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Date of meeting Tuesday, 29th January, 2013
Time 7.00 pm
Venue Committee Room 1. Civic Offices, Merrial Street,
Newcastle-under-Lyme, Staffs ST5 2AG
Contact Geoff Durham

Conservation Advisory Working Party

AGENDA

PART 1- OPEN AGENDA

- 1 Apologies**
- 2 DECLARATIONS OF INTEREST**
To receive Declarations of Interest from Members on items included in this agenda
- 3 MINUTES OF THE PREVIOUS MEETING HELD ON 8TH (Pages 1 - 2)**
JANUARY 2013
To agree as a correct record, the minutes of the meeting held on 8th January 2013.
- 4 PREVIOUSLY CONSIDERED APPLICATIONS (Pages 3 - 4)**
To receive the decisions of applications which have been previously considered by this Working Party
- 5 NEW APPLICATIONS RECEIVED (Pages 5 - 6)**
To make observations on new applications received.
- 6 CONSERVATION AND HERITAGE FUND (Pages 7 - 8)**
To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the officer
- 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 Allport, Mrs Burnett (Chair), Miss Cooper (Vice-Chair), Robinson and Wilkes

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

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

CONSERVATION ADVISORY WORKING PARTY

Tuesday 8 January 2013

Present:- Councillor Mrs G Burnett – in the Chair

Councillors Allport, Miss Cooper, Robinson and Wilkes

Representing Mr L Chatterton – Newcastle Civic Society
Outside Bodies: Mrs C Henshaw – Staffordshire Historic Buildings Trust
Mr R Manning – North Staffs Society of Architects
Mr R Redgewell - Newcastle Civic Society

1. APOLOGIES FOR ABSENCE

None were received.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES OF PREVIOUS MEETING

Resolved:- That the minutes of the previous meeting held on 20 November 2012 be agreed as a correct record.

4. PREVIOUSLY CONSIDERED APPLICATIONS

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

5. 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>
12/00686/FUL	Derwent House, Brampton Road, Newcastle. Mr A Golash. Proposed two storey side and rear extension, single storey extension and external alterations.	No objections.
12/00703/FUL & 12/00704/LBC	12 Ironmarket, Newcastle. Mr G Morrey. Various advertisement signage including projecting flag and clock.	No objections to the signage but the Working Party would like to request that the number of the property is posted on the fascia somewhere so it can be easily identified.

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12/00773/FUL	Yew Tree Farm, Aston. Mr A Lloyd. Demolition of existing barn with replacement garage and boundary fence.	No objections to the proposed garage/store but roof tiles should match the farmhouse and outbuildings.
12/00605/FUL	Lymewood Cottage, The Green, Clayton. Mr & Mrs Mickleburgh. Single storey side extension.	No objections.
12/00774/FUL	Little Paddocks, Bent Lane, Whitmore, Staffs. Mr J D Lloyd. Detached garage, garden and log store.	No objections to garage/store, but the Working Party were concerned that the orientation of the proposal did not allow for vehicular access from the driveway.
12/00799/FUL	The Hawthorns, Keele University, Quarry Bank Road, Keele. Proposed standby generator housing and associated compound.	The Working Party felt that the proposal would be harmful to views into and out of the Conservation Area, given the nature of the development, being unsightly and inappropriate and so close to the road edge. Ideally the proposal should be positioned as in Option 1. It was also concerned about environmental and noise pollution and traffic problems during consideration.

MRS G BURNETT
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
12/00686/FUL	Derwent House, Brampton Road, Newcastle	Proposed two storey side and rear extensions and alterations	No objections	Permitted under delegated powers 10.1.13 www.newcastle-staffs.gov.uk/planning/derwent
12/00703/ADV	12 Ironmarket, Newcastle	Advertisements, projecting sign and clock	No objections to the signage but the WP would like to request that the number is posted on the fascia so it can be identified.	Permitted under delegated powers 12.12.12 www.newcastle-staffs.gov.uk/planning/12ironmarket

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CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Link
12/00822/LBC	Mow House Farmhouse, Church Lane Mow Cop Mrs Hilton	Internal alterations	Affects a Grade II 18 th century listed farmhouse.	http://www.newcastle-staffs.gov.uk/planning/mowhouse
12/00814/FUL & 12/00816/LBC	Woodshutts Farm, Second Avenue, Kidsgrove	Two storey extension and internal alterations.	Affects a 16 th century Grade II listed farmhouse with 19 th century elevations.	http://www.newcastle-staffs.gov.uk/planning/woodshutts
12/00825/LBC	109 Chapel Lane, Knighton, Market Drayton	Proposed single storey extension to former chapel	Affects a Grade II listed former chapel.	http://www.newcastle-staffs.gov.uk/planning/109chapel2
12/00794/FUL & 13/00039/LBC	Lime View, Main Road, Betley	Erection of ground floor extension and internal alterations	Affects a Grade II listed building and Within Betley Conservation Area	http://www.newcastle-staffs.gov.uk/planning/limeview

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

Purpose of report

To consider an application for financial assistance towards the cost of the repair of the following building of special architectural and historic interest.

Mow House Farmhouse, Church Lane, Mow Cop, (Ref: 12/13004/HBG)

Mow House Farmhouse is an 18th Century farmhouse with some 20th Century alterations. Some windows had been replaced (20th Century), but with timber in an appropriate style, gutters were incrementally changed to plastic and the lower part of the staircase handrails have been removed (probably by a previous farmer). Subsequently an owner in about 2005 began to make some other changes of which some are the subject of an enforcement notice, principally the alteration of the windows again but with an inappropriate style and finish. The other issues remain and a new owner plans to deal with all of these outstanding issues and make the house habitable. They will replace the unauthorised windows as a priority at their own cost.

New owners are applying for a grant towards the cost of reinstating the lost staircase in oak, dealing with the woodworm in the upper floor roof joists, replacing all rainwater goods with cast iron and repairing the 18th Century original windows on the second (attic floor).

The cost of the work including VAT is £10,495 of which all is eligible work. As the house is a listed building, the work is eligible for a grant of £2,100, 20% of the cost.

Financial Implications

There is sufficient funding to meet this grant application at approximately £64,000 in the fund, which allows for commitments.

Conclusions

This grant application meets all the Council's criteria for the repair and restoration of the heritage asset. The views of the Conservation Advisory Working Party will be reported to the Planning Committee.

RECOMMENDATION:

That the Conservation Advisory Working Party recommends that the Planning Committee approve a grant of £2,100 for Mow House Farmhouse, Church Lane, Mow Cop, subject to the appropriate standard conditions.

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