



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

**CONSERVATION ADVISORY WORKING PARTY**

**Tuesday 18 June 2013**

**Present:-** Councillor Mrs Gillian Burnett – in the Chair  
Councillors Allport, Miss Cooper, Robinson and Wilkes  
Representing Mr L Chatterton – Newcastle Civic Society  
Outside Bodies Mr R Redgewell – Newcastle Civic Society  
Mr F Colella – Staffordshire Parks and Gardens Trust

**1. APOLOGIES FOR ABSENCE**

Apologies were received from Mrs C Henshaw.

**2. DECLARATIONS OF INTEREST**

There were none.

**3. MINUTES OF PREVIOUS MEETINGS**

**Resolved:-** That the minutes of the previous meeting held on 28 May 2013 be agreed as a correct record.

**4. PREVIOUSLY CONSIDERED APPLICATIONS**

**Resolved:-** That the decisions on applications previously 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>
13/00340/FUL	War Memorial, Maer. Maer Parish Council. Replacement access steps to memorial with handrails and erection of dwarf retaining wall.	No objections.
13/00387/FUL	28 Hardingswood, Kidsgrove. Mr Stanworth. Single storey side extension.	No objections.
13/00399/FUL	Holy Trinity Church, London Road, Newcastle. Rev P Griffin. Variation of application 12/00157/FUL to change railings	No objections.

and to allow gate to open  
outwards.

13/00403/FUL

Whitmore Hall, Three Mile Lane,  
Whitmore.  
Mr G Cavenagh-Mainwaring.  
Proposed use of Whitmore Hall  
and its cartilage as a wedding  
venue.

The Working Party did not object in principle to the use of the hall and grounds as a wedding venue but had concerns that they could not make a proper assessment due to the lack of information. Especially in relation to the potential harm that could be caused with car parking for up to 100 cars, i.e. damage to the gardens, verges and tree roots and parts of the house and its interior. The Working Party also felt that the view from the church to the Hall should not be interrupted with a marquee, however temporary, and that it should be located to the side or rear of the Hall. A more comprehensive case should be put forward using the English Heritage guidance on hospitality events to show that full care and consideration has been given towards the management of such events at this important heritage asset.

13/00407/FUL

12 Sidmouth Avenue,  
Newcastle.  
Mr S Lewis.  
Single storey rear extension.

No objections.

13/00408/FUL &  
13/00409/ADV

17 Ironmarket, Newcastle.  
William Hill Organisation Ltd.  
Installation of new shop front  
and illuminated fascia sign and  
projecting sign.

The Working Party would like a note added to the decision notice that a letter box be provided at a higher level and that the number of the property is displayed on the

		fascia board or door.
13/00412/FUL	6 North Street, Stubbs Walk. Mr J McGourlay. Single storey extension.	No objections.
13/00441/FUL	Field House, Main Road, Betley. Mr G Shufflebotham. Demolition/removal of existing attached garage and garden shed and erection of two storey extension to side of existing dwelling.	No objections.
13/00451/FUL	Former Mellards Warehouse, Market Lane, Newcastle. Mr B Mercer. Proposed brick wall and galvanised steel railings to yard with vehicular and pedestrian access gates.	No objections.

**MRS G BURNETT**  
**Chair**

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**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
13/00279/FUL	28 The Village, Keele	Single storey extension	No objections	Permitted under delegated powers on 10 <sup>th</sup> June 2013 <a href="http://www.newcastle-staffs.gov.uk/planning/28village">http://www.newcastle-staffs.gov.uk/planning/28village</a>
13/00297/ADV	Keele University, Keele	Various advertisement signs	No objections	Permitted under delegated powers on 17 <sup>th</sup> June 2013 <a href="http://www.newcastle-staffs.gov.uk/planning/keelesigns2">http://www.newcastle-staffs.gov.uk/planning/keelesigns2</a>
13/00328/LBC	33-34 Tryley Cottage, Tryley	Replacement windows/doors porch and timber cover to cellar and replace greenhouse with shed.	The working party had no objections to changes proposed to the property: however, felt that the erection of a shed will have negative impact on setting of listed building and conservation area. The working party suggested a lean-to store against the wall might be more acceptable.	Permitted under delegated powers on 18 <sup>th</sup> June 2013 <a href="http://www.newcastle-staffs.gov.uk/planning/33tryleylocks">http://www.newcastle-staffs.gov.uk/planning/33tryleylocks</a>
13/00353/TDET	Footpath, 5 King St, Newcastle	Telecommunications cabinet	No objections	Permitted under delegated powers on 20 <sup>th</sup> June 2013 <a href="http://www.newcastle-staffs.gov.uk/planning/cabinet1">http://www.newcastle-staffs.gov.uk/planning/cabinet1</a>

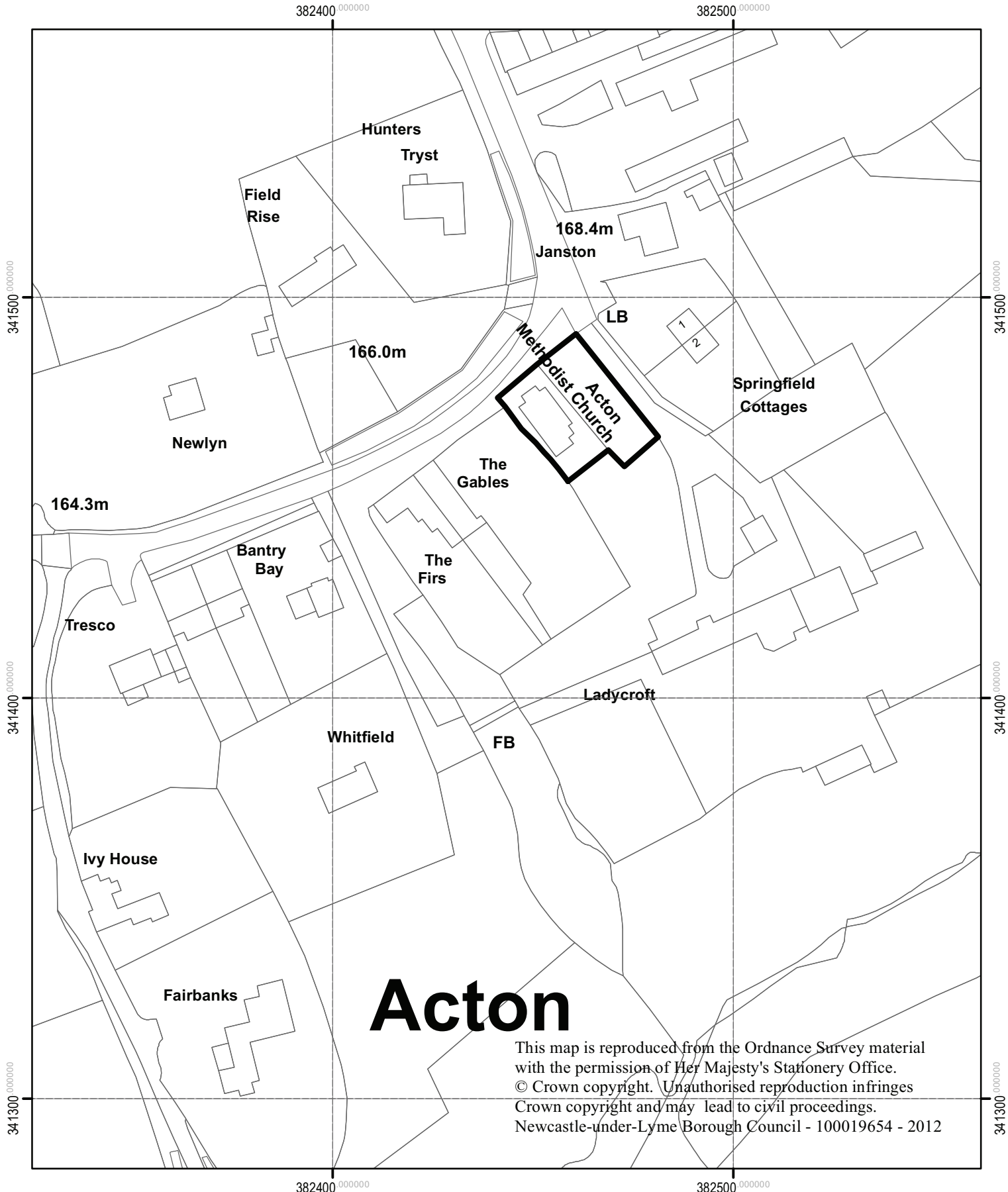
13/00352/TDET	Land adj 21 Ironmarket	Telecommunications cabinet	No objections but recommends that the reduce the ipact of street clutter, cabinet should be located on same side of street as existing cabinet.	Permitted under delegated powers on 20 <sup>th</sup> June 2013 <a href="http://www.newcastle-staffs.gov.uk/planning/cabinet2">http://www.newcastle-staffs.gov.uk/planning/cabinet2</a>
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**CONSERVATION ADVISORY WORKING PARTY**

Reference	Location and Applicant	Development	Remarks	Link
13/00466/FUL	The Old Church, Acton, Newcastle Mr S Glass	Erection of detached double garage	Building is on Register of Locally Important Buildings	<a href="http://www.newcastle-staffs.gov.uk/planning/churchacton">http://www.newcastle-staffs.gov.uk/planning/churchacton</a>
13/00470 & 13/00471/LBC	7 Birches Farm Mews, Madeley Mr R Newton	Erection of replacement conservatory/sun lounge.	Affecting a Grade II listed farmhouse and within Madeley Conservation Area	<a href="http://www.newcastle-staffs.gov.uk/planning/birchesfarmhouse">http://www.newcastle-staffs.gov.uk/planning/birchesfarmhouse</a>
13/00424/FUL & 13/00425/CON	The Hawthorns and Keele Campus, Keele Keele Seddon Ltd	Proposed student accommodation and car parking and proposed residential development of 92 dwellings with school drop off point, shop and linked greenspace. Demolition of existing buildings at The Hawthorns.	Within and adjacent to Keele Conservation Area, Keele Historic Park and Garden and within the vicinity of some listed buildings.	<a href="http://www.newcastle-staffs.gov.uk/planning/hawthorns">http://www.newcastle-staffs.gov.uk/planning/hawthorns</a>
13/00497/FUL	University of Keele	Creation of a "Planetary Trail"	Within Keele Historic Park and Garden and affects a building on the Register of Locally Important Buildings.	<a href="http://www.newcastle-staffs.gov.uk/planning/keeleplanetarytrail">http://www.newcastle-staffs.gov.uk/planning/keeleplanetarytrail</a>
13/00511/LBC	Unitarian Meeting House, Lower Street, Newcastle Mr T Woodward	Removal of some box pews on ground	Grade II listed Building	<a href="http://www.newcastle-staffs.gov.uk/planning/unitarianpews">http://www.newcastle-staffs.gov.uk/planning/unitarianpews</a>
13/00461/FUL & 13/00467/FUL	Paddocks Farm, Keele Mr J Summerfield	Erection of a steel portal framed building, phase 1 & 2	Within Keele Historic Park and Garden	<a href="http://www.newcastle-staffs.gov.uk/planning/paddocksfarm">http://www.newcastle-staffs.gov.uk/planning/paddocksfarm</a>

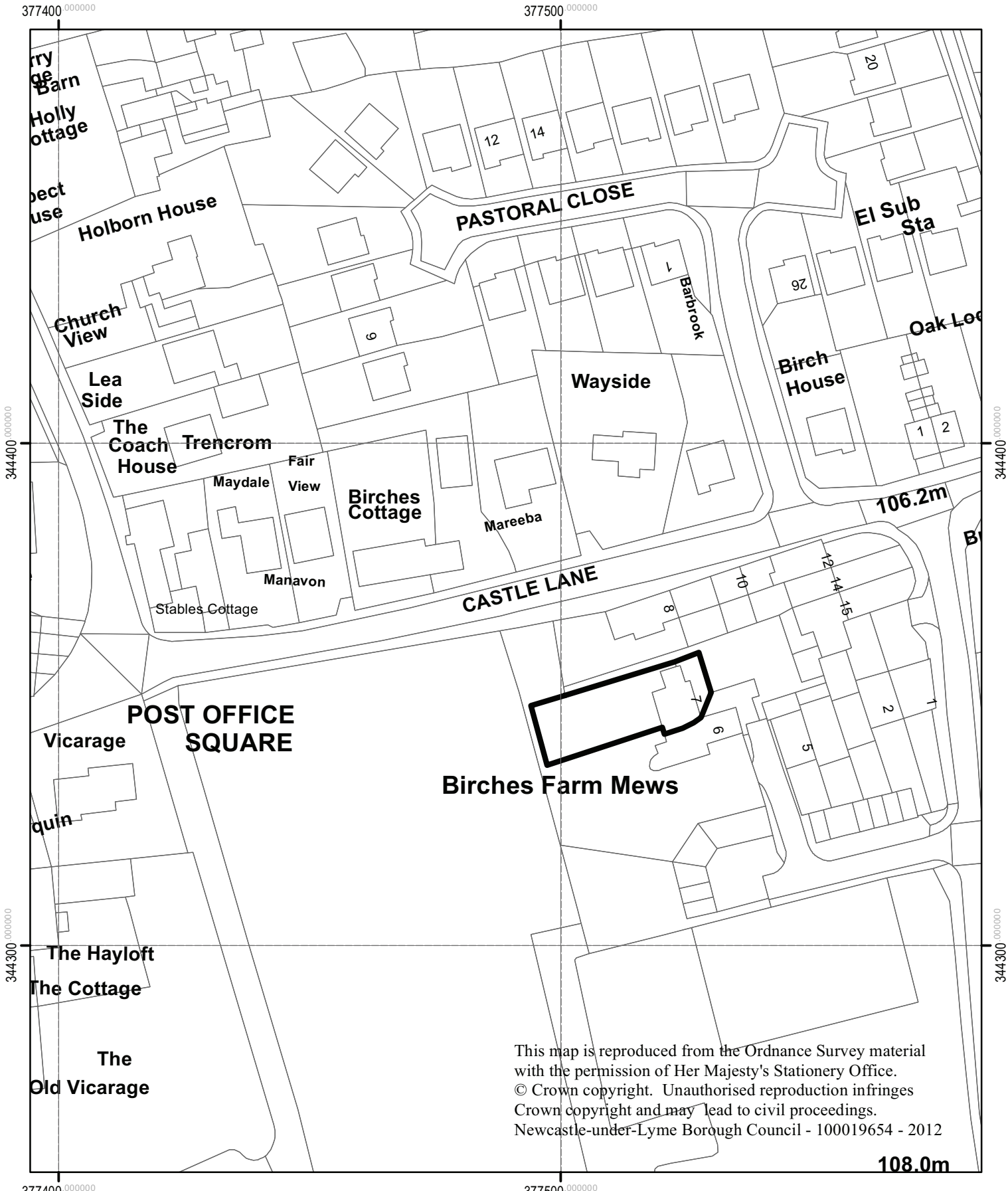
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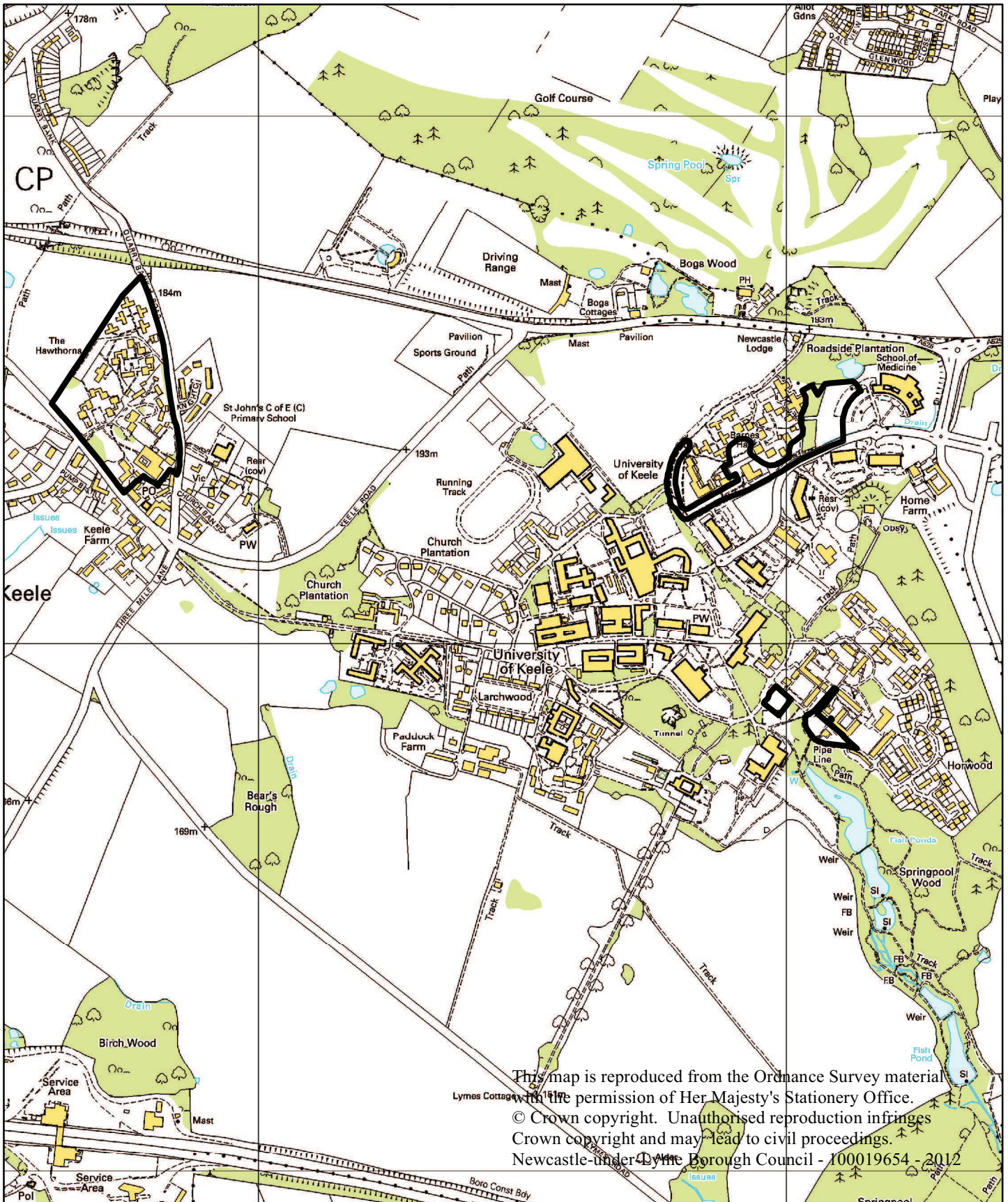
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13/00424/FUL & 13/00425/CAC  
The Hawthorns and Keele Campus, Keele



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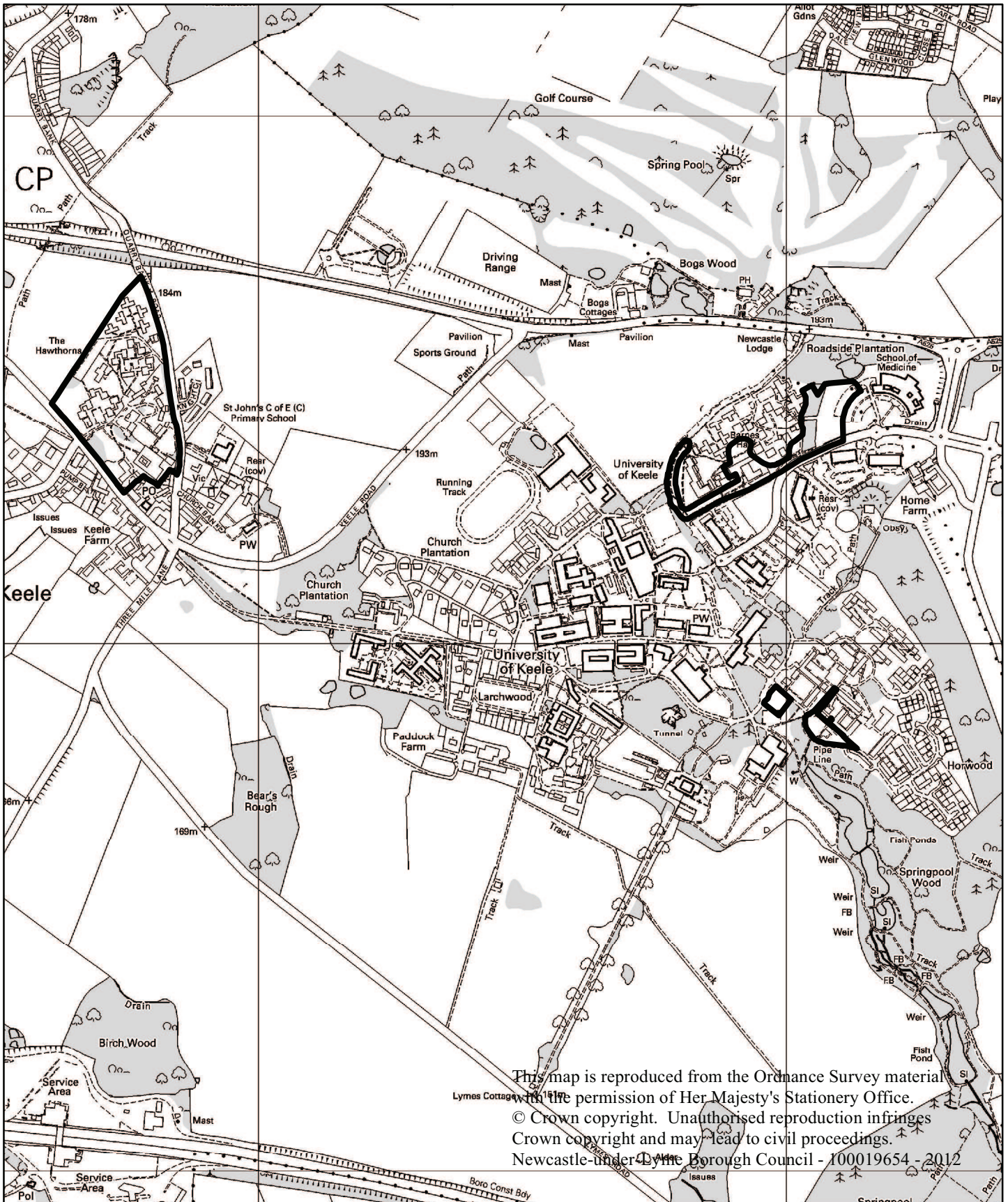
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13/00424/FUL & 13/00425/CAC  
The Hawthorns and Keele Campus, Keele



NEWCASTLE-UNDER-LYME  
BOROUGH COUNCIL



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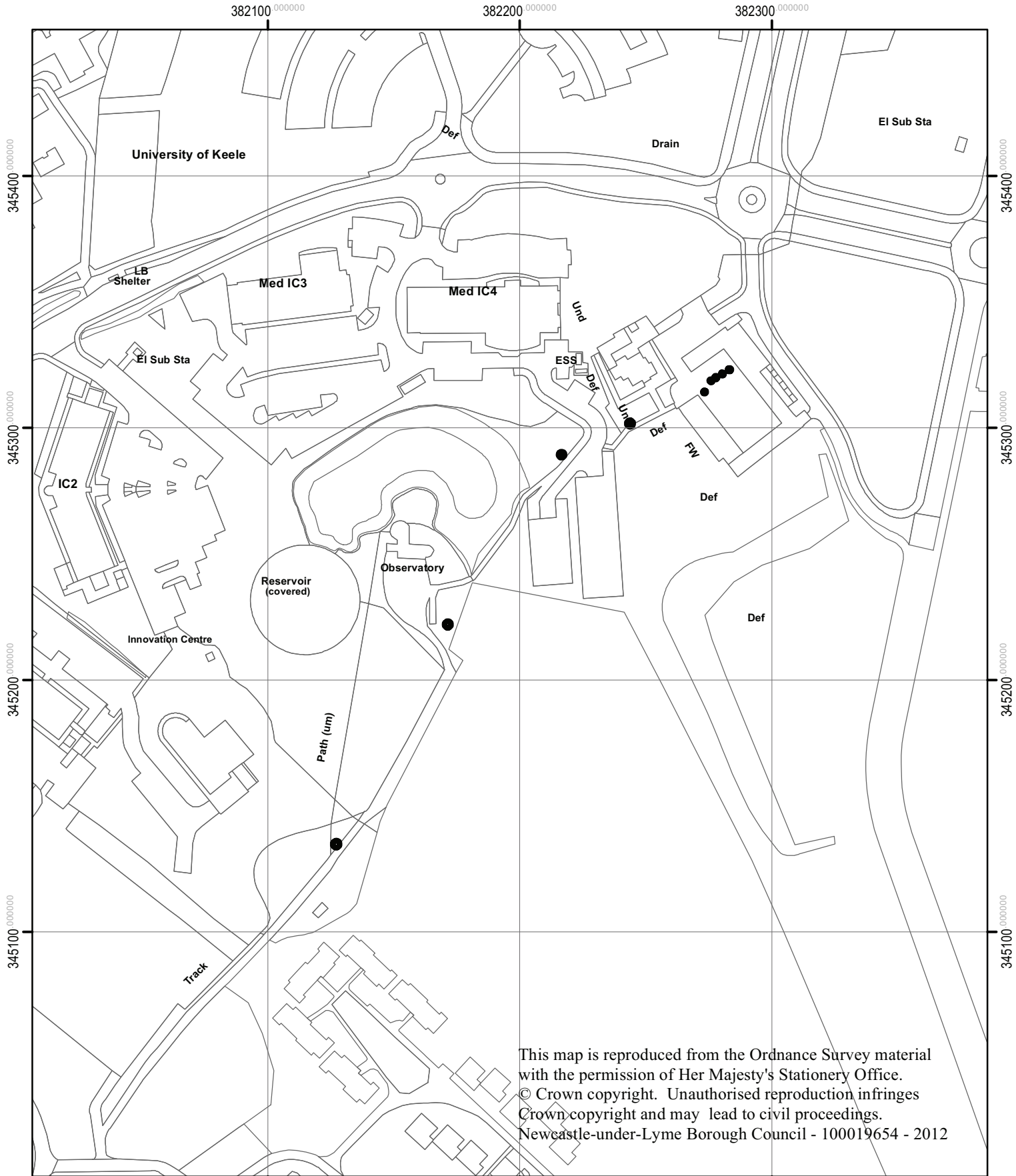


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13/00497/FUL  
University of Keele -  
Creation of a "Planetary Trail"



NEWCASTLE-UNDER-LYME  
BOROUGH COUNCIL



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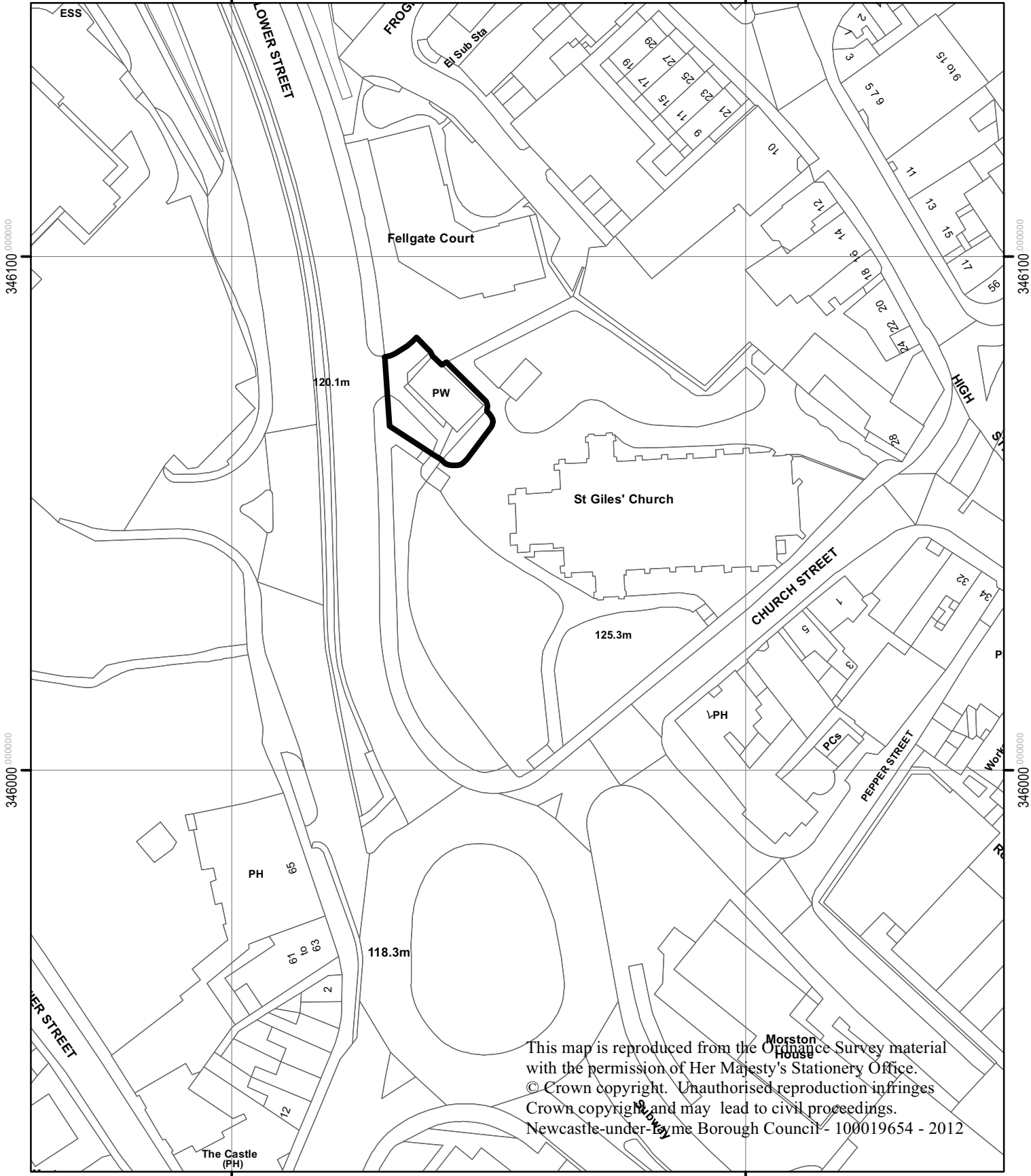
13/00511/LBC  
 Unitarian Meeting House,  
 Lower Street, Newcastle



NEWCASTLE-UNDER-LYME  
 BOROUGH COUNCIL

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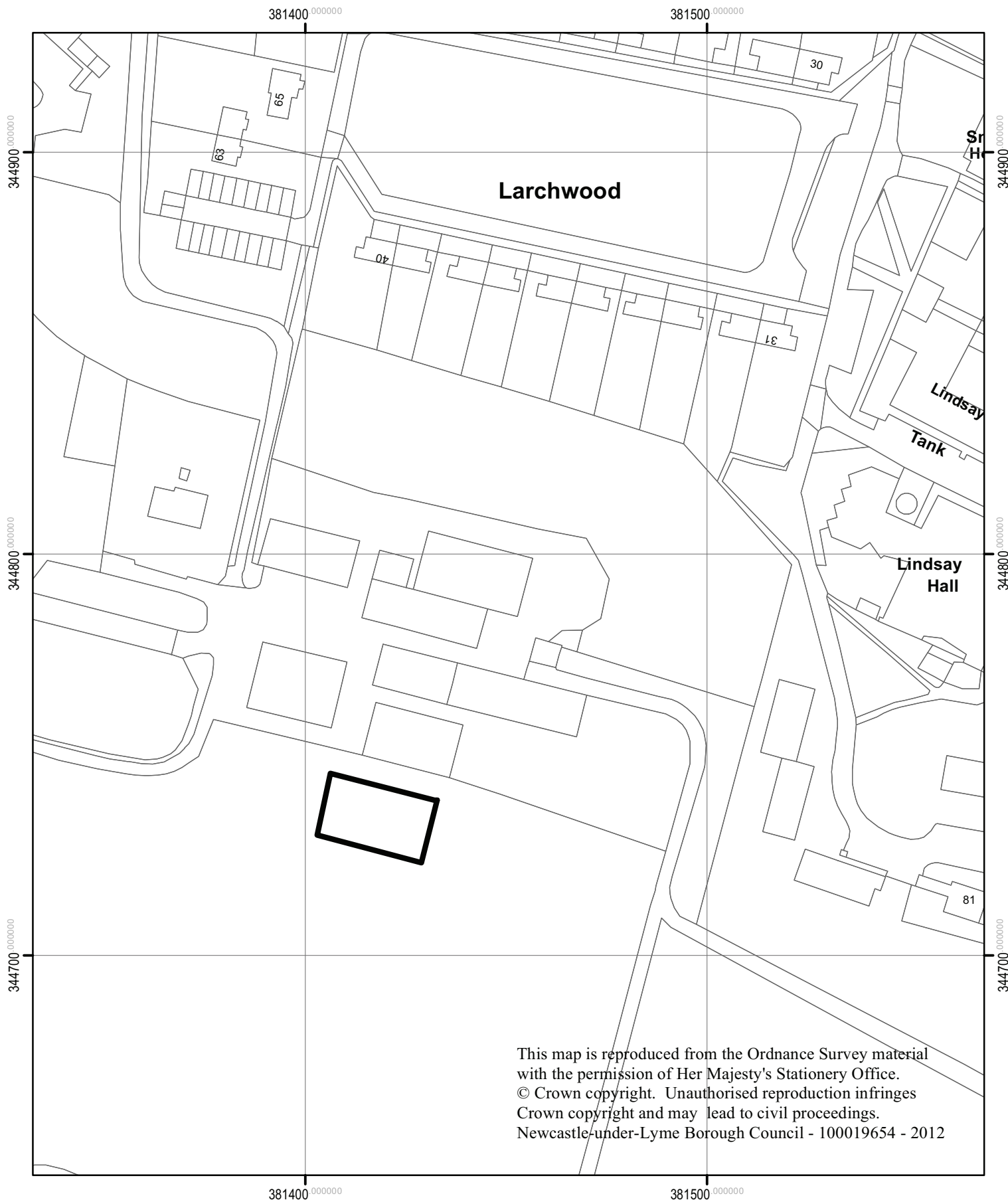
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## **Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – Wall behind Hawthorn Cottages, Main Road, Betley, (Ref: 13/14005/HBG)**

### **RECOMMENDATION:**

**That the Working Party recommends that the Planning Committee approves a grant of £1,282 for a section of wall behind Hawthorn Cottages, Betley subject to the appropriate standard conditions.**

### **Purpose of report**

To consider an application for financial assistance towards the cost of the restoration and rebuilding of part of the garden wall of the above building of special architectural and historic interest.

### **Introduction**

The wall marked the boundary of the former Betley New Hall (late 18<sup>th</sup> century), which was demolished in the mid 20<sup>th</sup> century. The wall now forms the boundary to many gardens and the school playing fields on the east side of Main Road, starting in the north within the Betley Hall Gardens estate where the gate piers are still in existence and can be followed down to the south of the village. A small section of wall has collapsed close to the BT exchange building and land.

It was recognised in the Conservation Area Appraisal as an important heritage structure and is now on the Councils Register of Locally Important Buildings. The wall collapsed at the end of 2012 and the Council have been working with Staffordshire County Council to reinstate the wall. Neither adjoining landowner accepts ownership of the wall. The cost of reinstatement is prohibitive to the school maintenance budget and with encouragement the residents, working with the Parish Council have set up a company whose purpose is to rebuild the wall and try to access funding.

The wall delineates the boundary of the Conservation Area on the east side and tells us about the former estate and of Betley's history and to lose the continuity of the wall is a loss to the Conservation Area and the Borough's heritage.

The cost of the work including VAT is £12,816.00 of which all is eligible work. As the structure is a historic garden wall on the local Register, the work is eligible for a grant of 10% of the cost. The group hopes to try and access funding from other sources to rebuild the wall.

### **Financial Implications**

There is sufficient funding to meet this grant application with approximately £56,000 in the Fund, which allows for commitments.

### **Conclusions**

The building has no economic use and the wall could be replaced by any means of enclosure. The application therefore should be supported through the Councils grant scheme in order that this important part of Betley's heritage is retained for the future. It meets the Council's criteria for the repair and restoration of a heritage asset.

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