AGENDA ITEM 5
CONSERVATION LIAISON PANEL
LIAISON PANEL RECOMMENDATIONS 5th FEBRUARY 2020

REFERENCE	APPLICANT	PROPERTY	STATUS	NATURE OF WORKS	LIAISON PANEL RECOMMENDATION	DECISION ISSUED
SMD/2019/0700	Mr Titterton	Land Adj 4 Council Houses, Foxt	Setting Grade II LB	Erection of a new detached dwelling	Cllrs Roberts & Emery declared an interest in the application and took no part in the discussion. OBJECT. Detrimental impact on the setting of the Listed Church. The church has an open, rural setting and the application site is critical to this open setting. Also object to siting, design and appearance.	
SMD/2019/0760	Canal and River Trust	Lock 12 Hazelhurst Bottom Lock, Endon	Grade II Listed Caldon Canal CA	Listed Building Consent for repair works to lock 12 including the repair of the split bridge and gate replacement. The works will include ladder alterations and the installation of a new surface on the lock quadrant	Cllr Porter declared an interest in the application and took part in the discussion. NO OBJECTION	
SMD/2019/0695	Alton Towers	Alton Towers	Alton & Farley CA	Change of use of land for seasonal car parking together with associated surfacing, drainage, levelling and landscaping works and surfaced internal access route.	NO OBJECTION subject to approval of materials to be used to ensure that they blend with the grass. Support the landscaping proposals. Consider that the deer park wall should be repaired as part of the proposal. The wall is an important historic feature in a neglected condition and must be restored not fenced off and left to decay. Restoring the wall would	

					help offset some of the heritage harm	
SMD/2019/0704	SEP Properties Limited	Black Head, Upper Tean	Upper Tean CA	Change of use of the public house (Class A4) to retail (Class A1) and ground and first floor rear and side extension: conversion of first floor to create 4 no. flats (Class C3); installation of plant and machinery; and ancillary car parking and delivery area	Consider that extensions should be subordinate to the original building. Suggested setting down the ridge height to reduce the massing. First floor windows on the front should be reduced to a single, central window	
SMD/2019/0719	Mr Sale	Holywell House, Fynney Street, Leek	Setting Grade II LB, Leek CA	First and second floor extension to existing porch to provide hall/staircase access to existing attic room.	OBJECT. Inappropriate design	
SMD/2019/0727 728	Mr J Wilby	Abbey Inn, Abbey Green, Leek	Setting Grade II* LB	Proposed construction of a terrace of 3 traditionally built dwellings	OBJECT. Harm to setting. Would sit within the primary view of the property. Object to the design and materials	
SMD/2019/0632 633	Mr D Gough	Royal Oak, Cheadle	Grade II LB Cheadle CA	Proposed conversion of existing public house/hotel into 13 apartments	Revisions are required to make the ground floor plan reflect the historic plan form and to minimise loss of historic fabric throughout the building.	
SMD/2019/0746	Mr Bowcock	39 Brookfields Road, Ipstones	Ipstones CA	Erection of proposed dwelling, land to the East of 39 Brookfields Road.	Cllrs Roberts & Emery declared an interest in the application and took no part in the discussion. OBJECT. An unsuitable site for development as it is clearly beyond the historic building line for the settlement. The building is of poor design and would require extensive engineering operations to occupy the site. Harmful to setting of Conservation Area.	

SMD/2019/0660	Trustees of UK Security Shutters	Land at corner of Alsop Streeet and Broad Street, Leek	Leek CA, Setting Grade II LB	Erection of 7 no. new residential dwellings with associated parking and landscaping.	Not reported as the application is a renewal of a previously approved scheme.	
SMD/2019/0770	Mr D Bailey	26 Mow Lane Gillow Heath Biddulph	Grade II LB	Alterations to windows, 6 replacement window frames, replacement front door and frame and new landing window.	SUPPORT	
SMD/2019/756	Mr Fenton	Holly Dene, School Road, Bagnall	Bagnall CA	Proposed two storey side extension with extension over existing garage	OBJECT. Overdevelopment which would consume the original building, represent too many additions and harm the character of the Conservation Area.	
SMD/2020/1516	Frequent Diners Club	The Stafford Arms, The Green, Bagnall	Grade II LB Bagnall CA	Proposed glazed pavilion with retractable roof over existing outdoor area	The application is lacking in detail to show what the roof is made of, how it will retract and how it will join with the existing extension. The form is not in keeping with the existing.	
SMD/2019/0698 699	Amos Group	St Wilfrids Church, Cotton Lane, Cotton	Grade II Listed	Conversion of St Wilfrid's Church into four holiday lets, office and associated parking and landscaping works	SUPPORT IN PRINCIPLE. Annotated plans are required to identify historic features and show the impact on them. The upper floors are too close to the stained glass windows and should be pulled back to allow unrestricted views. More information required.	
SMD/2018/0715	Stewards Park Management	St Edwards Park Cheddleton	Grade II Listed (curtilage structure)	Listed Building Consent for The partial demolition and removal of summer house no.2 on St Edwards Park	OBJECT. No justification for harm to an historic structure of great significance. The structure should be repaired and efforts should be taken to raise their significance.	
SMD/2019/0757 758	Mr Beaumont	Rowley Gate Farm, Devils	Grade II LB	Proposed works and regularisation to Rowley Gate Farm, comprising	OBJECT. Application far too complex to be considered under	

		Lane, Longsdon		the farmhouse and collection of stone farm buildings, including the removal of unauthorised C20, single-storey, 'link' structures, as follows: Proposed alteration; extension and refurbishment of the C17 Grade II Listed farmhouse (regularisation application), comprising removal of a C20 masonry flue; re-roofing; new rainwater goods; repointing elevations using a lime-based mortar; new painted timber windows and doors; new window openings to attic floor level; new duo-pitched, single-storey extension to west elevation; and internal alterations. Proposed alteration and refurbishment of the C19 detached farm building (regularisation application) located to the north of the farmhouse, comprising reroofing; new rainwater goods; repointing elevations using a lime-based mortar; alterations to existing window and door openings; new painted timber windows and doors; new rooflight to south side of roof; internal floor excavated and floor level lowered; new flue to wood burning stove to south elevation; and internal alterations. Proposed change-of use, alteration and refurbishment to the Grade II Listed mid-C19 long barn to the	one application and there was great concern regarding a history of unauthorised works, including by the current owner Farmhouse: Concern regarding double glazed windows with applied glazing bars. No objection to new attic windows. Cart Shed: Building should be demolished and rebuilt to faithfully replicate the historic cart shed. Long Barn: No justification for harm resulting from proposed works. Building should be retained in agricultural use/stabling to preserve the building's significance. Detached farm buildings: Work is required to improve the detailing of the windows and doors to reflect historic details. Question the need for rooflights	

				east of the farmhouse to create an entertainment suite ancillary to the main house comprising, re-roofing; new rainwater goods; repointing elevations using a lime-based mortar; new painted timber hopper windows and shutter doors; thin framed, powder-coated aluminium frame windows and doors; and internal alterations. Proposed demolition (retrospective) and rebuilding/ reinstatement of the former cart shed building to the west of the farmhouse for leisure use, ancillary to the main house. The new building to comprise, new dressed red Hollington sandstone with gritstone quoins, heads, cills and copings under a new duo-pitched		