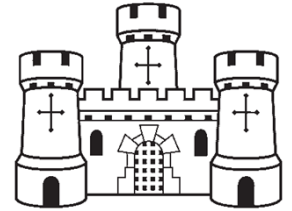


Public Document Pack

Date of meeting Monday, 27th February, 2017
Time 7.00 pm
Venue Committee Room 1. Civic Offices, Merrial Street, Newcastle-under-Lyme, Staffs ST5 2AG
Contact Geoff Durham



**NEWCASTLE
UNDER LYME**
BOROUGH COUNCIL

Civic Offices
Merrial Street
Newcastle-under-Lyme
Staffordshire
ST5 2AG

Conservation Advisory Working Party

AGENDA

PART 1 – OPEN AGENDA

- 1 DECLARATIONS OF INTEREST**
To receive Declarations of Interest from Members on items included in this agenda
- 2 MINUTES OF PREVIOUS MEETINGS** (Pages 3 - 4)
To consider the minutes of the previous meeting(s)
- 3 PREVIOUSLY CONSIDERED APPLICATIONS** (Pages 5 - 6)
To receive the decisions of applications which have been previously considered by this Working Party
- 4 NEW APPLICATIONS RECEIVED** (Pages 7 - 8)
To make observations on new applications received.
- 5 CONSERVATION AND HERITAGE FUND** (Pages 9 - 12)
To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the officer
- 6 Proposed Article 4 Direction for Stubbs Walk Conservation Area** (Pages 13 - 18)
- 7 Start time of the meetings of the Working Party** (Pages 19 - 20)
- 8 URGENT BUSINESS**

To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act, 1972.

Members: Councillors Miss J Cooper, Gardner, Johnson, Naylor (Chair) and Wright (Vice-Chair)

PLEASE NOTE: The Council Chamber and Committee Room 1 are fitted with a loop system. In addition, there is a volume button on the base of the microphones. A portable loop system is available for all 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

Tuesday, 7th February, 2017
Time of Commencement: 7.00 pm

Present:- Councillor Wenslie Naylor – in the Chair

Councillors Miss J Cooper, Gardner and Johnson

Representing Mr D Broome. Newcastle under Lyme Civic Society
Outside Bodies Dr S Fisher. The Victorian Society
Dr C Wakeling. Staffordshire Historic Buildings Trust

Officers Louise Wallace.

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 17 January, 2017 be agreed as a correct record.

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 application listed below:-

The Croft, 102 Lancaster Road, Newcastle 16/01109/FUL

No objections

Former Orme Centre, Orme Road, Newcastle 16/00798/LBC & 16/00796/OUT

Members still regret the loss of the Edwardian building on the site and feel that the justification for this loss is not sufficient. There was also some regret to the loss of the community use that this building used to have. Overall the Working Party thinks that the relationship between the new build part of the scheme sits well with the existing Listed Building and is more ambitious and thoughtful than the last design and more sympathetic with the existing surroundings. The height of the new build is not considered excessive. Details on materials for the application is still unclear but the Working Party felt that stone for the clerestory window would be too heavy.

With regard to the refurbishment of the existing building, the Working Party has concerns over the lack of internal detail for this scheme, for example, with regard to the plumbing, vents, sprinklers and overall management of the new spaces. New work should be in

Conservation Advisory Working Party - 07/02/17

keeping with the character of the existing building and there are still concerns over the internal layout with regard to the window mullion junctions between the bedrooms and the suspended ceilings. Considerations of detail like this when dealing with Listed Buildings will determine how successful this refurbishment is and if it will be harmful to the special character of the Listed Building. If no assessment can be made due to a lack of detail the proposal should be deemed unacceptable.

Midway Car Park, Newcastle 16/01047/DEEM3

The WP is concerned about the shutters being subjected to vandalism and would like consideration to be given to vertical sliding gates which would be less obtrusive and more secure. Some concerns were raised with the colour proposed. The proposed gates are acceptable but ideally could be painted black or white.

Keele Hall, Keele University 16/00030/LBC

There were some reservations about the proposal and it was suggested that the whole balustrade could be lifted up and sat on a stone plinth but the Working Party raised no objections and felt that the change to the character of the balustrade whilst material, was acceptable.

Kidsgrove Scout Association, The Avenue, Kidsgrove 16/00915/FUL

The Working Party felt that aesthetically this proposal is an intrusion into this informal part of the Conservation Area which is characterised by trees and hedges. This context is important and the gates will be acceptable if they can be timber inside a steel frame which is painted either black or green. The bars are a very unfortunate addition to the increased in security for the site.

5. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR WENSLIE NAYLON
Chair

Meeting concluded at 8.00 pm

**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
16/01022/FUL	Hillcrest, The Holborn, Madeley	4 dwellings	The WP stand by their previous comments. Scheme has made improvements to size and style of the properties which are more acceptable but the WP still objects due to the fact that the number of properties is still too high and proposal creates a density which is harmful to the character of the Conservation Area. They are concerned about the arbitrary plot which is left landlocked to the rear of the site.	Refused by delegated powers on 27 th January 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01022/FUL
16/00996/FUL	42 Albert Terrace, Wolstanton	Front extension to existing garage, new bay porch and canopy	No objections.	Permitted by delegated powers on 13 th February 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00996/FUL

16/01052/FUL	4 Barn Court, Clayton	Single storey side and rear extension.	Poor design with a complicated and fussy roof but not visible from anywhere so no harm. No objections	Permitted by delegated powers on 14 th February 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01052/FUL
16/01054/FUL	12 Station Road, Madeley	Single storey side extension.	WP objects to the flat roof on the extension on what is a characterful house with deep hipped roof. Care will be needed on the window detailing and would like this to be conditioned.	Permitted by delegated powers on 13th February 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01054/FUL
16/01104/FUL	Jubilee Cottage, 5 Maer Village, Maer	Rear extension and new garage.	No obj to garage but WP is disappointed with the overbearing detail on the rear extension. This should be subservient to the main house which has a simple Estate style and character and will appear unbalanced with the large timber framed gable and large porch. They are concerned about the practicality of building the extension so close to next door and possible damp issues.	Permitted by delegated powers on 17th February 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01104/FUL

CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Link
16/01045/LBC	Unit 2, The Barracks, Barracks Road, Newcastle The Barracks Trust	Removal of rotten timber window and stone lintel and replacement with new timber window with amended design to match other windows in original building.	Affects a Grade II Listed Building.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01045/LBC
17/00101/LBC	The Barracks, Barracks Road, Newcastle The Barracks Trust	Repair or replace timber and metal windows as required to match existing type and character.	Affects a Grade II Listed Building.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00101/LBC
17/00022/ADV	19 High Street, Newcastle (York Place)	New fascia signs related to proposed business.	Within Newcastle town centre Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00022/ADV
17/00091/FUL	Leonard-Jones Building, Keele University	Erection of a new central science Lab Building for flexible arty facility for Faculty of National Sciences	May affect the setting of a Grade II Listed Building and setting of Keele Historic Park and Garden.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00091/FUL

<p>17/00093/COU & 17/00117/LBC</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 8</p>	<p>Yates Wine Lodge, Ironmarket, Newcastle</p>	<p>Proposed use of part of highway forecourt for external seating. And display of various illuminated signs, externally illuminated projecting sign and 9 windbreaks.</p>	<p>Within Newcastle town centre Conservation Area and affecting a Grade II Listed Building.</p>	<p>http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00093/COU</p> <p>http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00117/LBC</p>
<p>17/00051/FUL & 17/00052/ADV</p>	<p>McDonalds, 82-86 High Street, Newcastle</p>	<p>Refurbishment of shopfront to include TRESPA cladding, retention of existing fascia with new LED illumination. New screen advert behind shop window and new projecting sign.</p>	<p>Within Newcastle town centre Conservation Area</p>	<p>http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00051/FUL</p>
<p>17/00070/FUL & 17/00071/LBC</p>	<p>Hey House, Manor Road, Baldwins Gate</p>	<p>Conversion of former two-storey stable building and adjoining single-storey outbuildings into a single domestic dwelling.</p>	<p>Affecting Grade II listed curtilage building.</p>	<p>http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00070/FUL</p>
<p>17/00110/ADV</p>	<p>21 Ironmarket, Newcastle (Former Ironmarket pub) Admiral Taverns</p>	<p>Erect and display various advertisements of illuminated and non-illuminated signs.</p>	<p>Within Newcastle Town Centre Conservation Area.</p>	<p>http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00110/ADV</p>

Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund

All Saints' Church, Madeley (Ref: 16/17003/HBG)

RECOMMENDATION:

That the Working Party indicate its views on proposals going to the Planning Committee that:-

A grant of £1,122, be approved for repointing and stonework repairs to All Saints' Church, Madeley, subject to the appropriate standard conditions

Purpose of report

To inform the Working Party of an application for financial assistance towards the cost of the repair of this structure which is a Grade I Listed Building and give the Working Party an opportunity to express its views on that application.

All Saints' Church, Madeley is a Grade I Listed Church within the centre of Madeley Conservation Area. Built from pink ashlar sandstone with tile and lead roofs, the church has 12th century origins but was remodelled in 14th and 15th centuries and restored in 1872.

The tower (14th century) underwent high level repointing and stonework repairs in 2016 following a five yearly survey in 2014. Funds for this work were raised through the Parochial Church Council and local donations. The Church now requires the low level repairs and repointing to the stonework to be completed and the Church is asking for assistance towards the cost of the next phase of repairs. The work has been specified and tendered by a conservation accredited architect and your Conservation Officer is satisfied that the work is necessary and it is appropriate to support the grant.

The total cost of the works plus professional fees is estimated at £ 5,610 excluding VAT (which is recoverable). The works are eligible for grant up to 20% of the total cost.

The views of the Conservation Advisory Working Party will be reported to the Planning Committee.

Financial Implications

There is sufficient funding to meet this grant application with £33,000 in the Fund allowing for commitments.

This page is intentionally left blank

Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund

Station House, Baldwins Gate (Ref: 16/17004/HBG)

RECOMMENDATION:

That the Working Party indicate its views on proposals going to the Planning Committee that:-

£1,924, for sash window repairs at Station House, Baldwins Gate, subject to the appropriate standard conditions

Purpose of report

To inform the Working Party of an application for financial assistance towards the cost of the sash window repairs to this house which is a Grade II Listed Building and give the Working Party an opportunity to express its views on that application.

Station House is a Grade II Listed Building within the centre of Baldwins Gate. It is an early 19th house, roughcast rendered with a hipped roof and wide projecting eaves. Sash windows exist throughout.

In most cases the windows are in need of an overhaul and mostly are painted shut. The owner has received two competitive quotations and the windows have been assessed by competent and recognised joinery companies. Each window has been individually assessed and is being repaired where necessary; some sections replaced and overhauled to ensure the windows are functioning correctly.

The total cost of the works is estimated at £ 9,620 including VAT. The works are eligible for grant up to 20% of the total cost because the building is a Listed Building. The Conservation Officer is satisfied that the contractor is a qualified joiner who can replicate the mouldings on the windows and successfully repair these historic windows and fully supports the grant application.

The views of the Conservation Advisory Working Party will be reported to the Planning Committee.

Financial Implications

There is sufficient funding to meet this grant application with £33,000 in the Fund allowing for commitments.

This page is intentionally left blank

PROPOSED ARTICLE 4 DIRECTION FOR STUBBS WALK CONSERVATION AREA

Purpose of the report

For the Working Party to consider the making of an Article 4 Direction in the Stubbs Walk Conservation Area to remove permitted development rights from properties and require planning approval for works which could have an adverse effect on the special character and appearance of these Conservation Area.

Recommendation

That the Working Party indicates its views on a proposal to the Planning Committee to make an Article 4 Direction for the Stubbs Walk Conservation Areas as set out in the report below .

Reasons

To help protect features in the Conservation Area which are key elements to their distinctive special character.

1.0 Background

1.1 A Conservation Area Appraisal and Management Plan has been adopted by the Council for Stubbs Walk Conservation Area. One of the proposals was to consider the making of an Article 4 Direction for certain types of development. This process has already been carried out in six Conservation Areas following similar Appraisals, and relevant consultation.

2.0 Removal of Permitted Development Rights

2.1 There are two types of Directions:- non-immediate directions where rights are only withdrawn following consultation of at least 21 days and only come into force on a specified date which is not less than 28 days after the notice is published. Permitted development rights are withdrawn after consideration has been given to any representations and the Direction is formally confirmed by the Local Planning Authority.

2.4 Directions can also be made with immediate effect are where permitted development rights are withdrawn straight away. This is only where the local planning authority considers that the development to which the Direction relates would pose an immediate threat to local amenity. They can only relate to development within the curtilage of dwelling houses, works to fences or walls or other minor operations, some changes of use and temporary buildings, and the demolition of buildings (except by Historic England). Following consultation on a Direction with immediate effect, the Direction must be confirmed within 6 months otherwise it no longer remains in force.

3.0 Proposed Stubbs Walk Article 4 Direction

3.1 Schedule A below sets out the specific buildings for which it is proposed to remove certain permitted development rights in the Stubbs Walk Conservation Area, which

officers feel is the minimum necessary to achieve the objectives of preserving and enhancing a Conservation Area.

- 3.2 It is legally possible for the Council to implement an immediate Direction as long as the Council perceives that there is a direct threat to the amenity or character of the Conservation Area even though there are more limited types of permitted development rights that may be restricted in this way. It is also possible to make a non-immediate Direction in instances where it is legally possible to make an immediate Direction. Your officers consider that given that there is no immediate identifiable threat the Council should now proceed with a non-immediate Direction for properties which would come into effect following the proposed consultation and after the required consideration of any representations that may be received.
- 3.3 Consideration has been given to the removal of Permitted Development rights for extensions and alterations to offices in the Conservation Area. Such uses do not have the same Permitted Development rights within Conservation Areas and planning permission is required for most alterations and extensions or is restricted and controlled by conditions to ensure that materials match. It is therefore not proposed to take away permitted development rights for commercial premises for these forms of development because there is little to gain.
- 3.4 Newcastle-under-Lyme School is the main landowner within the Conservation Area and has many buildings across two main sites. Schools have extensive permitted development rights for new buildings, extensions and alterations and consideration has been given to removing this permitted development right. There are already more restrictions and conditions within a Conservation Area, and planning permission is required for any development if it is within 5 metres of a boundary edge of the premises. Given the nature of the location of the school buildings, the consequences of the School taking advantage of its permitted development rights is limited and the likelihood of causing harm to the Conservation Area is unlikely. It is the Conservation Officer's view that it is not relevant to take away permitted development rights for schools.

4.0 **Consultation**

- 4.1 By production of a leaflet explaining the effect of the Direction and how to make representations and the serving of the required notice on the owner/occupier of every house affected by the Direction and, placing an advert in The Sentinel which will set out the properties and classes of development affected, explain the Direction's effects and specify a period of 21 days to make representations to the Local Planning Authority.
- 4.2 The Conservation Advisory Working Party views will be reported to the Planning Committee on the 28th February.

5.0 **Compensation**

- 5.1 Following the making of an Article 4 Direction, the local planning authority may be liable to pay compensation to those whose permitted development rights have been removed if permission is refused (or granted subject to more limiting conditions than the GPDO), where development would normally be permitted.

6.0 **Future Involvement of the Working Party**

- 6.1 If the Planning Committee agree to progress with a Directions a report will be brought back to the Working Party for comment setting out representations, if any are received,

regarding the Direction, before the Planning Committee give consideration to whether the Direction should be confirmed.

Schedule A

Stubbs Walk Conservation Area - Article 4 Direction Property Schedule

1. The following dwellings would be affected by removal of Permitted Development rights relating to extensions, the provision of replacement windows and doors, porches; any alteration to the roof on front roof slopes; the removal of chimneys; and boundary treatments

7 – 19 (odd), 19, 25, 27, 29, 31, 33 & 35 (odd) Mount Pleasant
96 & 104, 106, 108 (even) Lancaster Road
1 and 2 Gladstone Villas, Victoria House & 12 – 22 Victoria Road
48 - 64 West Street
37, 39, 41, 43 West Street
21 Clarence Street
35 Princess Street
2 North Street
111 York Street
1, 2, 3 & 4 Lancaster Avenue

2. The following properties would be affected by removal of Permitted Development rights for boundary treatments only including erection, alteration or demolition.

92 & 94, 98, 100 & 102 Lancaster Road
45 West Street & 6 & 8 Marsh Parade
Newcastle-under-Lyme School in respect of Victoria Road, Mount Pleasant and Lancaster Road.

This page is intentionally left blank

REPORT FOR CONSERVATION ADVISORY WORKING PARTY

SUBJECT : START TIME OF MEETINGS OF THE WORKING PARTY

When the Council Calendar was approved in 2016 the start time for meetings of the Working Party was set at 7pm, to facilitate attendance by those in employment. Your officers have approached the Chair asking whether it would be possible to start the meetings at 6.30pm instead. One officer is present at each meeting of the Working Party. The officer is entitled to apply for compensatory leave for any attendance at a meeting of the Working Party after 7pm. Such leave has to be taken within 6 months and regular attendance by an individual at such meetings can lead to the building up of a backlog of such compensatory leave entitlement which in turn can then lead to work management issues for the Planning Service. The Working Party will understand that such service requirements are a challenge for the Planning Service particularly at a time when resources are becoming more and more restricted. Starting the meeting at 6.30pm would help make the current arrangements for CAWP more sustainable.

The Chair does have the right to amend the starting time of a meeting but in this case she has indicated that she considers that it would be appropriate for the Working Party itself to decide whether or not to permanently change the start time from 7pm to 6.30pm

The Working Party are asked to make such a decision, which would come into effect from Thursday 16th March (the date of the next meeting) and last for the remainder of the current Municipal Year.

This page is intentionally left blank