

# Public Document Pack

**Date of meeting**      Tuesday, 22nd October, 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 1 October, 2013

**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 - 14)**

To make observations on new applications received.

**5      CONSERVATION AND HERITAGE FUND - 19 HANOVER STREET, NEWCASTLE**                      **(Pages 15 - 16)**

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 works report for Madeley Manor Nursing Home**                      **(Pages 17 - 20)**

**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 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.

## CONSERVATION ADVISORY WORKING PARTY

Tuesday, 1st October, 2013

**Present:-** Councillor Mrs Gillian Burnett – in the Chair  
Councillors Allport, Chatterton, Miss Cooper, Manning, Robinson and Wilkes  
Representing Mr L Chatterton, Newcastle Civic Society  
Outside Bodies Mr R Manning, North Staffs Society of Architects

### 1. DECLARATIONS OF INTEREST

There were none.

### 2. MINUTES OF PREVIOUS MEETINGS

**Resolved:-** That the minutes of the previous meeting held on 10 September 2013 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:-

<u>App No</u>	<u>Proposed Development and Name of Applicant(s)</u>	<u>Comments</u>
13/00579/OUT	1 Chapel Street, Bignall End. Executors of Clifford Richards. Outline application for demolition of existing property and outbuildings, construction of detached property and set of semi-detached properties.	The Working Party has no objections to the proposed development but wants a condition adding to the permission to ensure protection of the boundary wall and the milepost during construction of the development.
13/00710/ADV	Warren James, 32 castle Walk, Newcastle. Warren James Ltd (Mr Guy Lightowler). Internally illuminated fascia sign and projecting sign.	No objections, but would prefer white lettering on the sign.
13/00595/FUL	25 Hill Terrace, Audley. Mr John Baddeley.	No objections to the proposed development but

**Conservation Advisory Working Party - 01/10/13**

	Raised deck in rear garden.	screening should be erected to the front of the structure to hide the posts.
13/00631/FUL	Tollet House, Main Road, Betley. Mr Dave Healings. Erection of detached double garage with gym above and alterations to existing garage to form games room.	No objections.
13/00647/FUL	Jubilee Cottage, 5 Maer Village. Mr Cliff Buckley. Demolition of rear extension and erection of new garage and rear extensions.	No objections to the principle of the development but feels the fenestration and doors should reflect the style of the original house as the extension in neither contemporary or a good match to the existing dwelling.
13/00680/FUL	Meadow View, Mill Bank, Aston. Mr Neil Backes. Replacement boundary wall.	No objections.
13/00685/FUL	Manor House Farm, Park Lane, Ashley. Mr N Edge. Installation of 30kWe ground mounted solar PV system.	No objections.
13/00705/ADV	Keele Chapel, Keele University. Freestanding monolith sign.	No objections.
13/00712/FUL	Land at the junction of Blackfriars Road and Lower Street, Newcastle. Aldi UK Ltd (G Brown). Construction of new foodstore (Class A1) with associated car parking, servicing and landscaping.	No objections, but the Working Party questioned if there were enough parking spaces and if they were large enough for the average car size.

**COUNCILLOR MRS GILLIAN 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
13/00224/FUL	Staff Kitchens and Bathrooms 20 King Street, Newcastle	Conversion of first floor showroom to 3 apartments	No objections. The Working Party supported the economic use of the upper floors.	Permitted under delegated powers on 25 <sup>th</sup> September 2013.  <a href="http://www.newcastle-staffs.gov.uk/planning/20king">http://www.newcastle-staffs.gov.uk/planning/20king</a>
13/00611/FUL	23 Waterside Close, Madeley	Rear Conservatory	No objections	Refused under delegated powers on 8 <sup>th</sup> October 2013.  <a href="http://www.newcastle-staffs.gov.uk/planning/23waterside">http://www.newcastle-staffs.gov.uk/planning/23waterside</a>
13/00615/FUL	The Raj, Poolside, Madeley	Single Storey extension	No objections	Permitted under delegated powers on 2 <sup>nd</sup> October  <a href="http://www.newcastle-staffs.gov.uk/planning/raj">http://www.newcastle-staffs.gov.uk/planning/raj</a>
13/00629/ADV	Dominos Pizza, Barracks Road, Newcastle	2 illuminated signs and 1 illuminated projecting sign.	No objections	Permitted under delegated powers on 3 <sup>rd</sup> October  <a href="http://www.newcastle-staffs.gov.uk/planning/rdominossign">http://www.newcastle-staffs.gov.uk/planning/rdominossign</a>

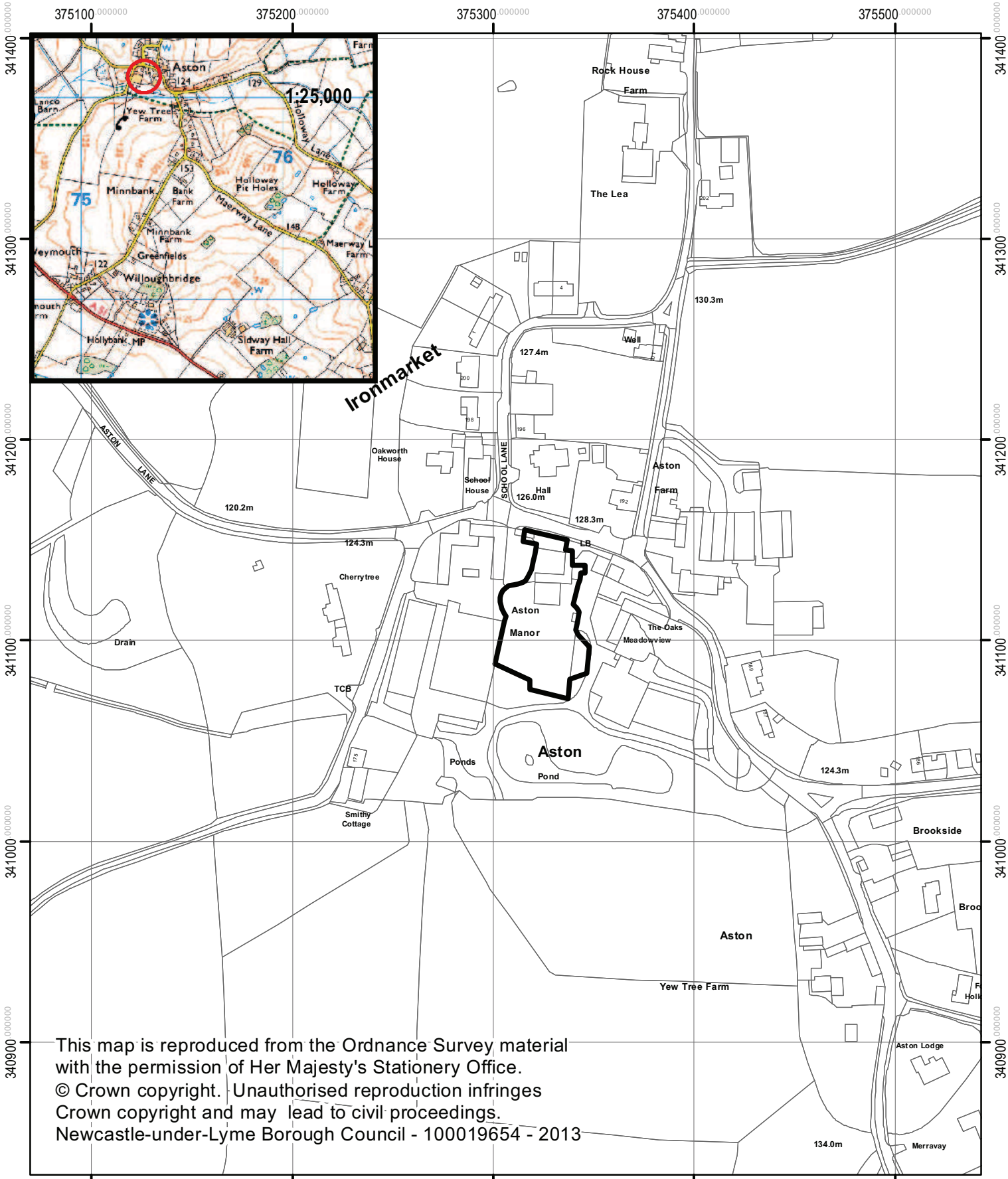
13/00496/FUL	Newcastle Bridge Club, 6 King St	Disabled access ramp and steps	The Working Party were divided in their opinion on this application with some members objecting to the ramp on the grounds of harm being caused to the visual amenity of the area by the ramp in terms of its appearance in the Streetscene, interfering with the design of the historic building and in relation to its encroachment onto the highway and increasing street clutter in this location. Other members, however, felt that this was no worse than the impact that Copthall House had on the appearance of the Conservation Area	Permitted under delegated powers on 17 <sup>th</sup> September <a href="http://www.newcastle-staffs.gov.uk/planning/6kingstreet">http://www.newcastle-staffs.gov.uk/planning/6kingstreet</a>
13/00532/FUL	Whitmore Riding School	Change of use of existing barn into single dwelling including cladding of rear outrigger	No objections subject to matching bricks.	Permitted under delegated powers on 17 <sup>th</sup> September <a href="http://www.newcastle-staffs.gov.uk/planning/whitmorebarn">http://www.newcastle-staffs.gov.uk/planning/whitmorebarn</a>

**CONSERVATION ADVISORY WORKING PARTY**

Reference	Location and Applicant	Development	Remarks	Link
13/00717/LBC	Aston Manor Farmhouse, Pipe Gate, Mkt Drayton Mrs D Slater	Replacement windows	Affects a Grade II Listed Building	<a href="http://www.newcastle-staffs.gov.uk/planning/astonmanorwindows">http://www.newcastle-staffs.gov.uk/planning/astonmanorwindows</a>
13/00735/FUL	Grindley Cottage, Church Lane, Betley Mr and Mrs Cox	Ground floor rear extension.	Within Betley Conservation Area.	<a href="http://www.newcastle-staffs.gov.uk/planning/grindley2">http://www.newcastle-staffs.gov.uk/planning/grindley2</a>
13/00640/FUL & 13/00641/FUL	North Staffs Nuffield Hospital, Clayton	Single storey extension, external plan area and substation. Proposed temporary location of mobile scanning facilities and associated landscaping, fence, road and path	Adjacent to Clayton Conservation Area.	<a href="http://www.newcastle-staffs.gov.uk/planning/nuffieldshosp">http://www.newcastle-staffs.gov.uk/planning/nuffieldshosp</a>
13/00772/FUL	19 Hanover Street, Newcastle Mr J Hayden	Alterations to external appearance with insulated render, re roofing, replacement sash windows and reinstatement of windows and doors.	Adjacent to Grade II listed building and within Newcastle town centre Conservation Area.	<a href="http://www.newcastle-staffs.gov.uk/planning/19hanover">http://www.newcastle-staffs.gov.uk/planning/19hanover</a>

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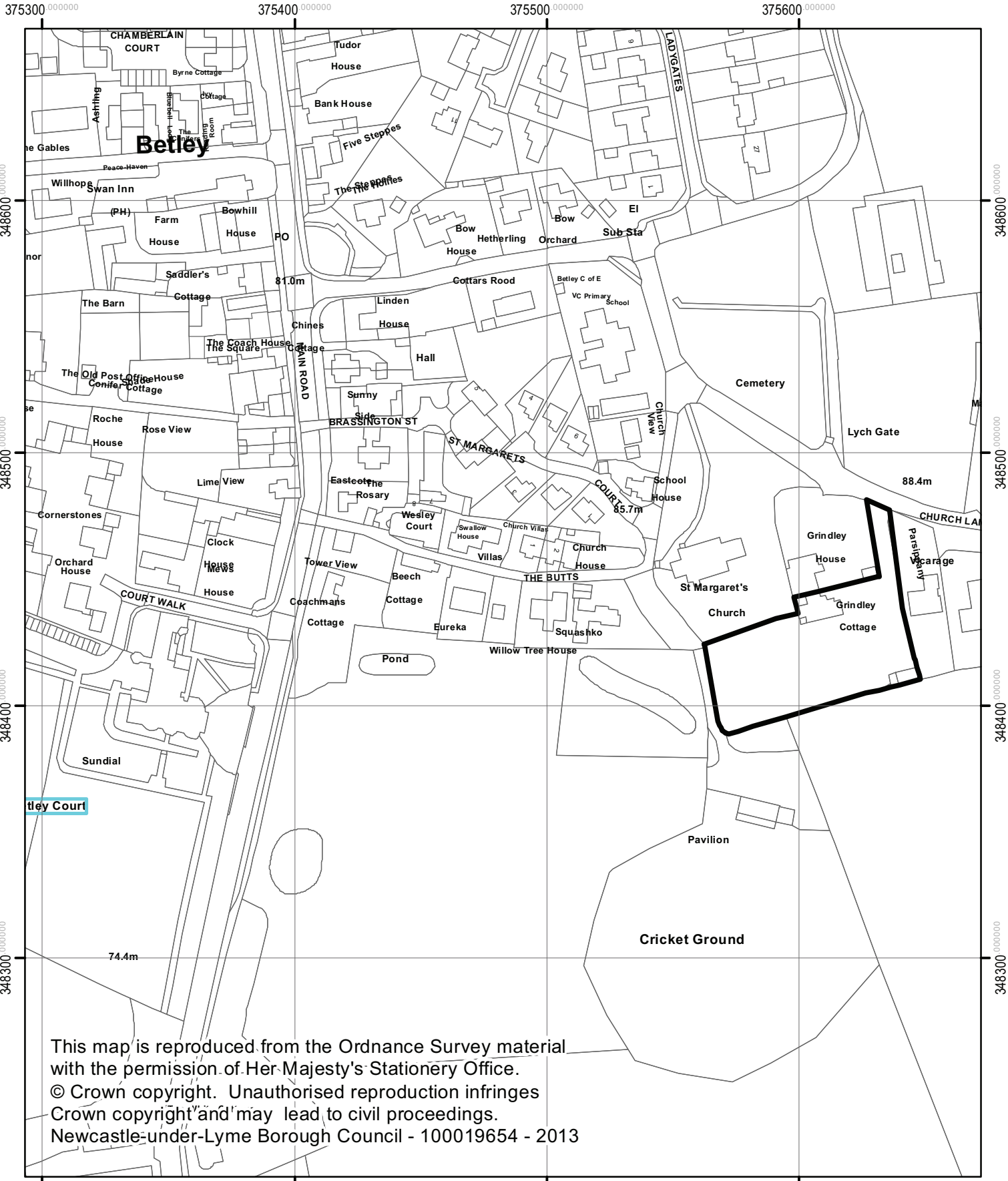




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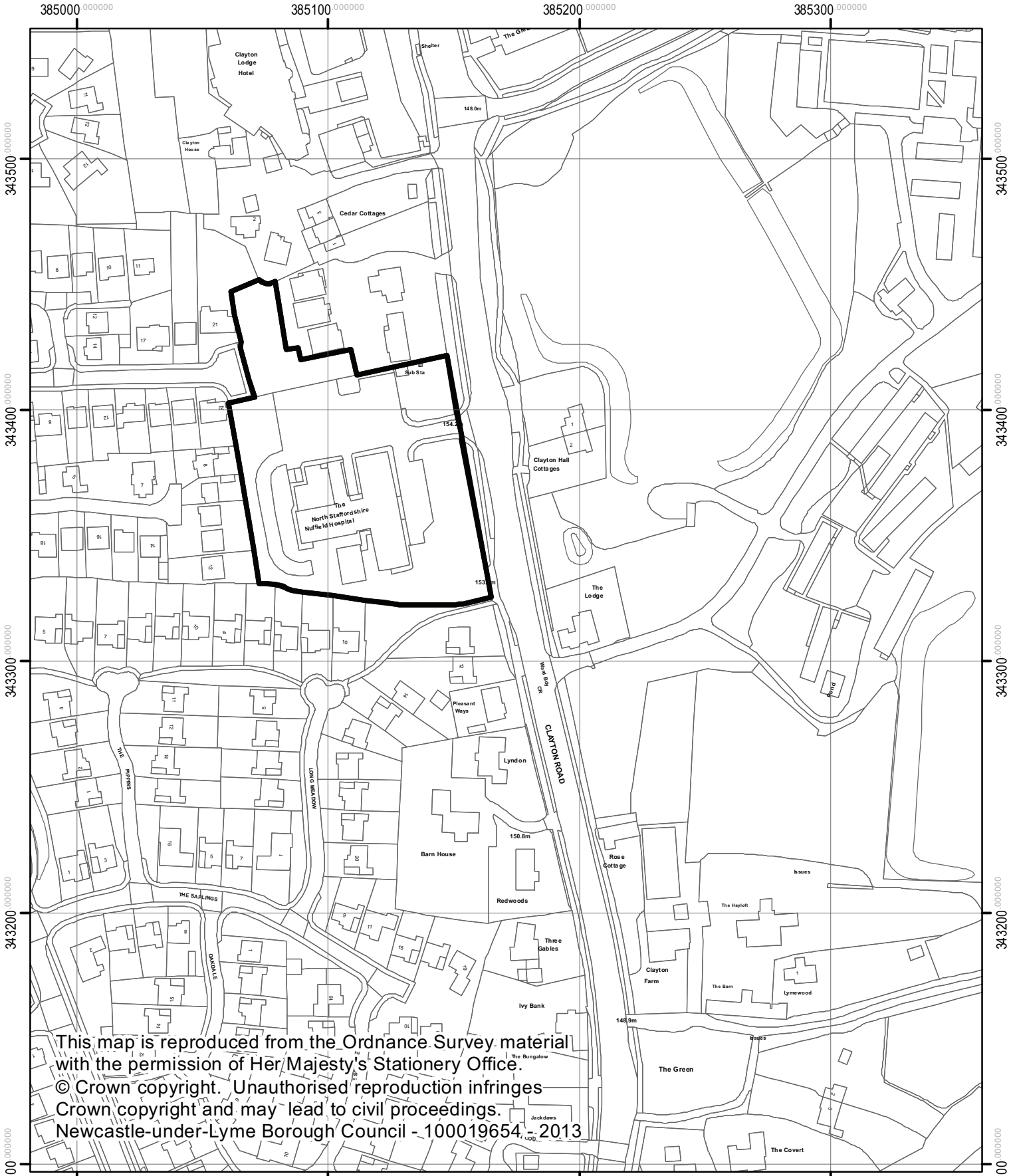
# 13/00735/FUL Grindley Cottage, Church Lane, Betley



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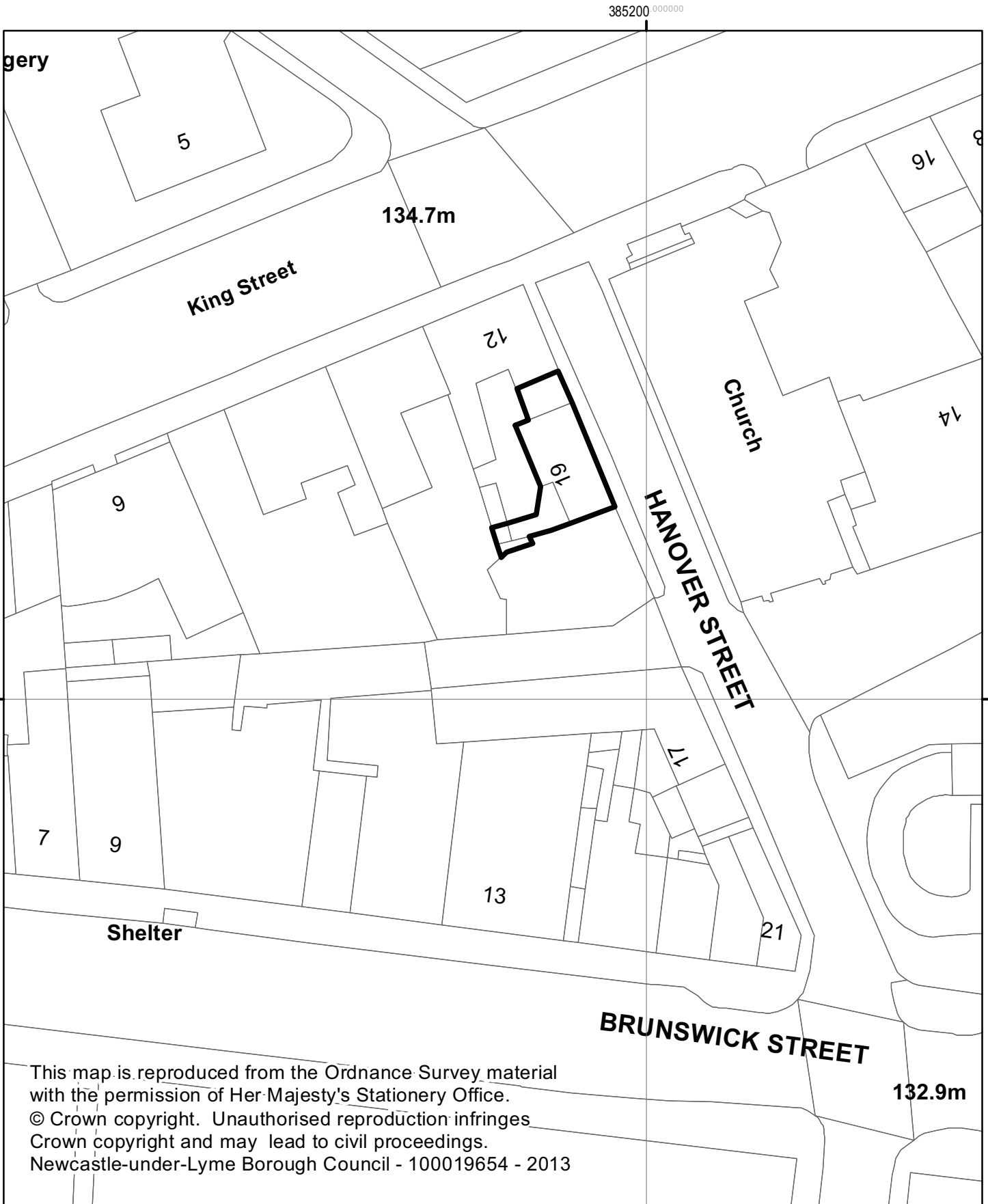
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# 13/00640/FUL & 13/00641/FUL North Staffs Nuffield Hospital, Clayton



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## **Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – 19 Hanover Street, Newcastle, (Ref: 13/14008/HBG)**

### **RECOMMENDATION:**

**That the Working Party recommends that the Planning Committee approves a grant of £10,000 for the repair and refurbishment including the windows, roof, walls, at 19 Hanover Street, 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 within Newcastle Town Centre 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 of this property. The building is probably 19<sup>th</sup> Century and part of an earlier terrace. It is in the town centre Conservation Area and used to be 2 properties but converted into one historically. Work began on this building as a repair and refit for company relocation. Investigation once on site has revealed that the building has severe structural problems and is at risk of collapse in some areas particularly the roof and rear brick wall. The roof structure is dangerous as the main beams are unsupported and unattached to the walls of the roof. Work needs to start soon on the roof for health and safety reasons but for the present the site has been closed. The majority of the work on site so far has been stripping out and investigative.

The external elevation will be re-rendered and insulated with a breathable system (not eligible for funding) and sash windows will be reinstated at ground floor based on evidence of the lintels behind the existing render. New timber sash windows for the upper floors will be installed and a new door in traditional design and surround will be installed.

The cost of the work, including VAT, is in excess £100,000, the exact amount will be reported to the committee once an additional element of the costs has been received.

As a building is within a Conservation Area, works eligible for grant funding would normally be the subject of a 10% grant offer. The maximum grant that can be awarded is £10,000.

### **Financial Implications**

There is sufficient funding to meet this grant application with approximately £49,000 in the Fund, which allows for commitments.

### **Conclusions**

The historic building is adjacent to a collection of listed buildings in the town centre Conservation Area and it is important to retain the character of the building which is being improved physically and aesthetically. 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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## Urgent Works Notice for the conservatory at Madeley Manor Nursing Home

### **Purpose of the Report**

1. To request approval for the preparation of a schedule of work which would form the basis of an Urgent Works Notice on the conservatory at Madeley Manor, a Listed Building on the Council's Buildings at Risk Register.
2. That the Working support that the funding of the preparation of the schedule of work comes out of the Council's Historic Building Grant Fund.

### **Recommendations**

That the Working Party recommend that the Planning Committee agrees to the preparation and serving of an Urgent Works Notice for the conservatory attached to Madeley Manor Care Home and the implementation of that Notice if appropriate.

### **Reasons**

To conserve the Borough's important heritage assets as well as ensuring their survival for the enjoyment of future generations.

## **1.0 Context and Background**

- 1.1 The Borough Council carried out Buildings at Risk survey of all of its Listed buildings in August 2009 and published a report in October 2011.
- 1.2 The survey identified 19 listed buildings or 5.2% that were found to be at risk. Since then some buildings have either been repaired or partially repaired or a change in circumstances has happened since the individual survey and are no longer at risk. Overall 11 buildings are currently at risk.
- 1.3 In a report in June 2012 the Planning Committee agreed that the Council's Historic Building Grants could be used to support the serving of an Urgent Works or Repairs Notice for historic and Listed Buildings.

## **2.0 Current position and next steps**

- 2.1 The conservatory attached to Madeley Manor Care Home is one of those buildings still considered at risk. No work has been undertaken to the structure since the survey and it is in a severe state of deterioration. The Planning Service was working with the owners and their architects on proposals for a comprehensive repair and reinstatement of the conservatory a few years ago but no development has been undertaken. To date this year various letters and emails have been sent to the owner with regard to progress on the repair of the conservatory and no response has been received.
- 2.2 There are various ways of dealing with these problem buildings and the Council is committed to working with owners to secure lasting repairs and productive re-use of the Buildings at risk within the Borough.

## **3.0 Options for Action**

- 3.1 Where a property is not fully occupied, notice can be served under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act). This enables the Local Authority to undertake urgent works to those parts of the property that are not in use. The kind of work under this kind of notice can only ensure that the structure is weatherproof, safe from collapse and secure from fire or theft. The Notice must describe the proposed works and be served to give a minimum of seven days written warning. The owner can respond by undertaking the specified works. If the Authority has to undertake the works themselves the costs can be recovered from the owner.

3.2 It is proposed that the Council engages a specialist architect to specify the minimum works to prevent any further deterioration which will then be used to engage a contractor to carry out the work if the owner defaults.

#### 4.0 **Conclusions**

4.1 The Council can target its limited grant aid funds towards the Buildings at Risk and it is proposed that funding is directed towards the serving of an Urgent Works notice which may encourage the owner to carry out the works before the Council has to step in and do the work.

4.2 It is important to note that a notice to carry out urgent works cannot ensure the full restoration of a building or structure but prevent short term deterioration. The Council can serve as many of these notice as is required.

**Appendix 1 - List of Buildings not a risk but in need of monitoring**

<b>SITE ADDRESS</b>	<b>GRADE</b>	<b>RISK SCORE</b>	<b>FOR SALE</b>
36 High Street Newcastle	II	04	N
31 Ironmarket Newcastle	II	04	N
8 King Street Newcastle	II	04	N
21 Marsh Parade Newcastle	II	04	N
Audley Mill Mill End Newcastle	II	04	N
Keele Lodge Keele University Whitmore Road Keele Newcastle	II	04	N
Ashley Congregational Chapel Chapel Lane Ashley	II	04	N
Oakley Hall Butterton Road Butterton	II*	04	N
Clod Hall Alington Market Drayton	II	04	N
Bougheys Mill Nantwich Road Audley	II	04	N
3-5 Church Street Newcastle	II	04	N
Dimsdale Hall Farm Dimsdale Parade West Newcastle	II	04	Y
24 High Street Newcastle	II	04	N
St Johns Church Of England Church Bank Keele Newcastle	II	04	N
Fitch Memorial Approximately 12m North-west Of Church Of St Mary Church Lane Mucklestone	II	04	N
Lower Stoney Low Farm Three Mile Lane Newcastle	II	04	N
St Thomas's Church Butterton Road Butterton	II*	04	N
St Georges Church Queen Street Newcastle	II*	04	N
Brampton House 10 Queen Street Newcastle	II	04	N
Offley Well Head Manor Road Madeley	II	04	N
27 Marsh Parade Newcastle	II	04	N
St Peters Church Maer Newcastle	II	04	N

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