

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 18th December, 2018
Time of Commencement: 6.30 pm

Present:- Councillor Allison Gardner – in the Chair

Councillors Miss J Cooper, T. Johnson,
S. Moffat, and I. Wilkes

Representing Outside Bodies Dr S Fisher, Victorian Society
Dr Chris Wakeling

Officers Louise Wallace

1. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

2. **MINUTES OF PREVIOUS MEETING**

Resolved: That the minutes of the meeting held on 27 November, 2018 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 applications listed below:-

Land adjacent to Old Hall Farm, Main Road, Betley 18/00929/FUL, 18/00927/FUL & 18/00884/FUL

The Working Party does not object to the principle of the agricultural workers dwelling in this location but would want to ensure that the windows were timber not upvc and the glazed extension was also in an appropriate material. The group wanted consideration to be given to the removal of permitted development rights especially in relation to roof works and boundary features. Some concern was raised over the slightly elevated ground on the site proposed for the dwelling which would make the dwelling more visible from the setting of the farmstead and the model farm. There were no objections to the proposed agricultural buildings. The Working Party wants to ensure that the increase in development and intensification in this location does not harm the rural setting, in relation to landscaping, maintaining the rustic and simple setting and hedgerows etc. This may be compromised by highway works particularly and not enough detail is

provided in this regard. More detail on the landscaping around the house is required.

Betley Court, Main Road, Betley 18/00943/FUL

The Working Party welcomes the revisions to this scheme particularly the relocation and scale of the visitor facility closer to the parking area. It recommends that a wood shingle roof would be better than slate in this location. The Party welcomes the additional parking area by removal of the laurel hedge but this feature is tall and dense and provides a valuable screening of the cars and garages from the more formal setting around the house and lawns. This element of intimacy and surprise provided by the hedge is important and another hedge might be appropriate to provide some boundary screening to the car park.

Kidsgrove Working Mans club, Hardingswood Road 18/00916/FUL

The Working Party is happy with the principle of a supermarket in this location although would prefer if it were slightly smaller and positioned further from the canal boundary. A more robust and characterful design and use of materials is preferable in this location rather than a standard fits all design and there are examples of this in other towns and locations. The landscaping needs improving and should be taller along the canalside edge to screen the car park and concern was raised in relation to the prominence of the car parking at what is a higher level on the canalside. The large sign on the top of the SW elevations and the adverts on the side of the building are not appropriate and should be removed from the proposal as they are harmful in this location to the amenity of the character of the Conservation Area. There could be a sign near the canal (and of a more appropriate size) to advertise the store to canal users.

The Old School, Eccleshall Road, Mucklestone 18/00904/FUL

No objection in principle to the addition of an external staircase, but the plans are sketchy and appear inaccurate given the position of the external wall, window and staircase. The Working Party suggests that the position of the staircase is reconsidered along the side of the building. No details for the balustrade have been provided.

Chapel Barn, Shraleay Brook Road, Halmerend 18/00948/FUL

No objections to the removal of the front boundary wall.

Maer Hall, Maer 18/00952/FUL

This was discussed at the last meeting under the LBC application.

5. CONSERVATION AND HERITAGE FUND

There were none.

6. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR ALLISON GARDNER
Chair

Meeting concluded at 8.15 pm