

Public Document Pack

Date of meeting Monday, 14th August, 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 - 22)
To make observations on new applications received.
- 5 CONSERVATION AND HERITAGE FUND** (Pages 23 - 24)
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 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 (Vice-Chair), Johnson, Naylor (Chair)



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and Turner

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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.

NOTE: THERE ARE NO FIRE DRILLS PLANNED FOR THIS EVENING SO IF THE FIRE ALARM DOES SOUND, PLEASE LEAVE THE BUILDING IMMEDIATELY FOLLOWING THE FIRE EXIT SIGNS. PLEASE **DO NOT** USE THE LIFTS.

COUNCIL CHAMBER: FIRE EXITS ARE AT THE REAR OF THE CHAMBER AT BOTH SIDES AND THIS IS THE SAME FOR OCCUPANTS OF THE PUBLIC GALLERY.

COMMITTEE ROOMS: EXIT VIA THE WAY YOU ARRIVED AT THE MEETING OR AT THE FAR END OF THE COUNCIL CHAMBER.

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CONSERVATION ADVISORY WORKING PARTY

Tuesday, 25th July, 2017
Time of Commencement: 6.30 pm

Present:-	Councillor Wenslie Naylor – in the Chair
Councillors	Miss J Cooper, Gardner and Johnson
Representing Outside Bodies	Mr D Broome – Newcastle Civic Society Dr S Fisher – Victorian Society Dr C Wakeling – Staffs Historic Buildings Trust
Officers	Louise Wallace
Apologies	Councillor(s) Turner

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 4 July, 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 applications listed below:-

75 High Street, Newcastle 17/00297/LBC

The Working Party has no objections to the proposal but views were expressed about the continuing proliferation of such development which could over time diminish the quality of the fine Georgian bay which is adjacent to this proposed development and an important element of the Listed Building.

6 Marsh Avenue, Newcastle 17/00547/FUL

The Working Party has no objections to the principle of the development but suggests that the design of the roof is rather grand for the style of the house at the rear and should be simplified by removing the elaborate coping stones from the design, which will also be more economical. The detail to the new window is welcomed.

Land rear of Old Post Office, Main Road, Betley 17/00437/FUL

The Working Party has no objections to the proposal in principle but wants the brick to match the garages opposite, the roof should be tile (contrary to what the application form

implies) to match the existing buildings and that the garage doors should be timber side opening to match garages opposite.

5. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR WENSLIE NAYLON
Chair

Meeting concluded at 7.20 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
17/00443/FUL	Mr J McPhaden 13 Well Street, Newcastle	Erection of single storey rear extension.	The WP had no objection to the proposal and indicated that the extension should be constructed in facing bricks and roof tiles that closely match the existing property.	Approved by delegated powers on 25 July 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00443/FUL
17/00452/ADV	Admiral Taverns The Butchers Arms, Church Street, Audley	Various illuminated and non-illuminated signs.	The WP objected to the proposed fascia as not appropriate and harmful to character and appearance of the property and surrounding Conservation Area. The Party did not consider that the sign was necessary given the other advertisement signs proposed but if necessary fascia sign on the front elevatio should be individually applied letters.	Permitted by delegated powers on 25 July 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00452/ADV

17/00489/DEEM3	NULBC Site adjacent to St Michaels Presbytery, Liverpool Road, Cross Heath	Advertisement hoarding	The WP had mixed views about the proposal. Some members did express reservations that the sign will detract from the setting of the Presbytery which is a Locally Important building due to its height and scale.	Approved by Planning Committee on 26 July 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00489/DEEM3
17/00467/FUL	Waldhuber Developments Ltd Hillcrest, The Holborn, Madeley	Replacement dwelling.	The WP was supportive of the scale, massing and design of the proposed replacement building but questioned the suitability of the appearance of the windows. They considered that careful control over the facing materials was necessary.	Permitted by delegated powers on 28 July 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00467/FUL
17/00087/LBC	Lime View, Main Road, Betley	Rear garden room, rear canopy and pizza oven.	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 WP 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.	Approved by delegated powers on 14 July 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00087/LBC

17/00163/FUL	Old Wood Betley	Erection of replacement detached building for storage with rest room and overnight accommodation above.	The WP had no objection to the proposal. They considered that the proposal would not have an adverse impact on the character and appearance of the Conservation Area as the materials proposed were acceptable and the building was not overly large inscale.	Refused by delegated powers on 18 July 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00163/FUL
17/00193/FUL	Land East of Home Farm, Keele Road, Keele	Erection of building used as an innovation and Leadership facility	The WP considered that the proposed building was a good example of modern architecture that responds to the landscape and works on the site. The relationship of the proposed building to Home Farm, which is on the Register of Locally Important Buildings and Structures, is considered to be acceptable. The use of blue brick as proposed is fully endorsed by the Working Party.	Approved by Planning Committee on 26 July 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00193/FUL
16/00798/LBC & 17/00796/OUT	Former Orme Centre, Orme Road Newcastle	Demolition of curtilage listed buildings, conversion of existing buildings into student accommodation and erection of new building.	See minutes from 7 th Feb 2017.	Approved by Planning Committee on 26 July 2017 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00796/OUT

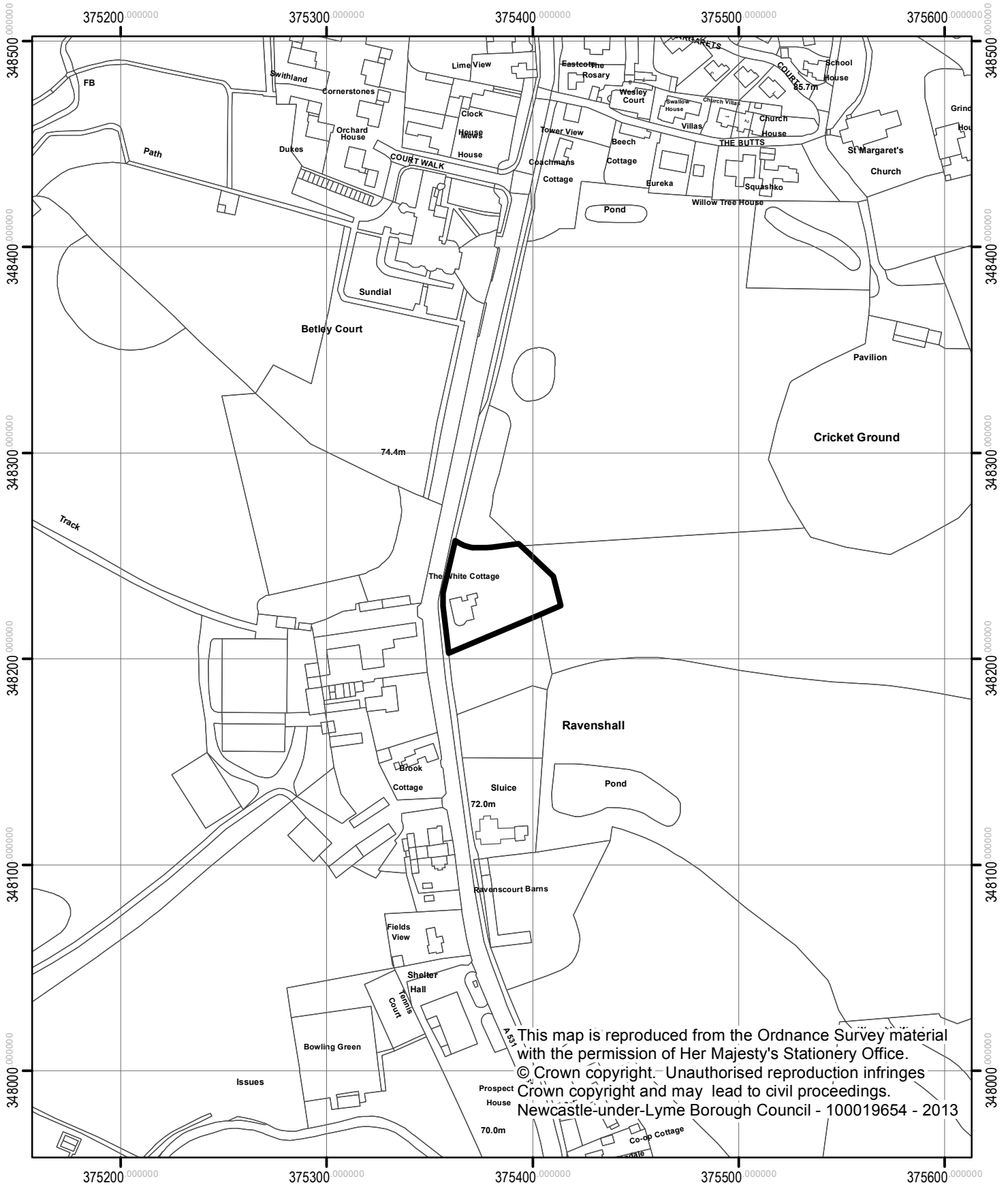
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CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Link
17/00565/FUL	White Cottage, Main Road, Betley Mr R Mason	Replace existing garage with an oak frame, pitched roof garage	Within Betley Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00565/FUL
17/00585/FUL	32 The Village, Keele Ms Kathleen Davies	Demolition of existing dilapidated outbuilding forming garage and store room and erection of replacement outbuilding forming hobby room, tool store and carport.	Within Keele Conservation Area and adjacent to Grade II Listed Building.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00585/FUL
17/00575/ADV	York Place Shopping Mall, Merrial Street, Newcastle	Proposed change of signage to entrances on Merrial Street and Ironmarket	Within Newcastle Town Centre Conservation	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00575/ADV
17/00637/FUL	Land bound by Ryecroft, Rye Bank, Merrial Street, Corporation Street and Liverpool Road, Newcastle. HDD (Newcastle under Lyme) Ltd	Demolition of existing buildings and construction of mixed use development comprising student accommodation, retail shops, food & drink and leisure services, financial and professional services, car park, landscaping, highway improvements including to Corporation St, and other associated works.	Affecting the setting of Grade II* and II Buildings and adjacent to the boundaries of Newcastle Town Centre Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00637/FUL
17/00644/ADV	51 Ironmarket Newcastle Clive Ward Partnership	Proposed fascia sign	Within Newcastle town centre Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00644/ADV

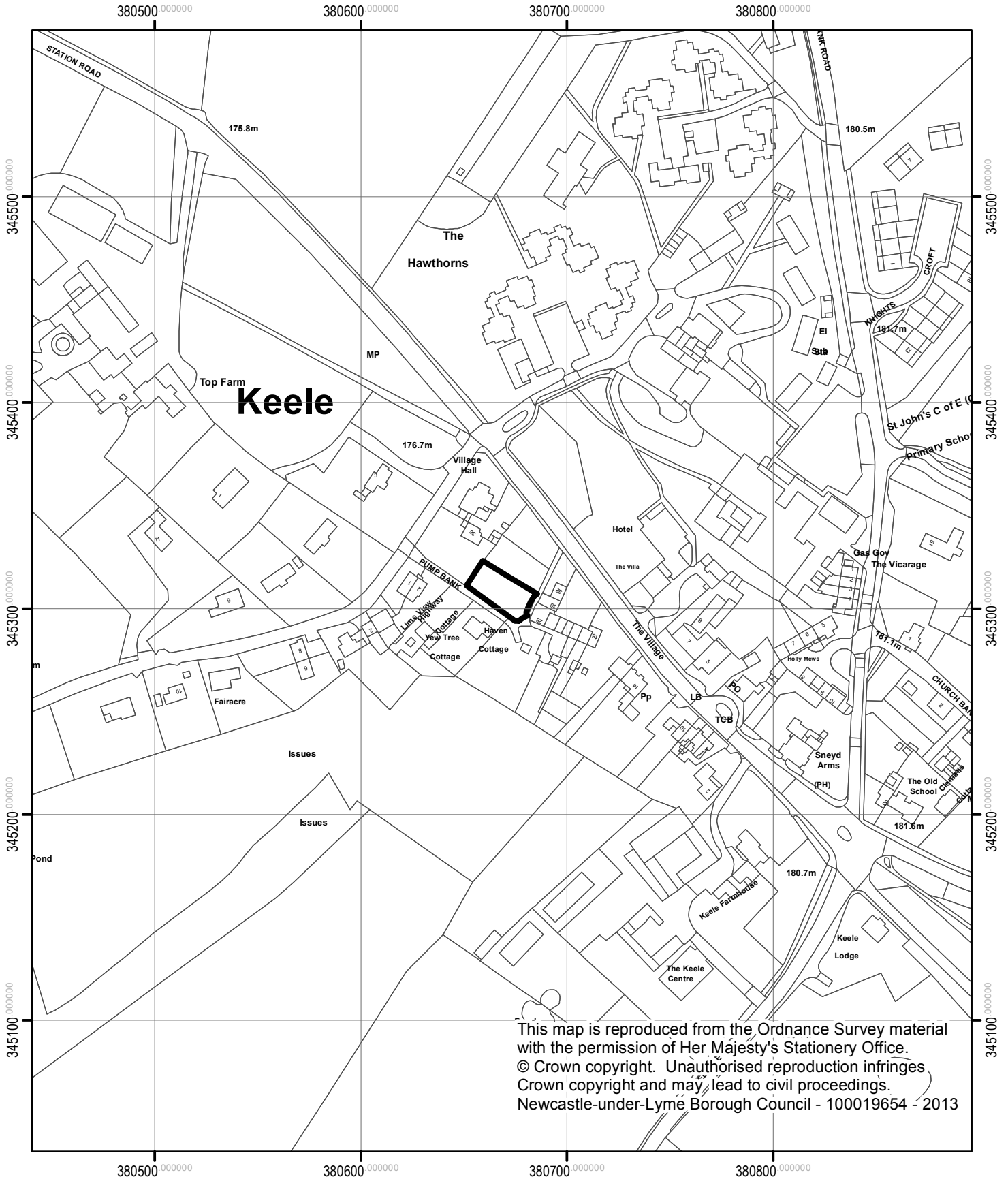
17/00638/ADV	51 High Street, Newcastle	Replacement fascia sign.	Within Newcastle Town Centre Conservation and affecting a Grade II Listed Building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00638/ADV dick
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17/00565/FUL
White Cottage
Main Road Betley



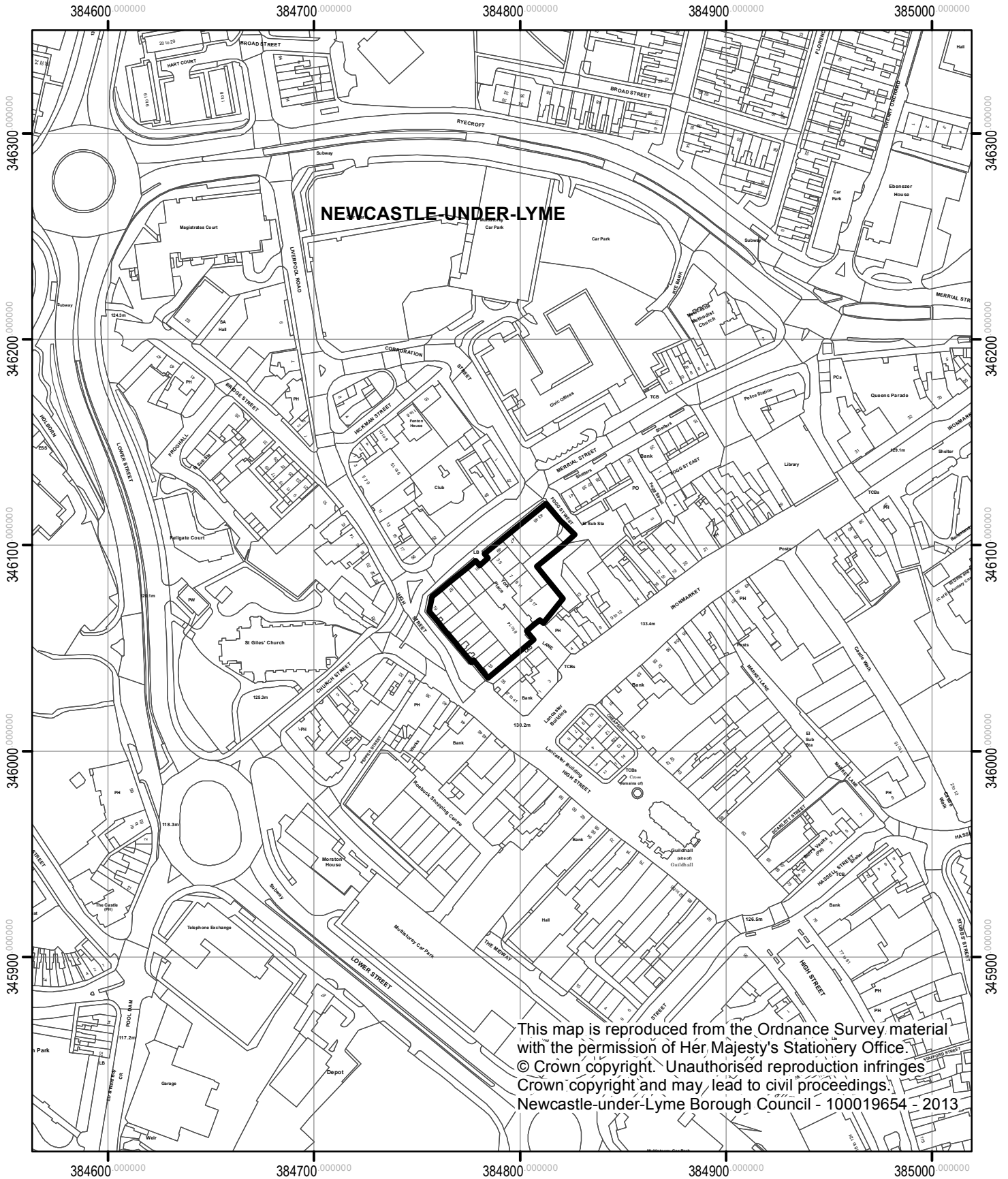
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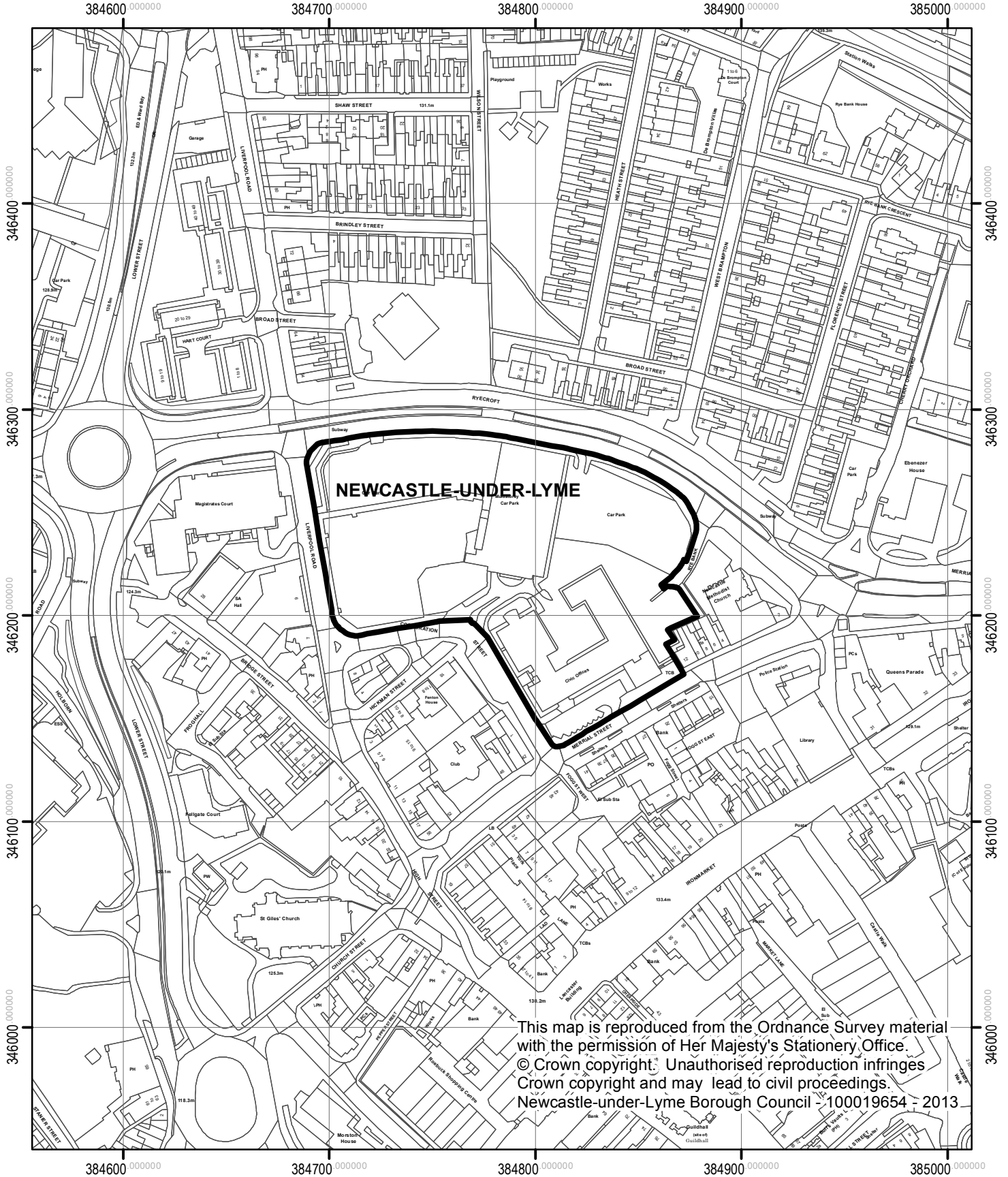
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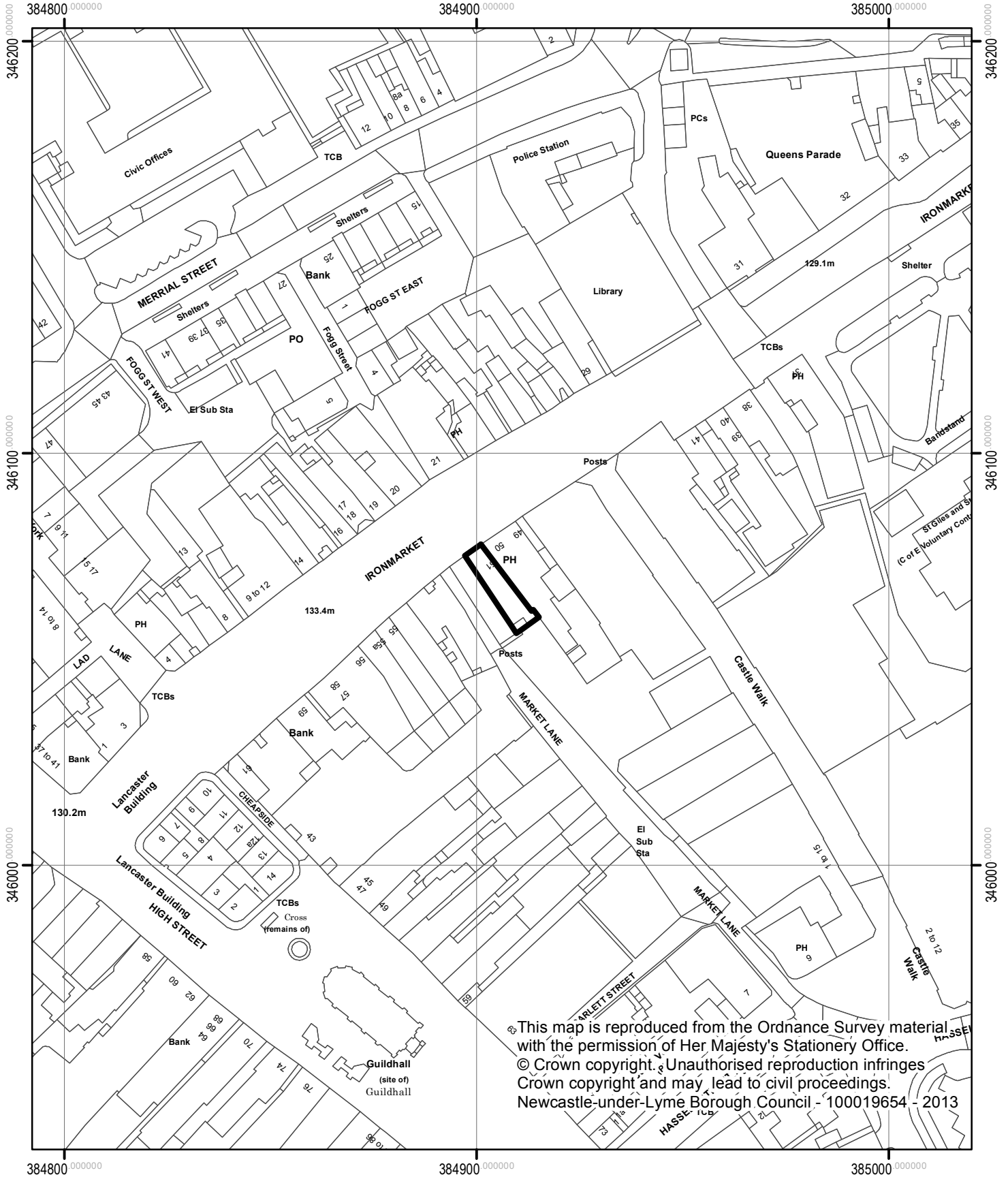
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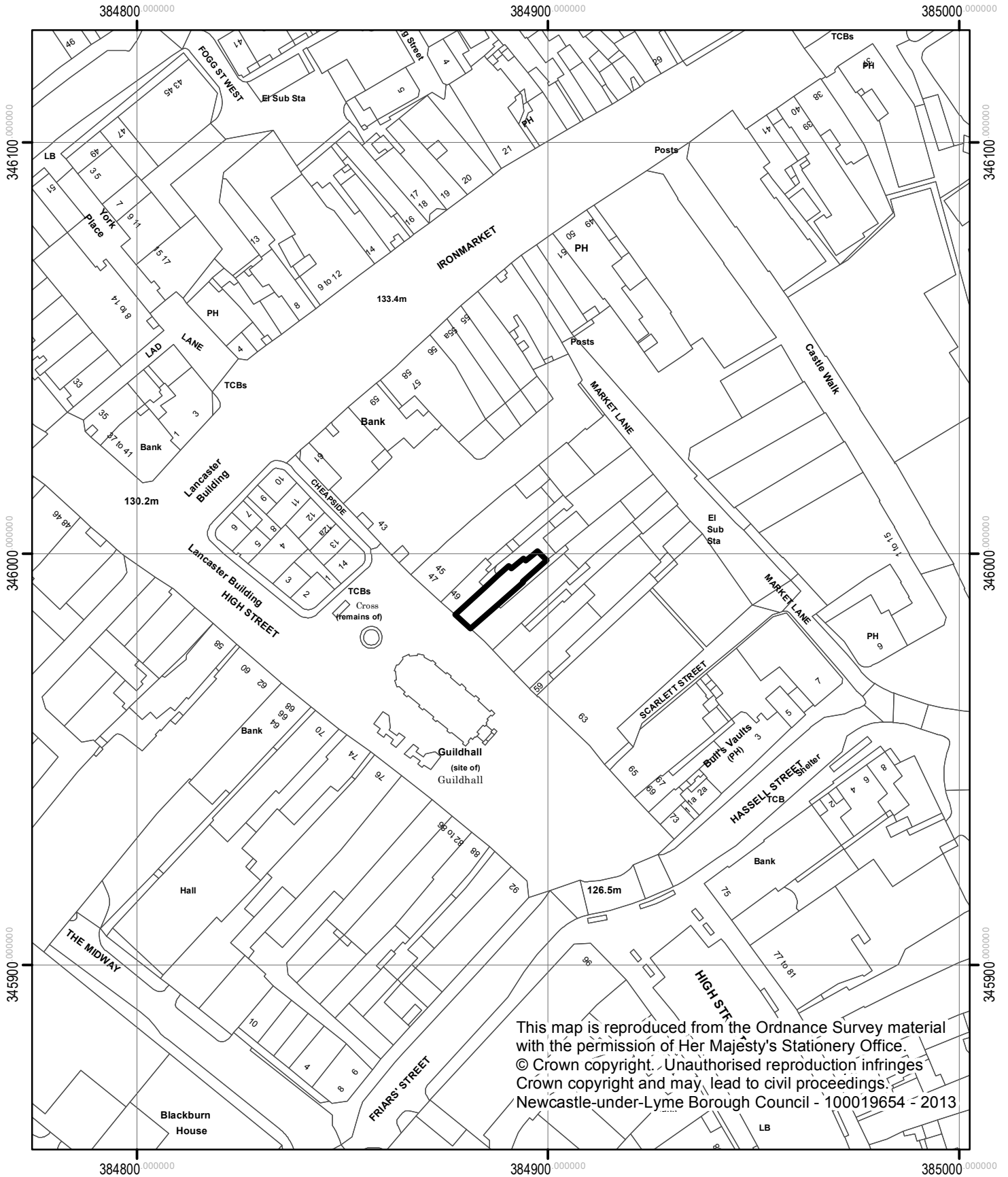
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Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – 17 Curzon Street, Basford (Ref: 17/18002/HBG)

RECOMMENDATION:

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

£1,042 is offered for repairs to sash windows at 17 Curzon Street, subject to an appropriate second quotation being received and that any grant offered is 10% of the lowest quotation and includes the standard conditions.

Purpose of report

To inform the Working Party of an application for financial assistance towards the cost of the repair of sash windows at this property and give the Working Party an opportunity to express its views on that application.

This property is part of a terrace within Basford Conservation Area. Curzon Street is a 10 property terrace built from smooth red brick with each property comprising of a front bay window, front door, one large and one small first floor window, one large mid sloped dormer window with timber cladding in a gable and one small half dormer window in a multi strutted half gable. Many retain their original sash windows. The owner wishes to repair the existing sash windows and has a detailed quotation from a contractor known for good conservation repair of timber windows. There are 14 sash windows each requiring slightly different repairs but all will be overhauled where necessary to ensure fully working sash windows.

The total cost of the works from the first quotation is estimated at £10,425 including VAT. The works are eligible for a grant up to 10% of the total cost because the building is an historic building within a Conservation Area. The works are proposed to be undertaken in September 2017.

The applicant is currently seeking a second quotation and whilst this is proving difficult, prior to any grant being offered, the council will ensure that the quotation is competitive and any grant offered will be 10% of the lowest quotation.

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 £27,000 in the Fund allowing for commitments.

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