

To the Chair and Members
of the
**CONSERVATION ADVISORY
WORKING PARTY**

Mr G Durham
74222
GD/EVB – R82/48

4 January 2008

Dear Sir/Madam

A meeting of the **CONSERVATION ADVISORY WORKING PARTY** will be held in the **COUNCIL CHAMBER, CIVIC OFFICES, MERRIAL STREET, NEWCASTLE** on **TUESDAY, 15 JANUARY 2008** at **7.00pm**.

AGENDA

1. Minutes of previous meetings.
2. Minutes of meeting held on 11 December 2007 (copy attached for non-Council Members information).
3. To consider the attached reports at Appendix A and B (blue and salmon paper).
4. To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the Officer.
5. To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act 1972.

Yours faithfully

A CAMPBELL

Democratic Services Manager

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

APPENDIX 'A'

Reference	Location and Applicant	Development	Working Party Comments	Planning Decision and Comments made with regard to Conservation Areas
07/347/LBC	Bradwell Lodge, Porthill Bank, Newcastle	Internal and external alterations to provide improved access for the disabled	No objections subject to the finish and colour of all external materials being sympathetic to the existing Lodge	Permitted by Committee 19/06/07. 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 are attached to the agenda (pink paper).
07/897/FUL	81 High Street, Newcastle Newcastle Pet Supplies Ltd	Roller shutter to front window and doorway	Members expressed concerns at the inappropriate design of the shutters. A 'perforated' design would be preferred.	Refused under Delegated Powers 03/12/07.
07/900/FUL	Lymewood Cottage, 1 The Green, Clayton Mr P Leigh	Conversion of garage and workshop to form dwelling	Recommend refusal. Members expressed concerns at the likely adverse impact of the proposal on the Conservation Area.	Refused under Delegated Powers 23/11/07.
07/950/ADV	Co-op Bank, 31 High Street, Newcastle, Staffs C WS Retail Financial Services	Two internally illuminated fascia signs	No comments	Split Decision. Decided under Delegated Powers 12/11/07.
07/956/LBC & 07/957/FUL	10 King Street, Newcastle Tomorrow Pension Trustees Ltd	Repairs and refurbishment to the rear elevation and conversion of existing store to kitchen	Concerns were expressed at the likely adverse impact of this proposal on the character of the Listed Building. Officers should negotiate significant amendments to the scheme that respect the Listed Building.	Refused under Delegated Powers 10/12/07.

Reference	Location and Applicant	Development	Working Party Comments	Planning Decision and Comments made with regard to Conservation Areas
07/958/LBC	Keele Hall, Keele University Mr G Williams. CFM Estates University of Keele	Installation of platform lift between lower and principal ground floor	Members welcomed the design element of the proposal and the efforts made by the applicant to make it visually unobtrusive.	Permitted. Under Delegated Powers 17/11/07.
07/965/LBC	Old Hall, Poolside, Madeley Mr G White	Internal and external alterations	No objections subject to careful control over materials, detailing and finishes that are worthy of this very interesting and historic Madeley building	Permitted by Committee 04/12/07.

CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Ward Councillors
07/1043/OUT	Gaunts Hatch, 45 Sandy Lane, Newcastle Jaram Developments Ltd	Demolition of existing dwelling and outbuilding and erection of a single building for occupation by senior persons in ten apartments together with warden accommodation	The proposal may affect the setting of the Brampton Conservation Area	Councillor S Tagg Councillor I Matthews Councillor S Holland
07/1044/FUL	21 Crown Bank, Talke Mr G Bunn	Installation of front and rear dormer windows	The proposal affects the Talke Conservation Area	Councillor D Daniels Councillor R Slater
07/1047/FUL	Maple Court 14 Sidmouth Avenue, Newcastle Mr & Mrs Haynes	Rear Conservatory	Within the Brampton Conservation Area	Councillor S Tagg Councillor I Matthews Councillor S Holland
07/1069/FUL	Holy Trinity Community Centre, London Road, Newcastle Holy Trinity Community Centre	Proposed smoking shelter	Affects the Newcastle Town Centre Conservation area & may affect the setting of a Listed Building (Holy Trinity Church)	Councillor D Clarke Councillor Mrs E Shenton

NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

**SUPPLEMENTARY REPORT OF THE EXECUTIVE TEAM TO THE
CONSERVATION ADVISORY WORKING PARTY**

15 January 2008

1. **NEWCASTLE TOWN CENTRE CONSERVATION AREA APPRAISAL AND MANAGEMENT
PLAN (MIN 926/07)**

Purpose

To inform Members of progress on the preparation of the Newcastle Town Centre Conservation Area Appraisal and Management Plan and to seek comments to be reported to the Planning Committee.

Background

The Council resolved in March 2007 to undertake a rolling programme of Appraisals and Management Plans for the 20 Conservation Areas in the Borough and contracted the Conservation Studio, consultants, at the end of July 2007 to develop Conservation Area Appraisal and Management Plans for Newcastle Town Centre and Betley Conservation Areas. The draft proposals for the Town Centre Conservation Area were completed in late November and the aim is to begin consultation on it with a public open meeting, to be held in Committee Room 1 in the Civic Offices, probably from 6:00pm on 31 January 2008.

The draft Appraisal outlines the special character and appearance of the Town Centre Conservation Area, defines its important architectural or historic elements or features and highlights the key positive, negative or neutral aspects within the area.

The draft Management Plan seeks to preserve or enhance the special character and appearance of the Conservation Area and assist in managing change without compromising the quality of the historic environment. It is not just about preservation, because all places will change and evolve, but also enhancement and Members know that the Council is committed to the enhancement and improvement of all the Conservation Areas in the Borough. Although, the document, when published, will have limited weight for Development Control purposes unless supported by a Supplementary Planning Document (SPD), it will become a material consideration in determining planning applications or at appeal.

Planning Committee on 27 November 2007 resolved that work should start immediately on preparing a Supplementary Planning Document (SPD) on the Town Centre to take forward the Council's strategy and that four other process are underway to help deliver other aspects of the strategy: -

- North Staffordshire Design SPD;
- Conservation and Heritage SPD;
- Town Centre Conservation Area Appraisal and Management Plan; and
- Town Centre Public Realm Strategy.

Many of the main issues and considerations about the design and specific policies to control development within the Conservation Area are set out in National Policy Guidance, the Development Plan Policies, either saved from the adopted Newcastle-under-Lyme Local Plan 2011 or as part of the Local Development Framework.

Members will recall that the Basford and Butterton Conservation Areas were designated on 31 January 2006 and Basford Conservation Area was extended to include properties on the north side of Sidney Street on 21

August 2007. Conservation Area Appraisals were undertaken in draft as part of the designation process and the completed Conservation Area Appraisal and Management Plans, produced in November 2007, seek to protect the special character and appearance of the two areas. The documents will be circulated to Members of the Planning Committee and Conservation Advisory Working, other Members, Officers and put on the Council's Website.

The informal views of Cabinet have been incorporated in this report and any views you may have will be reported to the Planning Committee on 22 January 2008.

Consultation

The consultation exercise beginning effectively from your consideration of this report and with a stakeholder meeting, by invitation, on 31 January 2008, and will continue for a period about six weeks until the end of February 2008 as the deadline for the receipt of representations. The results of the consultations and the amended Newcastle Town Centre Conservation Area Appraisal and Management Plan will be reported to you as soon as possible after this date. Members' individual comments/representations sent to the Executive Director of Regeneration and Development, in the meantime, will be valuable and welcomed. The aim is to report the Newcastle-under-Lyme Town Centre Conservation Area Appraisal and Management Plan for approval in the New Year.

Copies of the Plan will be placed in the Members Room at your meeting and on the Council's Website for Members and the public to view and make comments or representations, should they so wish, and copies of the document will be sent to various consultees, such as Staffordshire County Council, the Civic Society, the Chamber of Trade and other organisations and amenity groups for the same reason.

Main Issues

The draft Appraisal, based on an analysis of location and landscape setting, historic development and archaeology, spatial analysis and the buildings of the Conservation Area identifies seven character areas: -

- | | | |
|----|---|----------------------------------|
| 1. | Town Centre | Ironmarket and High Street; |
| 2. | St Giles' Church, Church Street, Bridge Street and part of High Street; | |
| 3. | Georgian suburbs | Queen Street and King Street; |
| 4. | 19 th century expansion | Barracks Road and Well Street; |
| 5. | 20 th century municipal growth | Merrial Street; |
| 6. | Recent development | Castle Walk and the Bus Station; |
| 7. | 1960s development | The Midway and Paradise Street. |

For each of the seven areas the key positive and negative features are identified, briefly summarised and main issues serve to inform the recommendations of the Management Plan.

The draft Management Plan, based on the Appraisal, identifies 17 general actions and 7 specific recommendations necessary to preserve and enhance the special character and appearance of the Conservation Area and a programme for implementing the actions. These draft actions set out for consultation are:

“Action 1: The Borough Council will adopt a consistent and liberal interpretation of what it considers to be a material change.

Action 2: The Borough Council will use Article 4 Directions where there is evidence that permitted development is having a negative effect on the character of a conservation area.

Action 3: The Borough Council will promote consistent decision making by providing training opportunities

for the decision makers.

Action 4: The Council will develop an Enforcement Strategy to explain the circumstances in which various forms of action are taken and the priority that is given to the historic environment.

Action 5: The Borough Council will reinforce and support the role of the Heritage and Design Champion for the Borough of Newcastle-under-Lyme.

Action 6: The Borough Council has placed information on its website on listed buildings and on the conservation areas in the Borough and this information should be updated and expanded as necessary.

Action 7: The Borough Council will ensure that information is available to enable communities to understand the significance of their conservation areas and the consequences of living and working within them. In addition to the information on the website, this could be achieved by the production of written guidance, public meetings, and public exhibition.

Action 8: The Borough Council will take steps to explain its planning decisions in greater detail where they are contrary to the advice of the Conservation Advisory Working Party or the parish councils.

Action 9: The Council will continue supporting the Conservation Advisory Working Party and will ensure that it is given the opportunity of commenting on all applications affecting the historic environment in the Borough.

Action 10: The Council will extend and update its range of published guidance to include guidance on specific topics, particularly those specified above.

Action 11: The Borough Council will continue to promote the historic environment and will ensure that adequate policies are included in the emerging LDF and accompanying documents.

Action 12: The Borough Council will continue to assess applications for Listed Building Consent in line with Borough Council policy and guidance provided in PPG15 including the preparation, where appropriate, of an archaeological evaluation.

Action 13: The Borough Council will ensure that resources are allocated to the preparation of a Local List including:

- Adopting appropriate criteria;
- Including provision for local listing in planning policy;
- Involving communities in the selection of buildings and structures.

Action 14: The Council will ensure that local publicity for conservation areas will make clear the consequences of designation including the presumption in favour of retaining positive buildings.

Action 15: Applications for the demolition of any 'positive' building in a conservation area will be assessed in a similar way to applications to demolish a listed building, and the applicant will be expected to demonstrate why the building is beyond economic repair, and to prove that it has been offered on the open market as an alternative to demolition.

Action 16: The Borough Council will continue to carefully control all conservation areas within the Borough including reviewing their boundaries, providing Character Appraisals with Management Proposals on a five year cycle, and considering new areas for designation.

Action 17: The Borough Council will continue to monitor applications for development which affect Scheduled Monuments or sites of archaeological potential extremely carefully, and such applications may be

refused if it appears that the archaeological site is under threat in any way.”

The 7 specific draft recommendations for consultation are:-

“Recommendation 1: Draw up a Management Plan for St George’s churchyard to identify areas of concern and provide a schedule of necessary maintenance and possible improvements.

Recommendation 2: The preparation of a detailed and costed Management Plan is urgently needed to raise funds and provide an impetus to action arising from the first recommendation. The preservation of the present eco-system is vitally important.

Recommendation 3: The Borough Council will continue to maintain Queen’s Gardens including supporting efforts to raise funding for the repairs to Queen Victoria’s statue.

Recommendation 4: The Borough Council will prepare a Shop Front Design Guide, and update the existing guidance on Security Shutters.

Recommendation 5: After consulting the local community, the Borough Council will draw up a Local List for the Newcastle Town Centre Conservation Area.

Recommendation 6: Following more detailed survey work, and an assessment of vacancy levels and necessary repairs, the Borough Council could consider applying for a Townscape Heritage Initiative (THI) grant scheme to the HLF, to provide a three year grant programme.

Recommendation 7: An Article 4 (2) Direction is served to encompass nos. 1-27 Well Street (which are also recommended for Local Listing due to the high survival of original details), nos. 54-82, Garden Street and some of the residential properties in London Road.”

Financial Implications

The cost of preparing the Newcastle Town Centre Conservation Area Appraisal and Management Plan at about £10,000 is well within the budget of £95,000 set aside from Planning Delivery Grant to undertake for the programme of conservation work approved by Cabinet in March of this year.

Implementing the actions and recommendations will have resource implications that are capable of being funded from within the existing budget.

Outcomes Linked to Corporate Priorities

The Conservation Area Appraisal and Management Plan Programme accords with the Corporate Priorities 2007-12, “Creating a Borough of Opportunity”, the preparation of character appraisals is a Best Value Performance Indicator and meets the recommendations of English Heritage and National Guidance (Planning Policy Guidance 15: Planning and the Historic Environment) on the Council’s duty to ensure the preservation or enhancement of the Conservation Areas in the Borough.

Conclusions

The draft Town Centre Conservation Area Appraisal divides the Town Centre into seven character areas and identifies the key positive and negative features for each of these areas. It briefly summarises the main issues to be used to inform the recommended actions in the Management Plan.

The draft Management Plan identifies 17 general actions and 7 specific recommendations necessary to preserve and enhance the special character and appearance of the Conservation Area and a programme for

implementing the actions. The Plan recommends a three-year delivery programme, which clearly has resource implications and Members will recognise good progress has been made already on a number of the recommended actions.

Copies of the draft Town Centre Conservation Area Appraisal and Management Plan will be available in the Members Room, and put on the Council's Website and it is recommended that it is used for consultation purposes, as set out above. Members may make their individual comments, should they so wish, to the Executive Director of Regeneration and Development.

DECISION REQUIRED

What comments do you wish to make to the Planning Committee?

NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

SUPPLEMENTARY REPORT OF THE EXECUTIVE TEAM TO THE
CONSERVATION ADVISORY WORKING PARTY

15th January 2008

2. CONSERVATION AREA APPRAISAL AND MANAGEMENT PLANS (MINUTE 926/07).

A Supplementary Report will be put to your meeting asking for your Committee's views on a programme for the preparation of Conservation Area Appraisal and Management Plans for the Conservation Areas of the Borough. Your views would be reported to the Planning Committee on 22nd January 2008.

The programme would affect all Conservation Area in the Borough as set out in Table 1 below.

Audley	1976	Maer	1970
Basford	2006: extended 2007	Mucklestone	1977
Betley	1970	Newcastle Town Centre	1973: extended 2000
The Brampton	1984	Shropshire Union Canal	1984
Butterton	2006	Silverdale	1993
Clayton	1992	Stubbs Walk	1993
Keele	1989	Talke	2000
Keele Hall	1993	Trent and Mersey Canal	1988
Kidsgrove	1997	Whitmore	1971
Madeley	1972	Wolstanton	1993: extended 1997

Background Information

JVBB

Date 10th and 11th December 2007.

Revised **24th December 2007: 3rd - 4th January 2008.**

File 616/50