. The entrance is a peculiar design and the size and shape of the windows are out of character with the existing buildings.

Hillcrest, The Holborn, Madeley 16/01022/FUL

The Working Party stand by their comments to the earlier scheme (16/00707/FUL) with regard to particular character of these burgage plots. The scheme has made improvements to the size and style of the properties which are more acceptable but the Working Party still objects due to the fact that the number of properties is still too high and the proposal creates a density which is harmful to the character of the Conservation Area. They are concerned about the arbitrary plot which is left landlocked to the rear of the site.

Barnes Hall, Lindsay Hall and Horwood Hall, Keele University 16/01014/FUL, 16/01015/FUL & 16/01016/FUL

Conservation Advisory Working Party - 20/12/16

The Working Party has considered the information for the applications and generally welcomes the quality of the submission and the fact that the envelope of the halls are staying the same, not encroaching onto new green spaces and the respect has been given to trees and the special landscape character. The architects have created interesting spaces and landscapes and the crisp quality buildings are commended. There are no objections to Barnes and the creation of a new sense of place will be an asset to this Hall. Some members are disappointed at the loss of some of the earlier buildings on the campus especially at Horwood. Earlier University buildings have evolved to create a sense of character, an approach which reinforces the existing qualities of the park and gardens at Keele, being relatively small scale and in recognisable materials.

They Working Party strongly objects however to the limb at Lindsay (L1) which they feel is designed at the expense of the sense of place. They feel this large 7 storey building will be harmful to the vistas from the motorway and is therefore unsympathetic and harmful to the character of the historic park and garden in this location. They refer to Pevsner who says a "sense of living in landscape should always be present". Pevsner also states that from the motorway, Lindsay is "like a grown hill-town far away from England". This will be lost with the obtrusive L1 building. The other proposed buildings are well orientated at Lindsay and follow the contours.

They are very concerned about the loss of car parking from Horwood and the general impact that this will have on the village given the increase in room numbers.

5. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR WENSLIE NAYLON
Chair

Meeting concluded at 8.00 pm