

CONSERVATION ADVISORY WORKING PARTY

Monday, 15th July, 2019
Time of Commencement: 7.00 pm

Present:- Councillor Allison Gardner – in the Chair

Councillors *Miss J Cooper and A Gardner*

Representing Outside Bodies Mr D Broome – Newcastle Civic Society
Dr S Fisher – Victorian Society
Dr C Wakeling – Staffordshire Historic Buildings Trust

Officers Head of Planning and Development - Guy Benson

1. APOLOGIES

There were no apologies.

2. DECLARATIONS OF INTEREST

There were no declarations of interest stated.

3. MINUTES OF PREVIOUS MEETINGS

The officer advised of the decisions of the Planning Committee with respect to the Article 4 Direction for the Maer Conservation Area and the Betley Court Historic Buildings Grant application

Resolved: That the minutes of the meeting held on 4th June be agreed as a correct record subject to the following correction – that with respect to item 4 New Applications Received – Maer Cottage, Maer 19/00306/FUL the second sentence to read as follows “The Working Party consider the development not to be in keeping with the house, and to be detrimental to the character and appearance of the Conservation Area”.

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 applications listed below:-

Field House, Sandy Lane, Newcastle 19/00356/OUT

The Working Party welcomed the proposal to bring back into use as a single

dwellinghouse Field House as a building on the Register of locally important buildings, however they wished to have more information on the two storey extension that it is proposed to demolish before commenting on this aspect of the proposal (noting that such demolition is indicated on the indicative site layout). The Working Party considers that the proposal to build four new dwellings within the curtilage of Field House to have a detrimental impact on the setting of Field House and on the character and appearance of the area, and that planning permission should not be granted for such a development. At most 2 dwellings located towards the rear of site and of a scale that would indicate a subservient role to Field House would be acceptable. The Working Party considered that any future proposals should be submitted in detail rather than in outline.

Councillor Julie Cooper in the Chair

Roof of Copthall House, King Street, Newcastle 19/00385/TDET

The Working Party noting the simplicity and prominent location of Copthall House and the views obtainable of it, is concerned about the level of telecommunication development that is now proposed considering it to have a significant and detrimental impact on the character and appearance of the Conservation Area. The Working Party noting the number and height of the structures (up to 8 m above the existing roof level), that they are close to or even overhang the face of the building), and the absence of any screening even to the lower parts of the development, recommends that permission for the siting, design and external appearance of these telecommunication developments should be refused.

6. CONSERVATION AND HERITAGE FUND

There were no applications.

7. 2019 CONSERVATION AREA APPRAISAL AND MANAGEMENT PLANS PROGRAMME

The Working Party whilst welcoming an evidence based and informed approach to the establishment of a programme of future Conservation Area Appraisals and Management Plans considers that an exception to the adopted approach should be made with respect to the Newcastle Town Centre Conservation Area. The Working Party suggests that an early date should be set for a review of the 2008 Newcastle Town Centre Conservation Area Appraisal and Management Plan having regard to the pace of change and development pressures within that Conservation Area. The Working Party also suggests that a review of the programme be undertaken within the next 4 -5 years; that consideration be given to using the expertise of those members of the community who have been involved in past appraisals to assist those becoming involved for the first time; and that it would be helpful if officers brought to the Working Party an annual report on progress with the programme when common issues could be discussed.

8. URGENT BUSINESS

There was no Urgent Business.

**COUNCILLOR ALLISON GARDNER
CHAIR**

**COUNCILLOR MISS JULIE COOPER
CHAIR**

Meeting concluded at 8.55 pm