

CONSERVATION ADVISORY WORKING PARTY

Wednesday, 24th April, 2019
Time of Commencement: 6.30 pm

Present:- Councillor Allison Gardner – in the Chair

Councillors T. Johnson and Panter

Representing Outside Bodies Dr S Fisher, Victorian Society
Dr Chris Wakeling, Staffs Historic Building Trust
Mr David Broome, Newcastle under Lyme Civic Society

Officers Head of Planning and Development - Guy Benson

Apologies Councillor(s) Miss J Cooper, S. Moffat and I. Wilkes

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 2nd April 2019 be agreed as a correct record, subject to the following correction:

that with respect to item 4 Betley Court Farm, Main Road, Newcastle 19/00183/FUL the last sentence to read as follows:

“The Working Party also supports the retention of the feeding troughs but would like the building to be properly recorded prior to any development taking place.”

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:-

The White House, Madeley 19/00155/LBC

The Working Party expressed concern about the proposed use of powdered aluminium doors and would wish to see the opportunity taken to realign the doors of the studio and conservatory so a cohesive design is achieved. There appeared to be some lack of clarity with respect to the proposals as to what works already had listed building consent and what works require listed building consent. Officers were asked

to check the position and encourage, if necessary, the seeking of consent for the retention of any unauthorised works. The Working Party did not oppose the application.

Former Toni & Guy, Castle Walk, Newcastle 19/00218/ADV

The Working Party had no objections

St James Church, Audley 19/00231/DEEM3

The Working Party approve the replacement of like for like and noted that the proposal drawings particularly with respect that section of the wall where there was stonework, either in part or in full, (Section B-B) were not specific as to what was proposed. With respect to the section of the wall that is understood to be no more than 20 years old it was suggested that consideration should be given to replacing it in stone, or if not stone a higher quality brick. The mortar to be employed should not be cementitious. Provision should be made, upon technical advice for both expansion joints and drainage. Technical advice should also be taken with respect to the impact of the works on trees and the Working Party recognised that it might upon investigation have to be accepted that there would be tree loss. A condition requiring an Archaeological Watching brief is likely to be justified given the close proximity of graves to the works. The development would require a close watching brief and the applicant should also consider the inclusion of iron railings on the top of the wall if there is a significant safety issue

Newcastle Under Lyme School, adjacent to Victoria Road 19/00042/FUL (amended plans)

The Working Party consider that the proposal sits better in the landscape (than the previous scheme). The basis for the changes was acknowledged There is however a concern that the design is not a cohesive one in that two distinctive approaches have been taken to the various elevations – with the western and southern elevations being treated markedly differently from the eastern elevation. More details about the external materials, for example the treatment if any of the external timberwork, the choice of brick, and the handling of rainwater are required and conditions will need to address these matters. Noting the access ladder onto the roof of the building as indicated on the elevational details steps should be taken to bring within the scope of planning control any further additions to it. On balance the Working Party has significant reservations about the proposal but it does not oppose it.

5. CONSERVATION AND HERITAGE FUND

There were none.

6. URGENT BUSINESS - CONSIDERATION OF A CONSERVATION AREA AT ASHLEY HEATH, LOGGERHEADS

The Working Party considered it to be finely balanced whether there was a case for proceeding with a consultation on the proposed Conservation Area, considering that there was insufficient information for such a decision to be made. The Working Party suggested that the Parish Council should be invited to submit additional information including maps and photographs on any buildings which they considered to be of special interest within the suggested Conservation Area, and that officers make enquiries about whether similar areas to Ashley Heath had been designated as Conservation Areas. They asked that the Working Party then have a further

opportunity to comment upon the matter before it proceeded to the Planning Committee.

COUNCILLOR ALLISON GARDNER
Chair

Meeting concluded at 8.35 pm