

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 10th June, 2025
Time of Commencement: 6.30 pm

[View the agenda here](#)

Present: Councillor Trevor Johnson (Chair)

Councillors: Barker MBE Turnock Reece

Apologies: Councillor(s) Lawley
Andrew MacPhee
David Broom

Officers: Charles Winnett Senior Planning Officer

Also in attendance: Dr Sukey Venables Fisher
Parish Councillor Chrissy Mrozicki
Councillor Mark Holland Deputy Leader of the
Conservative Group

1. **APOLOGIES**

Apologies were shared as listed above.

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 18th February 2025 be agreed as a true and accurate correct record.

4. **PREVIOUSLY CONSIDERED APPLICATIONS**

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

5. **NEW APPLICATIONS RECEIVED**

Resolved: That the following observations be made:

Former Site of The Zanzibar, Marsh Parade 25/00324/FUL

Overall there were no major objections to the proposal.

Members of the group agreed that the businesses would make a positive contribution to the area. Some concerns were raised about the limited parking available, and how this may lead to additional on street parking in the nearby Stubbs Walk Conservation Area.

Conservation Advisory Working Party - 10/06/25

There were also concerns that the proposed materials for the units looked temporary in nature and that the materials should be designed to last for the lifetime of the development. The use of a planning condition to control the final materials palette was encouraged.

Former Site of The Zanzibar, Marsh Parade 25/00349/FUL

Members of the group found the southern section of the proposal which faced onto Hassel Street to be uninspiring in design terms, noting that the proposal failed to recognise the traditional roof styles, building materials and detailing found along the adjacent streets. The roof style in particular was not considered to be reflective of the more traditional buildings forms found nearby.

With respect to the more contemporary part of the proposal facing onto Marsh Parade, members noted that this part of the site acted as a gateway into the town centre and was of historical and cultural importance. Whilst the group agreed that the proposal would help to bring the site back into use and that the nearby mural was to be retained which is a benefit of the scheme, it was considered that the scheme lacked ambition in design terms.

Concerns were finally raised about the limited parking available, and how this may lead to additional on street parking in the nearby Stubbs Walk's Conservation Area.

6. CONSERVATION AND HERITAGE FUND

Resolved: That the following be agreed:

7 Ironmarket, Newcastle

The group unanimously agreed that the application for financial assistance should be granted, in order to help preserve the historic features of the building.

7. URGENT BUSINESS

Concerns were raised regarding a potential breach in planning regulations at the Junction of Bolton Street and High Street. Members of the group asked if the conservation officer could investigate this potential breach.

**Councillor Trevor Johnson
Chair**

Meeting concluded at 7.00 pm