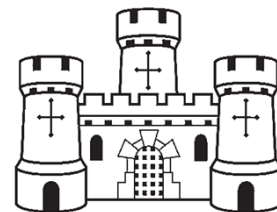


Public Document Pack

Date of meeting Tuesday, 11th April, 2017
Time 6.30 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 - 8)
To receive the decisions of applications which have been previously considered by this Working Party
- 4 NEW APPLICATIONS RECEIVED** (Pages 9 - 16)
To make observations on new applications received.
- 5 CONSERVATION AND HERITAGE FUND** (Pages 17 - 18)
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 the Brampton and Watlands Park Conservation Areas.** (Pages 19 - 20)
- 7 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

Thursday, 16th March, 2017
Time of Commencement: 7.00 pm

Present:- Councillor Wenslie Naylor – in the Chair

Councillors Johnson and Wright

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 Ms L Wallace

Apologies Councillor(s) Miss J Cooper

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 7 February, 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:-

Lennard Jones Building, Keele University 17/00091/FUL

The Working Party welcomed the additional sections that had been provided which were useful in understanding the relationship between the proposed extension and the Listed Chapel. The Working Party felt that the proposal was likely to have little impact on the setting of the Chapel but was concerned over the potential impact on the setting of the historic landscape particularly with the glass upper storeys and the night-time distance views.

Lime View, Main Road, Betley 17/00087/LBC & 17/00086/FUL

With regard to the Listed Building, the Conservation Advisory Working Party had some concerns over the impact of the canopy, given some of the details on the rear extension. There were no details of fixings provided and how it would be attached to the extension or any guttering. The Working Party requested that the Conservation Officer ensures these are provided and considered. Some members felt that if done well, this might hide the poor quality lintels on the extension and therefore be an improvement.

Conservation Advisory Working Party - 16/03/17

No objections to the pizza oven but the garden room again would be better if it appeared more solid, and had less glass.

Old Brown Jug, Bridge St, Newcastle 17/00164/FUL

The Working Party wished to express how important the backs to these properties are, which are visible from the ring road and provide views into the Conservation Area. It felt like the design of the proposed galvanised escape staircase was poor and should be improved in terms of its design, materials and finish.

44 Mount Pleasant, Newcastle 16/01020/FUL

No objections.

95-97 High Street, Newcastle 17/00161/ADV

No objections to the signs in general, but the Working Party object to the size of the fascia sign in between the two upper floor windows. No fixings to the masonry.

Former Savoy cinema, Newcastle 17/00174/FUL

The Conservation Advisory Working Party welcomed the reduction in height of the building and the viewpoints shown would reduce the impact of the building on the character and appearance of the Conservation Area. However it was still felt that it is too big and that its design and style is totally inappropriate and will still have an adverse impact upon the Conservation Area. No buildings within the town are completely clad in metal, Newcastle is predominantly a brick town. The Working Party felt that the proposal would have a harmful impact on the Midway part of town, the design will date quickly and will create an even more unpleasing environment along the alley. The original cinema building is important historically and not enough has been made of this within the design consideration of the proposed building.

Land off Westbury Road, Clayton 17/00195/TDET

No objections providing the new cabinet is painted green.

5. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR WENSLIE NAYLON
Chair

Meeting concluded at

**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
16/01014/FUL 16/01015/FUL 16/01016/FUL	Barnes Hall Lindsay Hall Horwood Hall, Keele University	Demolition of halls of residence, erection of cluster flats, townhouse blocks, social hubs etc.	See 20 th December minutes	Permitted by Planning Committee, subject to entering into Section 106 agreement by 16 th May on 21 st March 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01014/FUL http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01015/FUL http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01016/FUL
16/01109/FUL	The Croft nursery, 102 Lancaster Road, Newcastle Mr Ryan	External fabric canopy shelter	No objections	Permitted by delegated powers on 9 th March 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01109/FUL
16/01047/DEEM3	Midway car park	Installation of 2 roller shutter doors and pedestrian gates.	WP concerned about shutters being vandalised and would like consideration be given to sliding gates. Some concerns were raised with yellow colour. The proposed gates are acceptable but should be	Permitted by Planning Committee on 15 th March 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01047/DEEM3

			<p>painted black or white.</p>	
16/00030/LBC	Keele Hall, Keele University	Modifications to balustrades within the Great Hall at Keele Hall.	<p>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 WP raised no objections and felt that the change to the character of the balustrade whilst material, was acceptable.</p>	<p>Permitted by Planning Committee on 24th March 2017</p> <p>http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00030/LBC</p>
16/00915/FUL	Kidsgrove Scout Association	Pair of gates and post at entrance to car park	<p>The WP felt that proposal is intrusion into this part of the CA characterised by trees and hedges. This context is important and the gates are acceptable if they can be timber inside steel frame painted black or green. The bars are very unfortunate addition to increased security for the site.</p>	<p>Refused by delegated powers on 14th March 2017</p> <p>http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00915/FUL</p>
16/01045/LBC	The Barracks Trust Ltd	Replace rotten timber window to match other windows.	<p>The WP is supportive of application but needs a condition requiring details to be submitted.</p>	<p>Permitted by delegated powers on 22nd March 2017</p> <p>http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01045/LBC</p>

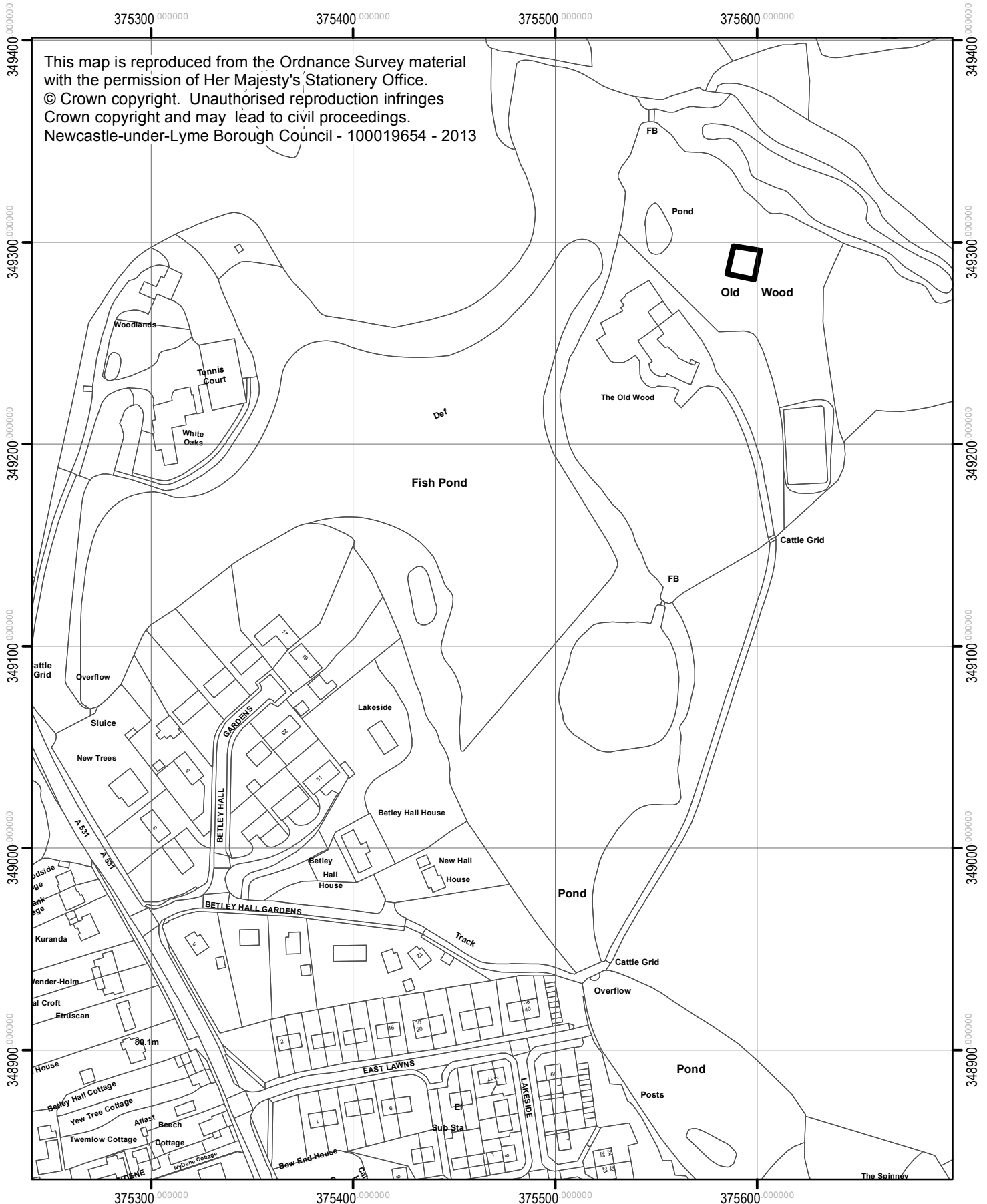
17/00101/LBC	The Barracks Trust Ltd	Repair of timber and metal windows as required to match existing type and character.	The WP is expressed concern that in the absence of details as to when the metal windows had been installed, the proposal might involve the loss of historic fabric.	Permitted by delegated powers on 27 th March 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00101/LBC
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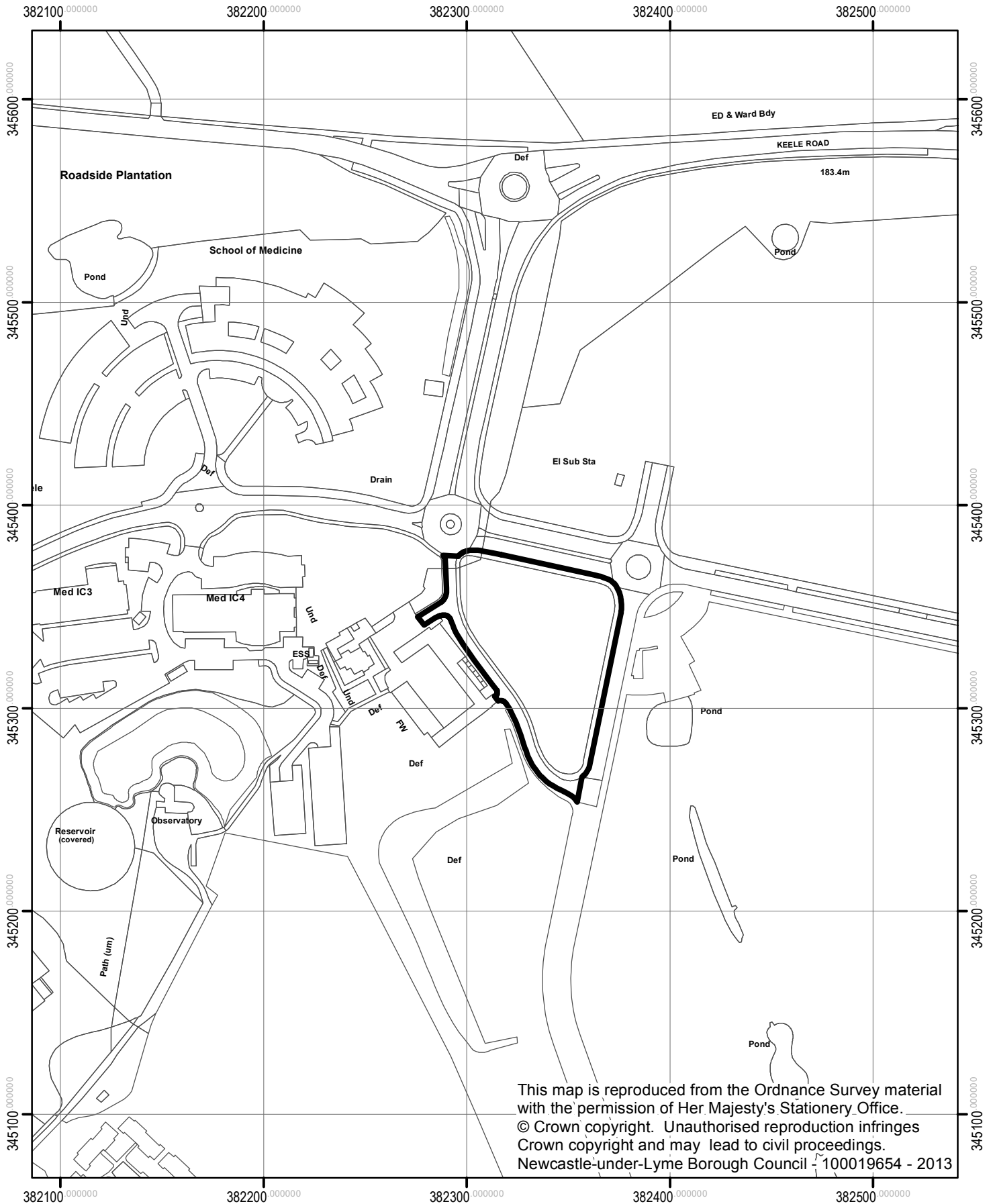
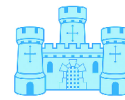
CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Link
17/00163/FUL	The Old Wood, Betley Mr D Mansfield	Erection of replacement detached building for storage with rest room and overnight accommodation above.	Within Betley Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/000163/FUL
17/00193/FUL	Land East of Home Farm, Keele Road, Keele Mr J Peacock	Erection of building used as an Innovation and Leadership Facility.	Adjacent to a building on the Register of Locally Important Buildings and Structures.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00193/FUL
17/00241/FUL	Hillcrest, The Holborn, Madeley Mr R Orr	Demolition of existing buildings and construction of 3 no. dwellings.	Within Madeley Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00241/FUL

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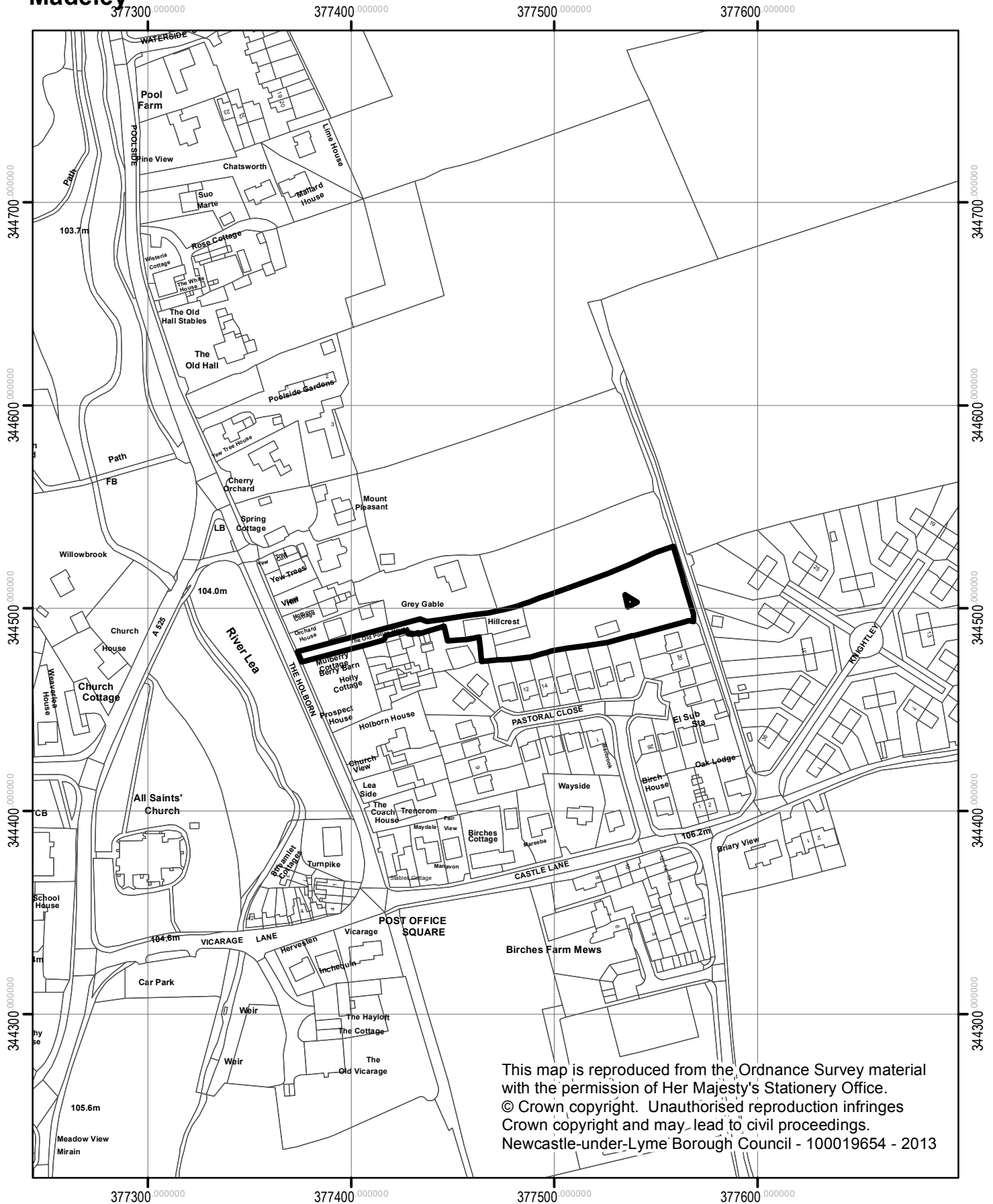
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17/00241/FUL
Hillcrest
The Holborn
Madeley



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

St Margaret's Churchy, Church Lane, Betley (Ref: 16/17005/HBG)

RECOMMENDATION:

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

A grant of £5,000 be approved for the repointing the tower, replacing and re-facing defective sandstone blocks and re-gilding clock face at St Margaret's Church, Betley, subject to the appropriate standard conditions

Purpose of report

To inform the Working Party of an application for financial assistance towards the cost of stonework repairs, repointing and re-gilding of the clock and give the Working Party an opportunity to express its views on that application.

St Margaret's Church in Betley is the parish church and is a Grade I listed building. It has a timber framed core but has been encapsulated with ashlar sandstone.

The church tower is in need of repointing and the church architect has compiled the schedule of work and arranged a tender process. The pointing will be in appropriate lime mortar mix and new stone will be replaced with red Hollington, again samples to be agreed with architect before any work undertaken. The clock face is to be repainted and the hands and numerals re-gilded and the preferred contactor has undertaken satisfactory work on the church before. The architect (conservation accredited) is retained and will inspect the work during the contract.

The total cost of the works is estimated at £35,500 excluding VAT which is recoverable. Architects fees are £4,600 so total cost is £39,600. The works are eligible for grant up to 20% of the total cost which is £7,920. The maximum grant which can be awarded to a Listed Building is £5,000, so in this case it is recommended that the Church is offered £5,000 towards the cost of the above works.

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 £30,000 in the Fund allowing for commitments.

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PROPOSED ARTICLE 4 DIRECTION FOR THE BRAMPTON AND WATLANDS PARK CONSERVATION AREAS

Purpose of the report

For the Working Party to consider the making of an Article 4 Direction in the Brampton and Watlands Park Conservation Areas 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 Areas.

Recommendation

That the Working Party indicates its views on a proposal to the Planning Committee to make Article 4 Directions for the Brampton and Watlands Park Conservation Areas as set out in the report .

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 both Conservation Areas. 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. Following consultation these are confirmed within 6 months otherwise it will no longer remain in force.

3.0 Proposed Article 4 Directions

3.1 Schedule A sets out the specific buildings for which it is proposed to remove certain permitted development rights in the Brampton Conservation Area, which officers feel is the minimum necessary to achieve the objectives of preserving and enhancing a

Conservation Area. Schedule B sets out the specific buildings for which it is proposed to remove certain permitted development rights in the Watlands Park Conservation Area. Schedules and maps showing properties will follow in a Supplementary report.

- 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 Areas. 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.

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 who will decide whether to confirm the Direction or not following consideration of any representations that are received.

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.