

# Public Document Pack

**Date of meeting** Tuesday, 20th August, 2013  
**Time** 7.00 pm  
**Venue** Committee Room 1, Civic Offices, Merrial Street,  
Newcastle-under-Lyme, Staffordshire, ST5 2AG  
**Contact** Geoff Durham

## **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 1 - 2)**

To agree as a correct record, the minutes of the meeting held on

**3 PREVIOUSLY CONSIDERED APPLICATIONS (Pages 3 - 4)**

To receive the decisions of applications which have been previously considered by this Working Party

**4 NEW APPLICATIONS RECEIVED (Pages 5 - 12)**

To make observations on new applications received.

**5 CONSERVATION AND HERITAGE FUND (Pages 13 - 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 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 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.**

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

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**CONSERVATION ADVISORY WORKING PARTY**

**Tuesday 30 July 2013**

**Present:-** Councillor Mrs Gillian Burnett – in the Chair  
Councillors Allport, Miss Cooper and Wilkes  
Representing Mr P Chatterton - Newcastle Civic Society  
Outside Bodies Mr R Redgewell – Newcastle Civic Society

**1. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Robinson, Mrs Henshaw and Mr Colella.

**2. DECLARATIONS OF INTEREST**

There were none.

**3. MINUTES OF PREVIOUS MEETINGS**

**Resolved:-** That the minutes of the previous meeting held on 9 July 2013 be agreed as a correct record.

**4. PREVIOUSLY CONSIDERED PLANNING 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>
13/00534/LBC	1 Nelson Place, Newcastle. Galleria RTS. Change of use from office to residential.	No objections.
13/00277/LBC	Fields View, Butterton Grange, Trentham Road, Newcastle. Mr J Skidmore. Removal of conservatory and erection of single storey extension.	The Working Party is unhappy with the blatant disregard for Listed Building Control and all of the UPVC used at this property which is wholly inappropriate. The proposed extension is acceptable providing that the texture and appearance of the bricks

is a good match to the adjacent building.

**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
13/00470/FUL & 13/00471/LBC	7 Birches Farm Mews, Madeley Mr Newton	Erection of replacement conservatory/sun lounge	No objections	Permitted under delegated powers on 31 <sup>st</sup> July 2013 <a href="http://www.newcastle-staffs.gov.uk/planning/birchesfarmhouse">http://www.newcastle- staffs.gov.uk/planning/birchesfarmhouse</a>
13/00277/LBC	Fields View, Butterton Grange, Trentham Road, Butterton Mr John Skidmore	Removal of conservatory and erection of single storey extension	The Working Party felt that the proposed extension is acceptable providing that the texture and appearance of the bricks is a good match to the adjacent building. However, the working party is unhappy with the blatant disregard for Listed Building Control and all of the UPVC used at this property which is wholly inappropriate.	Permitted by Planning Committee on 06 <sup>th</sup> August 2013 <a href="http://www.newcastle-staffs.gov.uk/planning/fieldsview">http://www.newcastle- staffs.gov.uk/planning/fieldsview</a>

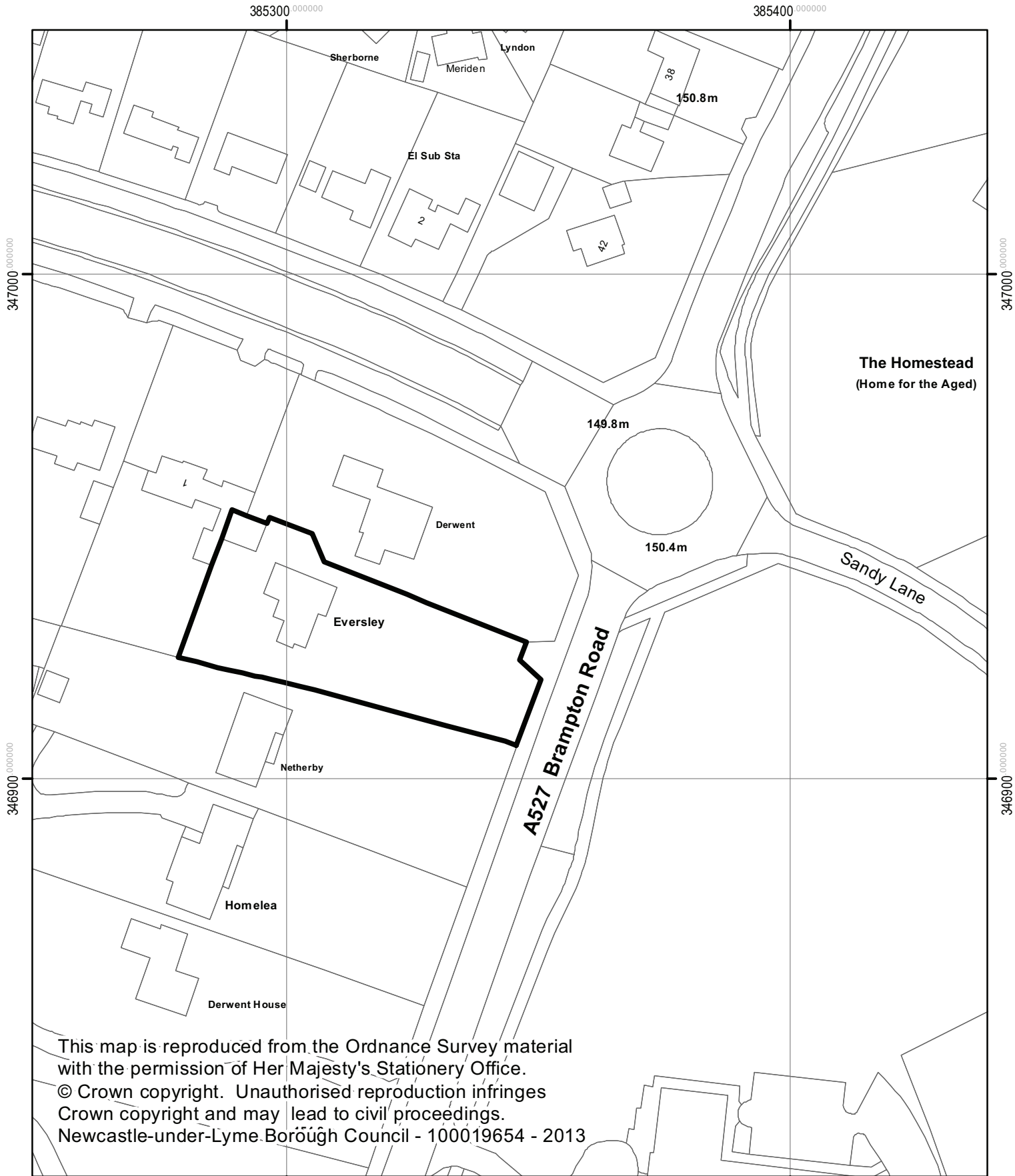
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**CONSERVATION ADVISORY WORKING PARTY**

<b>Reference</b>	<b>Location and Applicant</b>	<b>Development</b>	<b>Remarks</b>	<b>Link</b>
13/00527/FUL	Eversley, The Brampton Mr Hilton	Single storey rear extension.	Within The Brampton Conservation Area	<a href="http://www.newcastle-staffs.gov.uk/planning/eversley">http://www.newcastle-staffs.gov.uk/planning/eversley</a>
13/00523/FUL	Whitmore Riding School, Shut Lane Head Mr G Richards	Change of use of existing barn into single dwelling involving rebuilding of rear outrigger.	Adjacent to Grade II listed barn.	<a href="http://www.newcastle-staffs.gov.uk/planning/whitmorebarn">http://www.newcastle-staffs.gov.uk/planning/whitmorebarn</a>
13/496/FUL	Newcastle Bridge Club, 6 King Street, Newcastle Mr J Day	Disabled access ramp and steps	Within Newcastle Town Centre Conservation Area	<a href="http://www.newcastle-staffs.gov.uk/planning/6kingstreet">http://www.newcastle-staffs.gov.uk/planning/6kingstreet</a>

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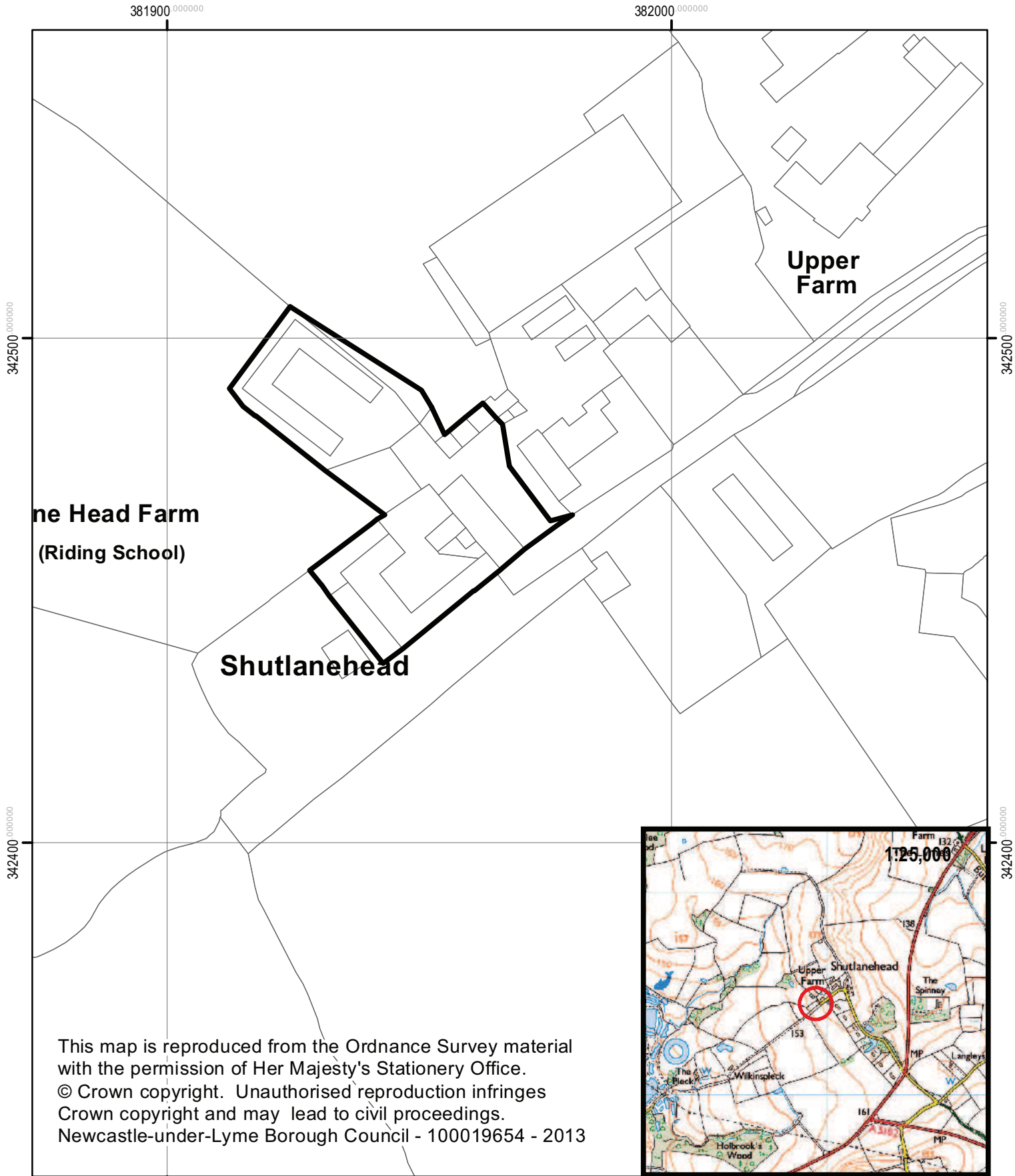




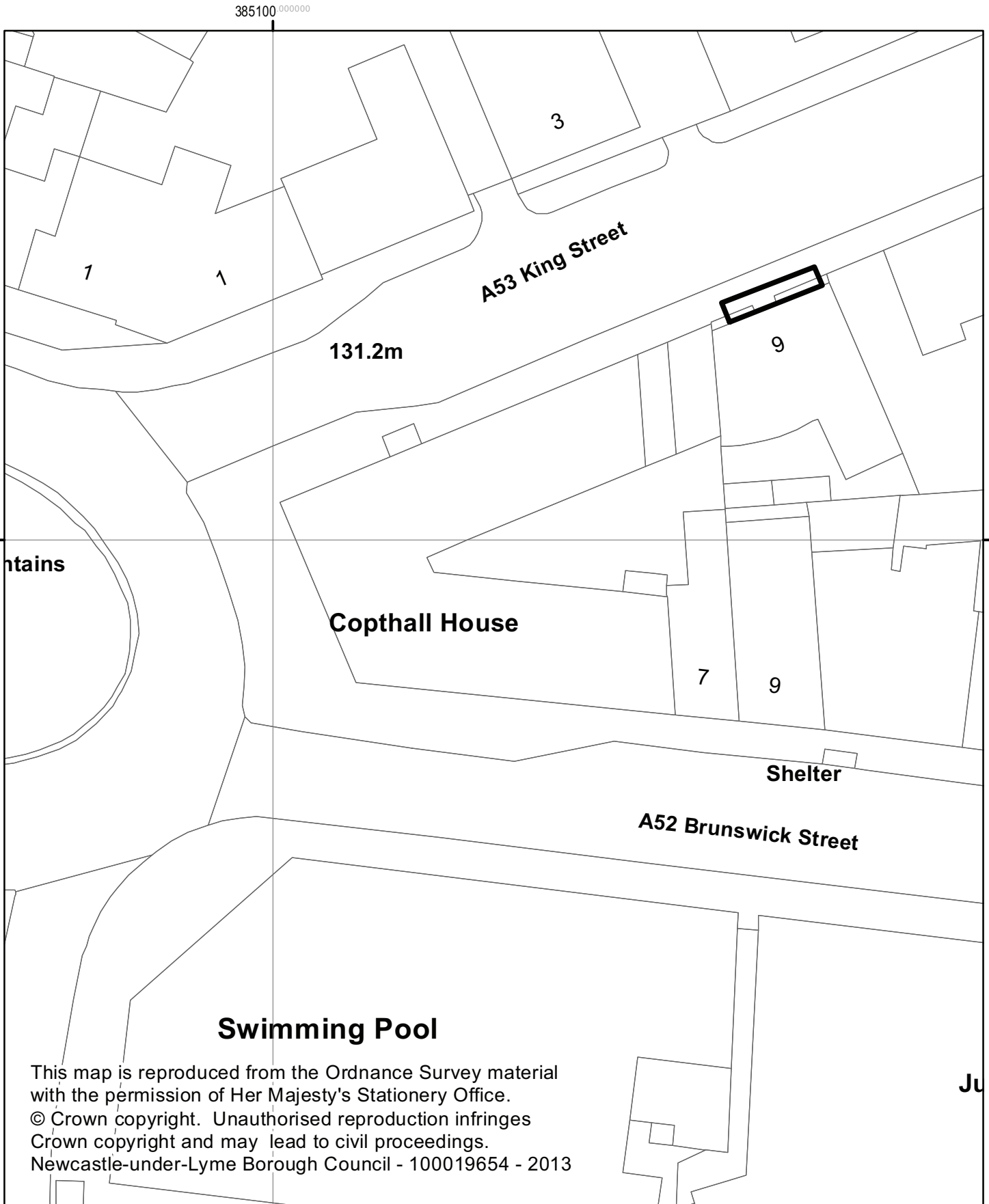
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## **Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund - Queen Victoria Statue, Queens Gardens, Newcastle (Ref: 11/12001/HBG)**

### **RECOMMENDATION:**

**That the Working Party recommends that the Planning Committee accept accepts these changes and revised costs and that it approves a grant of £1,535 for the Queen Victoria Statue, subject to the appropriate standard conditions.**

### **Purpose of report**

To consider an application for financial assistance towards the cost of the restoration and conservation of this Grade II listed statue in Newcastle Conservation Area.

The application for grant aid is for the restoration and repair of the fabric of the statue situated in Queens Gardens, a Grade II listed building. In 2011 the Council's Landscape Development Section applied for Heritage Lottery funding to upgrade the Gardens and restore the statue using funding from the HBG Fund to match the bid. This bid was not successful and the future of any bids for the Gardens is unknown at present. The statue however still requires repairing.

The Newcastle Civic Society now wishes to restore the statue, in memory of one of their key founder members. This report seeks agreement to the change in applicant for the grant from the Council to the Civic Society and also to agree the revised amount from the chosen contractor who provided the lowest quote.

The original quotation was £8,910 in 2011 when VAT was at a rate of 15%. An up to date quotation has now been received and the cost of repair work is now quoted at £6,978 including VAT. The statue has not deteriorated in the last 2 years. The Landscape Division has agreed to supervise the work on behalf of the Civic Society at a rate of 10%. The total cost of the works would accordingly be £7,675.80 which meant that a grant of 20% or £1,535 could be offered according to the terms of the Historic Buildings Grant scheme. Work is expected to begin in the autumn and will take approximately one week.

### **Financial Implications**

There is sufficient funding to meet this grant application of which £1,960 is already committed and agreed expenditure. The actual cost of the works has decreased in the interim, and the £1,535 can be covered as there is approximately £55,000 presently unallocated in the Fund.

### **Conclusions**

The principle of supporting this conservation work to the statue has already been established. This grant application meets all the Council's criteria for the repair and restoration of the heritage asset and supporting the application would help deliver the Council's statutory duty to preserve and enhance buildings of special architectural or historic interest. The views of the Conservation Advisory Working Party will be reported to the Planning Committee who will make the decision on whether or not to award the grant.

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**Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – Holy Trinity Church, Church Street, Chesterton, (Ref: 13/14006/HBG)**

**RECOMMENDATION:**

**That the Working Party recommends that the Planning Committee approves a grant of £10,000 for roof repairs, replacement and stabilisation of stone capping, new gutters, stone dressing and re-pointing at Holy Trinity Church, Church Street, Chesterton, subject to the appropriate standard conditions.**

**Purpose of report**

To consider an application for financial assistance towards the cost of the restoration of the roof of this Church which is a vulnerable Grade II Listed Building.

**Introduction**

The Church has been trying to raise the funding and get agreement for these repairs for many years. The Church quinquennial (5 yearly) report over 10 years ago stressed the importance of getting the roof work undertaken. It is a positive step forward that the Parochial Church Council are now in a position to begin the work. This grant application involves repairs to the roof, re-bedding of the ridge tiles and flashings. The stone cappings require replacement and stabilisation in some places. Other works include new gutters and rainwater goods, stone dressing and re-pointing, redecoration of woodwork, and work to lancet windows. Work has been tendered by a conservation accredited architect who has provided the specification and who will oversee the work.

The cost of the work plus £10,000 recommended contingency, which may not be required, including VAT is £80,128.34 of which all is eligible work. As the structure is a Listed Building, the work is eligible for a grant of 20% of the cost or up to a maximum of £10,000 – a figure which applies in this case. The Church community has managed to raise the rest of the funds required for the work. The contractor is standing by to begin on site early September.

**Financial Implications**

There is sufficient funding to meet this grant application with approximately £55,000 in the Fund, which allows for commitments.

**Conclusions**

This Church is vulnerable not least due to the decreasing congregation, lack of an incumbent as well as the physical effects of the problems with the roof. However it does have a dedicated and concerned church warden. The work required is urgently necessary and should be carried out as soon as possible. The views of the Conservation Advisory Working Party will be reported to the Planning Committee who will make the decision on whether or not to award the grant.

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**Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – 4 Highway Lane, Keele, (Ref: 13/14006/HBG)**

**RECOMMENDATION:**

**That the Working Party recommends that the Planning Committee approves a grant of a sum to be advised for the repair and refurbishment to the external envelope including the windows, roof, walls, chimneys and rainwater goods at 4 Highway Lane, Keele, subject to the appropriate standard conditions.**

**Purpose of report**

To consider an application for financial assistance towards the cost of the repair of this property which is on the Council's Register of Locally Important Buildings and which lies within the Keele Village Conservation Area

**Introduction**

An application has been received for a grant for works of repair and refurbishment to the external envelope including the windows, roof, walls, chimneys and rainwater goods of this property. The property is not included on the Statutory List of buildings of special architectural or historic interest, but it is on the Council's Register of Locally Important buildings and structures and it lies within the Keele Village Conservation Area.

This application has only very recently been received. The agents have requested that this application be processed as a matter of urgency as the client and contractor wish to start work as soon as possible. The item is placed on the agenda of the Working Party in the absence of the Council's Conservation Officer who will upon her return and prior to the meeting of the Working Party provide a supplementary report to the Working Party on this application.

The cost of the work which the applicant's agent considers may be eligible, including VAT, is £27,851.48. Grants are eligible principally for the repair of structural fabric (roofs, walls, etc) or features of special historic interest (e.g. sash windows, decorative plasterwork, panelling), and the Council's policy is only to fund redecoration where it is for the redecoration of a historically significant scheme. A significant part of the works indicated in the Schedule of works does comprise either decoration or redecoration and the Conservation Officer will advise as to whether she considers such works are eligible in this case, and if not what the total cost of the works which are eligible will be.

As a building on the Register of Locally Important buildings lying within a Conservation Area, works eligible for grant funding would normally be the subject of a 10% grant offer.

**Financial Implications**

There is sufficient funding to meet this grant application with approximately £55,000 in the Fund, which allows for commitments.

**Conclusions**

The views of the Conservation Advisory Working Party will be reported to the Planning Committee who will make the decision on whether or not to award the grant.

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