

other rooms. Should you require this service, please contact Member Services during the afternoon prior to the meeting.

Members of the Council: If you identify any personal training/development requirements from any of the items included in this agenda or through issues raised during the meeting, please bring them to the attention of the Democratic Services Officer at the close of the meeting.

Meeting Quorums :- 16+= 5 Members; 10-15=4 Members; 5-9=3 Members; 5 or less = 2 Members.

FIELD_TITLE

Officers will be in attendance prior to the meeting for informal discussions on agenda items.

CONSERVATION ADVISORY WORKING PARTY

Thursday, 12th November, 2015

Present:- Councillor Wenslie Naylor – in the Chair

Councillors Allport, Eastwood, Johnson and White

Representing Outside Bodies Mr David Broome, Newcastle Civic Society
Chris Hesketh, North Staffs Society of Architects
Mr S Roberts, Madeley Parish Council
Mr J Whieldon, Newcastle Civic Society

Apologies were received from Mr Wakeling – (Staffs Historic Building Trust) and Councillor Cooper

6. DECLARATIONS OF INTEREST

Councillor Eastwood declared an interest in 15/00843/OUT and left the room during its discussion.

7. MINUTES OF PREVIOUS MEETINGS

Resolved: That the minutes of the meeting held on 29 September, 2015 be agreed as a correct record.

8. PREVIOUSLY CONSIDERED APPLICATIONS

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

9. NEW APPLICATIONS RECEIVED

Resolved:- That the following observations be made on the applications listed below:-

<u>App No</u>	<u>Proposed development and name of applicant</u>	<u>Comments</u>
15/00843/OUT	Land off York Street, Newcastle	No objections in principle, but would like to comment when further details are submitted at reserved matters stage. The Working Party supports the layout and the back of pavement arrangement for the dwellings, which

replicates the form and layout of buildings in the adjacent Stubbs Walk Conservation Area.

15/00919/FUL

Chapel Barn, Shraleay
Brook Road, Halmerend

No objections but would like to see the existing door retained and the extension of the driveway should be in matching materials, and the low front boundary wall should match existing.

15/00920/LBC

Hullockspool Farmhouse,
Cross Lane, Audley

No objections. The Working Party commended the applicant for their efforts with the Heritage Statement, and welcomes the detailed approach to the application and the proposed return to the original character of the property. Window materials to match existing.

10. **CONSERVATION AND HERITAGE FUND**

11. **URGENT BUSINESS**

1. Councillor Naylor informed the group about the urgent item which went before Planning Committee and was approved for Woodshutts Farmhouse to deal with the urgent works following the recent fire.
2. The Working Party commended the Shopfront Design Guide but the Civic Society think that numbers should be included on the shop fronts.

Resolved: That the information be received and the comments noted.

COUNCILLOR WENSLIE NAYLON
Chair

**DECISIONS OF THE BOROUGH COUNCIL ON APPLICATIONS WHICH
HAVE PREVIOUSLY BEEN CONSIDERED BY THE WORKING PARTY**

For reports on all committee decisions, please follow the minutes and agendas search on the Council’s website or refer to your copy of the Planning agenda for the permitted date. Reports for delegated items can be found in the public access section of the Council’s website and a direct link to the application is provided in the last column.

Reference	Location and Applicant	Development	Working Party Comments	Planning Decision
15/00713/FUL	Yew Tree House, Maer	Demolish garage and erect two storey side extension.	No objections	Approved by delegated powers on 4 November 2015 www.newcastle-staffs.gov.uk/planning/1500713FUL
15/007816FUL	11 Castle Walk, Newcastle	Replacement shopfront	No objections but working party would like to be consulted on advert application illuminated signs.	Approved by delegated powers on 3 November 2015 www.newcastle-staffs.gov.uk/planning/1500816FUL
15/00736/FUL	Briarwood, Common Lane, Betley	Proposed garden room	The WP is happy with the principle of this extension but feels that the drawings lack attention to detail and will need conditioning to ensure it will be sympathetic	Approved by delegated powers on 19 th November 2015 www.newcastle-staffs.gov.uk/planning/1500736FUL
15/00704/FUL	Kidsgrove working men’s club, Hardingswood Road, Kidsgrove.	Replacement of existing monopole with monopole and cabinet.	No objections	Approved by delegated powers on 5 October 2015 www.newcastle-staffs.gov.uk/planning/1500704FUL

15/00685/FUL	57-58 Ironmarket, Newcastle	Change of use of bank to café, alterations to shop front and advertisements	The WP fully supports this application but wants to ensure that the proposals accord with the draft shopfront design guide	Approved by delegated powers on 29 September 2015 www.newcastle-staffs.gov.uk/planning/1500685FUL
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15/00778/FUL. 30 Castle Walk, Newcastle. Vodafone

The Chair has considered this application for the installation of an aerial on the side of the building.

Chair's comment:

'The Working Party has no objections to the proposal because, due to its location it would not have a significant impact on the character and appearance of the Conservation Area.'

Are Members in agreement with this comment?

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CONSERVATION ADVISORY WORKING PARTY

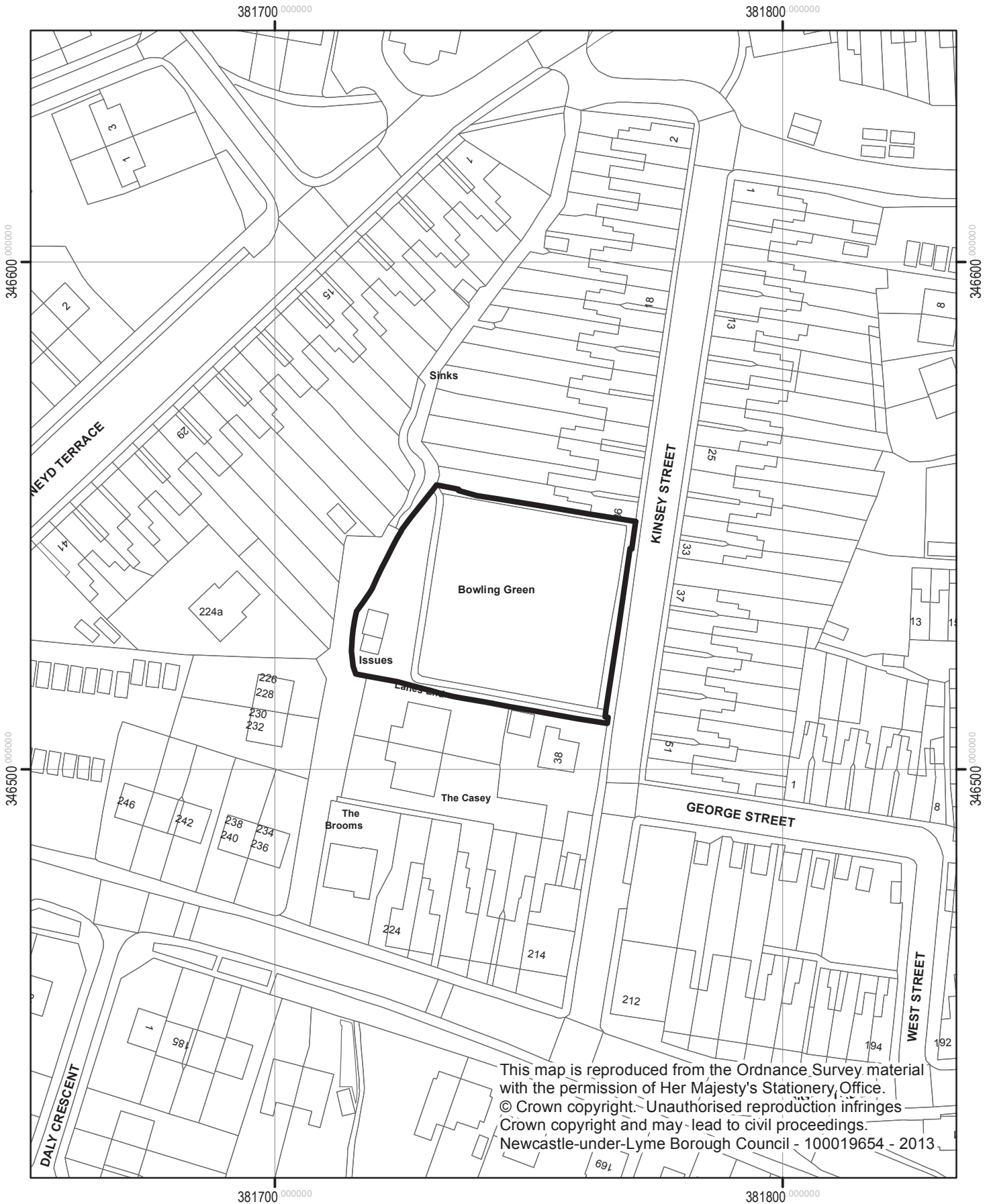
Reference	Location and Applicant	Development	Remarks	Link
15/01001/FUL	Conservative Club Bowling Green, Kinsey Street, Silverdale Mr K Ryder	Proposed 8 semi-detached dwellings	Within Silverdale Conservation Area	www.newcastle-staffs.gov.uk/planning/1501001FUL
15/01004/FUL	The Hawthorns and Keele Campus, Keele University Keele Seddon Ltd	Proposed student accommodation with car parking (Keele Campus) and proposed residential development of 85 dwellings with school drop off, shop and greenspace (The Hawthorns)	Affecting the setting of and within Keele Conservation and within the Historic Park and Garden (Keele Campus)	www.newcastle-staffs.gov.uk/planning/1501004/FUL
15/01009/FUL	The Hawthorns and Keele Campus, Keele University Keele Seddon Ltd	Demolition of unlisted buildings and structures (The Hawthorns)	Within Keele Conservation Area.	www.newcastle-staffs.gov.uk/planning/1501009/FUL
15/00973/LBC & 15/00972/FUL	181 Holloway Lane, Aston, Market Drayton Mr G Chatburn	Rubuilding of stonework to s gable of barn in matching materials. Repairs and refurbishment of barn. New opening to brickwork in barn on west elevation.	Affecting a Grade II Listed Building.	www.newcastle-staffs.gov.uk/planning/1500973LBC
15/00998/LBC	Harecastle Tunnel, North Portal, Trent and Mersey Canal Canal and River Trust	Reinstallation of profile gauge boards and installation of Vodafone network at the north tunnel portal.	Affecting Grade II listed structures and within Trend and Mersey Canal Conservation Area.	www.newcastle-staffs.gov.uk/planning/1500998LBC

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15/01001/FUL
Conservative Club Bowling Green,
Kinsey Street, Silverdale

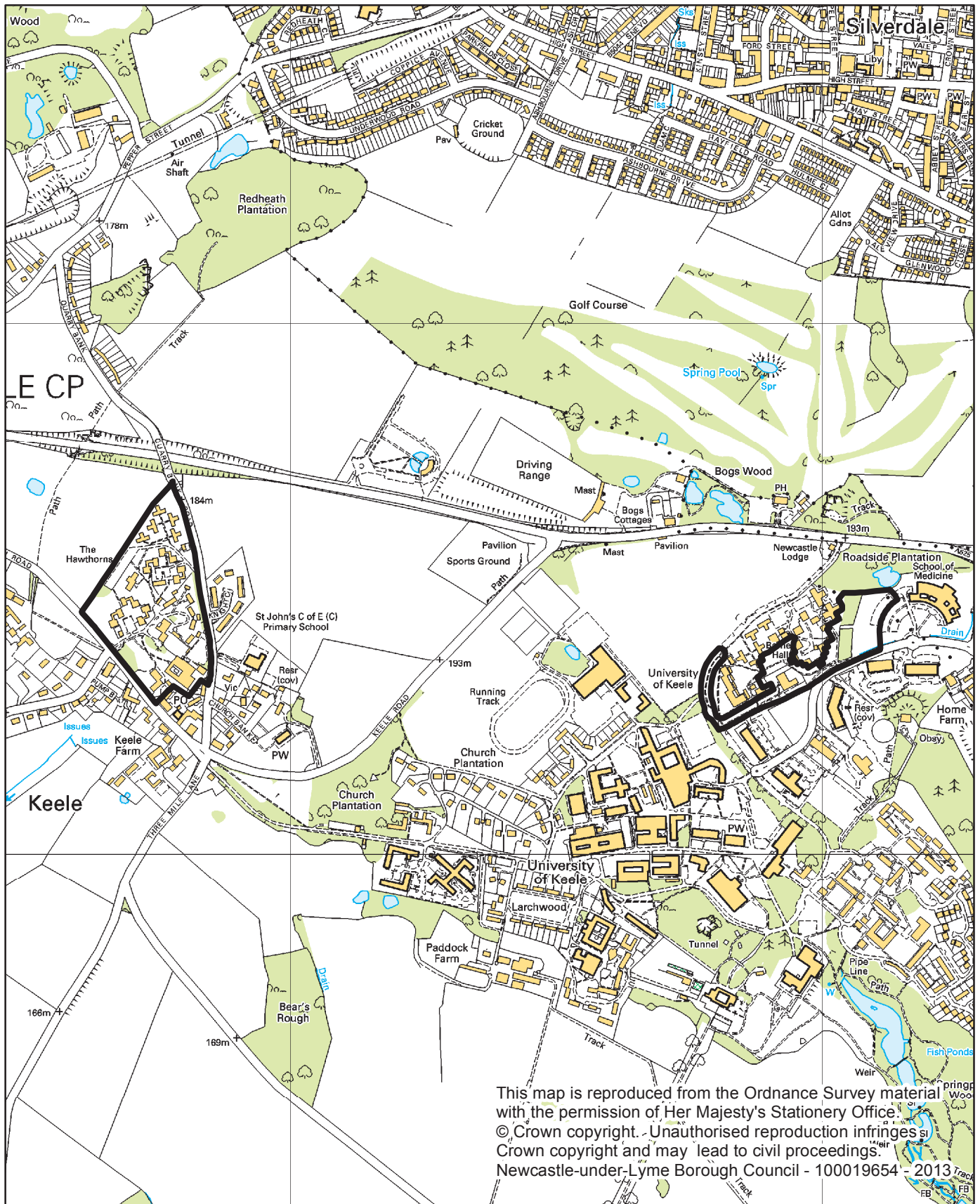


NEWCASTLE-UNDER-LYME
BOROUGH COUNCIL



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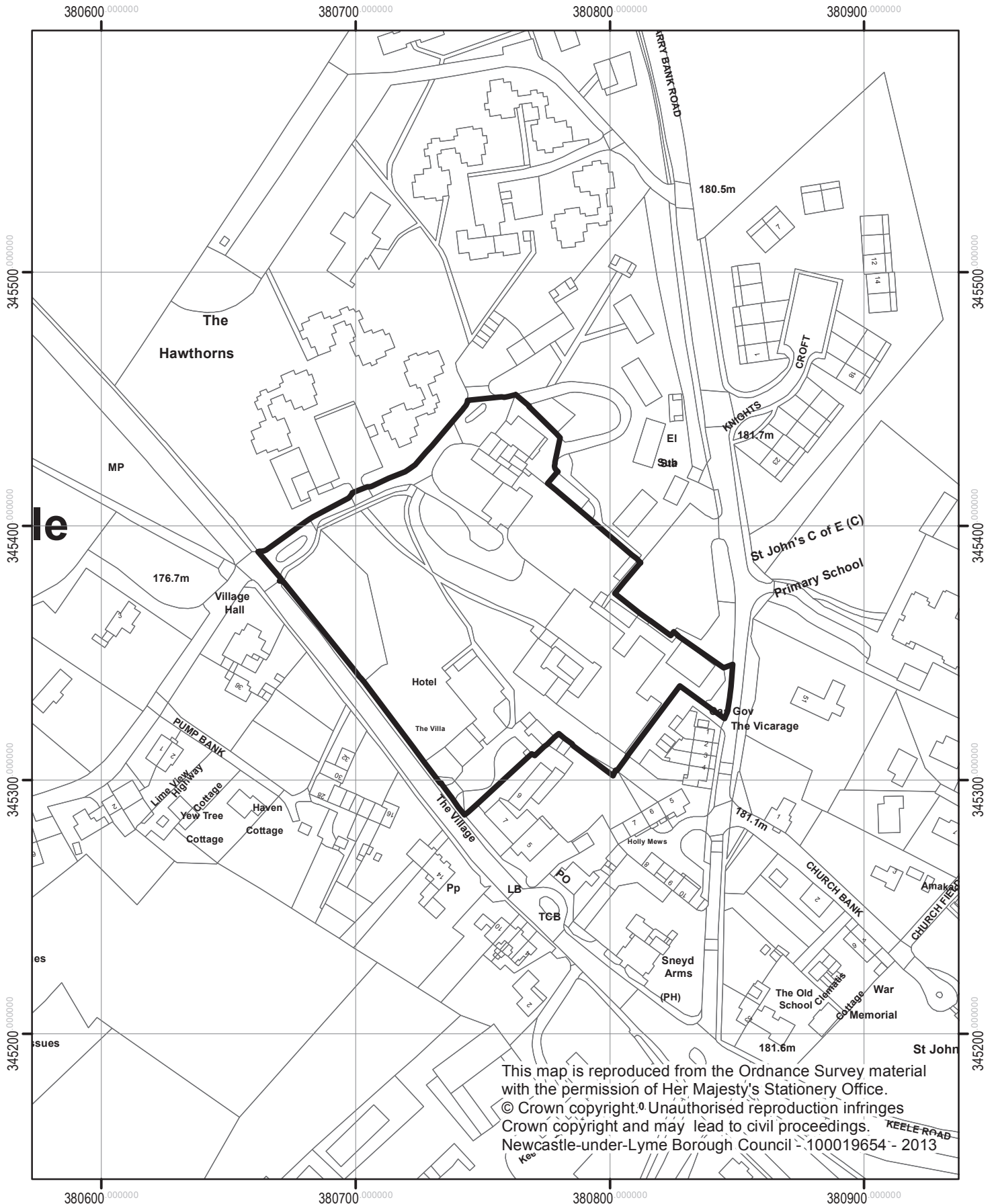


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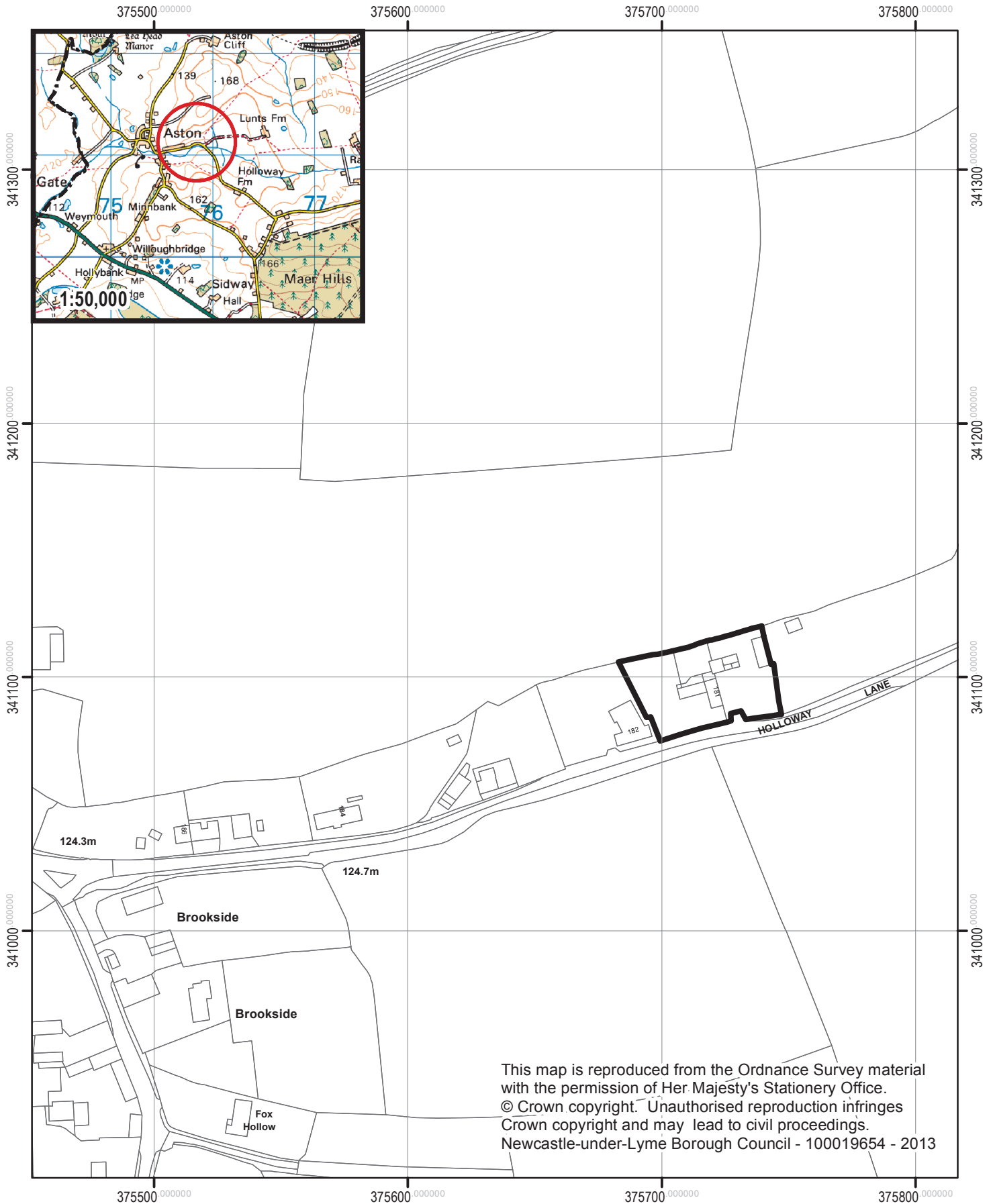
15/01009/FUL
The Hawthorns and Keele Campus,
Keele University



NEWCASTLE-UNDER-LYME
BOROUGH COUNCIL



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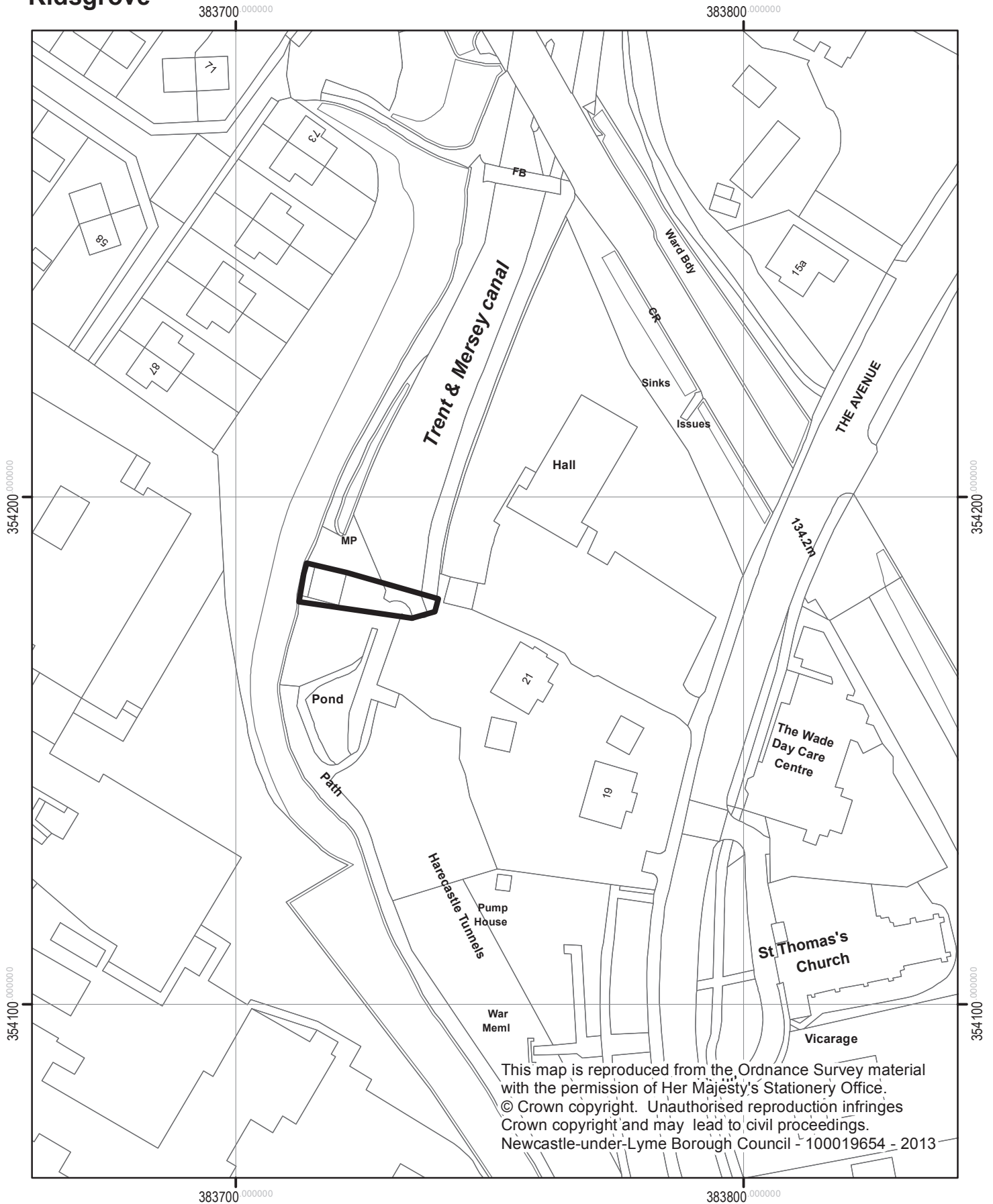


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15/00998/LBC
Harecastle Tunnel, North Portal,
Trent and Mersey Canal
Kidsgrove



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BOROUGH COUNCIL



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Urgent Works at Woodshutts Farmhouse, Second Avenue, Kidsgrove

Purpose of the Report

To request, as an item of Urgent Business, approval for the use of the Historic Buildings Grant fund to assist with the preparation of a schedule of work which could form the basis of an Urgent Works Notice at Woodshutts Farmhouse, Kidsgrove, and help to fund the execution of such works.

The farmhouse is a Listed Building on the Council's Buildings at Risk Register.

The urgency of this matter relates to the importance of immediately taking steps to stabilise this building following a recent fire, and before the onset of winter.

Recommendations

That Members agree to the use of the Historic Buildings Grant fund to

- (1) Commission (and pay for) a report for a specification of works to keep the building safe from collapse and weatherproofing following a recent fire which could then form the basis for an Urgent Works Notice if the Executive Director (Regeneration and Development) considers such Notice should be served, and
- (2) to provide financial assistance of up to £2,000 to the owner to undertake such works, and
- (3) to execute the works referred to in that Notice if the owner does not do so.

Reasons

To conserve the Borough's important heritage assets as well as ensuring their survival for the enjoyment of future generations.

1.0 Context and Background

- 1.1 In June 2012 the Planning Committee agreed in principle that the Council's Historic Building Grants could be used to support the serving of an Urgent Works Notice or a Repairs Notice for Listed Buildings.
- 1.2 Following this decision, the Committee agreed at its meeting on the 29th October to support the serving of an Urgent Works Notice for the conservatory at Madeley Manor Care and a conservation architect was appointed to draw up a schedule of works to weatherproof the structure. The building was allocated £4,000 and so far only £600 has had to be used to pay the architect. This is because the owners of the Care Home carried out the necessary works to keep the building weatherproof. The conservatory is still secure and a recently re-installed temporary roof covering is in place. The Care Home is currently in Administration and the chosen Administrators have control for a relatively extended time period and are aware of the requirement to deal with the Urgent Works and the responsibilities they have for the building.
- 1.3 Woodshutts Farmhouse is also on the Council's Building at Risk Register and there is a listed building consent to carry out refurbishment and extension of the building. The owner has been slowly undertaking work to repair the roof and until recently the building had a new roof and was weatherproof.

2.0 Current position and next steps

- 2.1 There was a severe fire at Woodshutts Farmhouse in October 2015 which has destroyed all of the new roof structure on the gable end and some of the timber framed outrigger. There is now a need to ensure that whilst the owner takes stock of his position that the building is appropriately protected and supported especially with the onset of winter.
- 2.2 The Council is committed to working with owners to secure lasting repairs and productive re-use of the Buildings at Risk within the Borough.
- 2.3 Where a Listed Building is not fully occupied, notice can be served under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (Urgent Works Notice). This enables the Local Authority to undertake urgent works to parts of the property that are not in use. Work under this type of Notice can only ensure that the structure is weatherproof, safe from collapse and secure from or theft. The Notice describes the proposed works and gives a minimum of seven days written warning of the intention to carry out these works. The owner can respond by carrying out the works. If the Authority has to undertake the works themselves the costs can be recovered from the owner.

3.0 The proposal

- 3.1 It is proposed that the Council engages a specialist structural engineer to specify the minimum works to prevent any further deterioration or collapse of the building as a first stage which will then be used to engage a contractor to carry out the work if the owner does not decide to do the works himself. The decision on whether to use the power under Section 54 is one that is delegated to the Executive Director (Regeneration and Development). The work is likely to include some propping, security measures and a temporary roof covering which could be tarpaulin, but until the survey is undertaken, the cost of these works are not known. The cost of the specialist engineer will be around £1,400. Once the report for the work is specified by the Structural Engineer, it will then be possible to get some further quotations to carry out the work.
- 3.2 It is therefore proposed that the £3,400 from the HBG Fund be reallocated from the Conservatory at Madeley Manor to fund the cost of the Structural Engineers report at Woodshutts Farmhouse and then any funds which are left from that be offered to the owner towards the cost of the actual work - to make the building safe from collapse and weatherproof. If the owner does not carry out the work within a specified time period, the Council will then draw up an Urgent Works Notice and carry out the works itself and claim the costs back from the owner using the Fund as necessary. It is important to note that a Notice to carry out urgent works cannot ensure the full restoration of a building or structure but it can prevent short term deterioration.

4.0 Conclusions

- 4.1 The Council can target its limited grant aid funds towards the Buildings at Risk. The work will be subject to the usual conditions which require 2 quotations for each stage of the work.
- 4.2 It should also be noted that the funding which was originally allocated to deal with Urgent Works at Madeley Manor Care Home will now be reallocated to deal with Woodshutts Farmhouse which has a greater need at this time than the conservatory at Madeley given that the Administrators are accepting the responsibility for the building at present.
- 4.3 The views of the Chairman of the Conservation Advisory Working Party are being sought, in the absence of an available meeting of that Working Party, and will be reported to the Committee.

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