

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

CONSERVATION ADVISORY WORKING PARTY

Tuesday 3 December 2013

Present:- Councillor Mrs G Burnett - the Chair

Councillors Allport, Miss Cooper and Robinson

Representing Mr L Chatterton – Newcastle Civic Society
Outside Bodies Mr C Wakeling - Staffordshire Historic Buildings Trust
Mr R Redgewell – Newcastle Civic Society
Mr F Colella – Staffordshire Parks and Gardens Trust

1. APOLOGIES FOR ABSENCE

Apologies were received from Roy Manning.

2. DECLARATIONS OF INTEREST

There were none.

3. MINUTES OF PREVIOUS MEETING

Resolved:- That the minutes of the previous meeting held on 22 October 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>
13/00885/ADV	New Look, Castle Walk, Newcastle-under-Lyme. New Look Group plc. Four illuminated fascia signs and one illuminated sign.	The proposed sign is too deep for the existing shop fascia and its depth should be reduced. To comply with Policy, letters should be individually illuminated and should stand proud from background panel and not be lit through a light box as proposed.
13/00895/FUL	Rare Restaurant, Rectory Buildings, 39 Ironmarket.	No objections.

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	Replacement roller shutter with aluminium double doors.	
13/00838/FUL & 13/00839/LBC	Outbuildings at Whitmore Hall Estate. Mr Cavanagh-Mainwaring. Conversion of outbuildings.	This Working Party feels that this barn conversion is ill thought out and that the proposed proposal and extension harms the setting of the Grade I site and important landscape. They object to the raising of the roof of the eastern section and think that the majority of alterations should be undertaken on the already modified southern elevation.
13/00844/FUL	Keele University Campus, Keele. Conversion and extension of existing oil bund to create store.	No objections.
13/00871/FUL & 13/00872/LBC	Willoughbridge Lodge Cottage, Willoughbridge Lane. M R McDowell. Demolition of existing garage and conservatory and erection of two 2-storey side extensions.	The Working Party wants the main building and extension to have timber windows, as in previous decision and want doors including the garage to be in timber as well.
13/00884/ADV & 13/00883/FUL	106 High Street, Newcastle. Ms S Henly. 1 illuminated fascia sign and 1 illuminated projecting sign. Installation of new shop front, 2 air conditioning units and satellite dish.	The Working Party have no objections to the fascia sign but feel that the introduction of a hanging sign in this location is detrimental to the character and appearance of the Conservation Area. They would like the number of the property displaying somewhere on the building.
13/00918/FUL	1 Mount Pleasant, Newcastle. Newcastle-under-Lyme Dental Practice. Single storey extension within existing front courtyard.	This is a keynote building in the Streetscene of this Conservation Area. The Working Party objects to this proposal which does not retain the existing character of the former residential property, in terms of its quality of design and the fact that it comes right up to the

edge of the highway
including the loss of the
gate piers. The Working
Party wants any gate to
be a solid gate to shield
the appearance of the
bins.

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
13/00424/FUL	The Hawthorns and Campus, Keele University	Proposed student accommodation on campus and residential development	Regarding the plans as originally received, the WP felt that the accommodation at Barnes was a disappointing solution for the requirements of the university and not very aspirational or forward thinking in terms of how the new design fits in with the wider plans for the campus and how it links in with the existing buildings. The design should be bolder and have a greater quality and form. The WP did not object to the demolition of the buildings at The Hawthorns. In terms of the housing layout, the Working Party thought that the proposal has considered the surroundings of the village and whilst the architecture is 'safe', it is relatively successful. It suggested that the two open spaces should be linked together better to create better pedestrian movement through the site and	Refused by Planning Committee on 19 th November 2013 http://www.newcastle-staffs.gov.uk/planning/hawthorns2

			<p>that the terraces in front of the open space, adjacent to The Hawthorns, are a little too formal combined with the large area of parking. It suggested that this area be reworked.</p> <p>Regarding the amended plans received for the Hawthorns, the WP had no objections but requested that the school drop off parking operates as a one-way system and that the parking should be set diagonally.</p>	
13/00425/CON	The Hawthorns, Keele	Demolition of buildings	See above	<p>Refused by Planning Committee on 10th December 2013</p> <p>www.newcastle-staffs.gov.uk/planning/Hawthorns</p>
13/00712/FUL	Land at Junction of Blackfriars Road and Lower St, Newcastle Aldi	Construction of new foodstore with associated car parking, servicing and landscaping.	No objections but the WP questioned if there were enough parking spaces and if they were large enough for the average car size.	<p>Permitted by Planning Committee subject to S106 on 10th December 2013.</p> <p>http://www.newcastle-staffs.gov.uk/planning/aldistore</p>
13/00640/FUL	North Staffs Nuffield Hospital, Clayton	Single storey extension external plan and substation. Proposed temporary location of mobile scanning	No objections subject to the planning Authority receiving expert advice from tree officers that substation would not harm adjacent trees.	<p>Permitted under delegated powers on 21st November 2013</p> <p>http://www.newcastle-staffs.gov.uk/planning/nuffieldhosp</p>
13/00772/FUL	19 Hanover Street, Newcastle	Alterations to external appearance, reroofing,	Supported the proposals, although the Working Party would wish to see any proposed	<p>Permitted under delegated powers on 26th November 2013</p> <p>http://www.newcastle-</p>

		replacement windows and doors	brick arch heads to the windows properly executed and an appropriate condition attached to achieve this.	staffs.gov.uk/planning/19hanover
13/00746/FUL	Lime View, Main Road, Betley	Erection of ground floor rear extension, works to kitchen and first floor bathroom	No objections	Permitted under delegated powers on 13 th November 2013 http://www.newcastle-staffs.gov.uk/planning/limeview2
13/00773/ADV	19 Hanover Street, Newcastle	New and replacement sign	No objections to the hanging sign but concern about sign on gable end due to size and position.	Permitted under delegated powers on 9 th December 2013 http://www.newcastle-staffs.gov.uk/planning/19hanoveradv
13/00885/ADV	New Look, Castle Walk, Newcastle	4 Illuminated signs and 1 illuminated projecting sign	The proposed sign is too deep for the existing shop fascia and its depth should be reduced. To comply with Policy, letters should be individually illuminated and should stand proud from background panel and not be lit through a light box as proposed.	Permitted under delegated powers on 9 th December 2013 http://www.newcastle-staffs.gov.uk/planning/newlooksign

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CONSERVATION ADVISORY WORKING PARTY

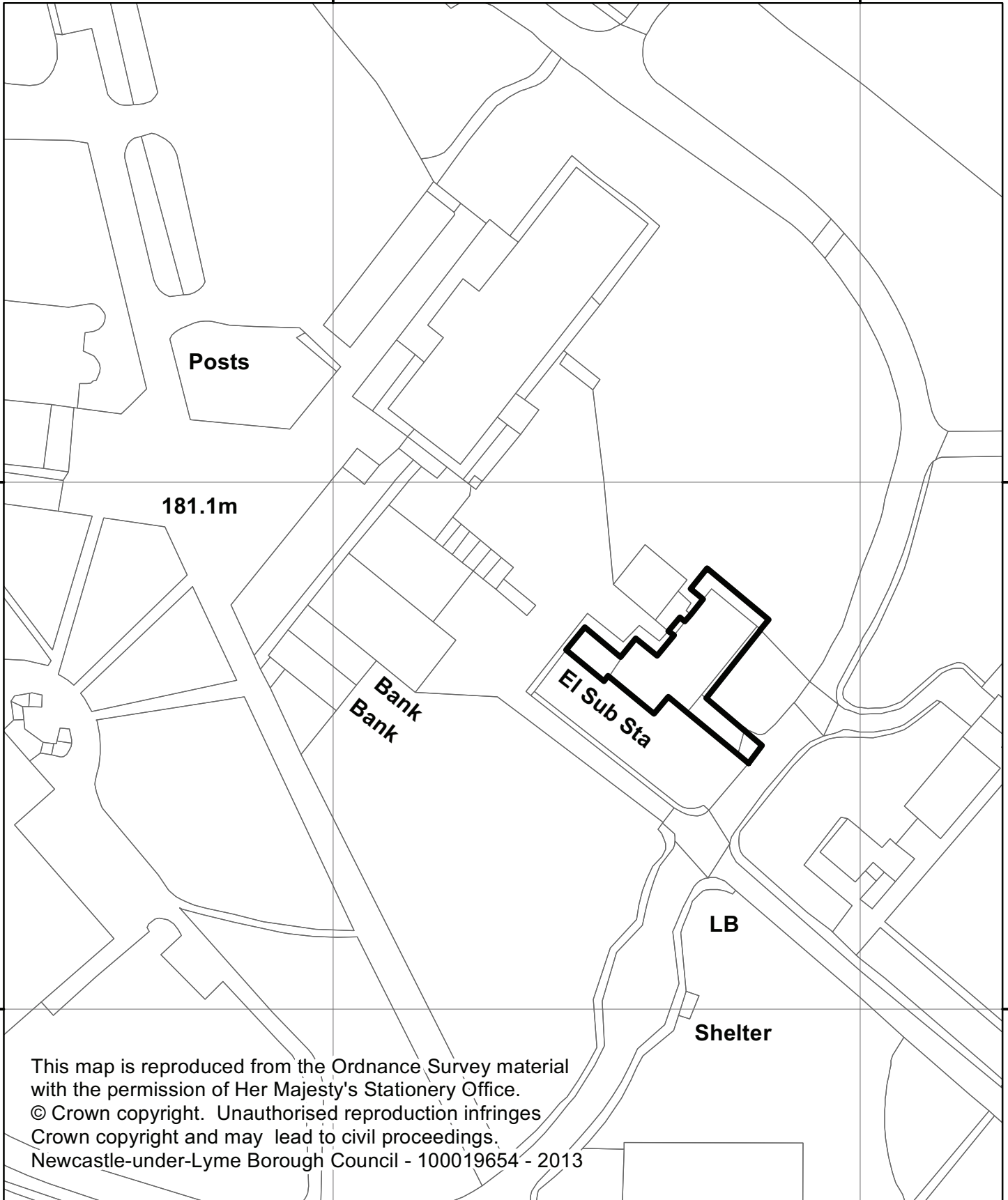
Reference	Location and Applicant	Development	Remarks	Link
13/00933/FUL	Horwood Boiler House Keele University	Upgrading of plant room, over cladding of buildings, replacement windows and new roof.	Within Keele Historic Park and Garden	http://www.newcastle-staffs.gov.uk/planning/horwoodcentre
13/00948/FUL	2 Nursery Gardens, Park Road, Butterton	Proposed conservatory to rear of property	Within Newcastle Town Centre Conservation Area.	http://www.newcastle-staffs.gov.uk/planning/2nurseygardens
13/00962/FUL	Butterton Nurseries, Park Road,, Butterton	Retention of retaining boundary wall	Within Newcastle town centre Conservation Area	http://www.newcastle-staffs.gov.uk/planning/buttertonwall
13/00958/FUL	Smithy Cottage, Mucklestone	Replacement garage	within Mucklestone Conservation Area	http://www.newcastle-staffs.gov.uk/planning/smithymucklestone
13/00951/FUL & 13/00952/LBC	1 Station Road, Madeley, Mr M Eaton	Retention of part built proposed single storey rear/side extension.	Affecting a Grade II Listed Building and within Madeley Conservation Area	http://www.newcastle-staffs.gov.uk/planning/1stationroad
13/00836/FUL	Boat house at Lake no.1, Keele University	Proposed rebuilding of boathouse (resubmission 10/00619/FUL)	Within Keele Hall Conservation Area and within Keele Historic Park and Garden.	http://www.newcastle-staffs.gov.uk/planning/boathousekeele
13/00977/FUL	Hérons Foods, Castle Walk, Newcastle	Retention of 3 air conditioning condensers and 2 refrigeration condensers on rear wall	Within Newcastle Town Centre Conservation Area.	http://www.newcastle-staffs.gov.uk/planning/heronfoods

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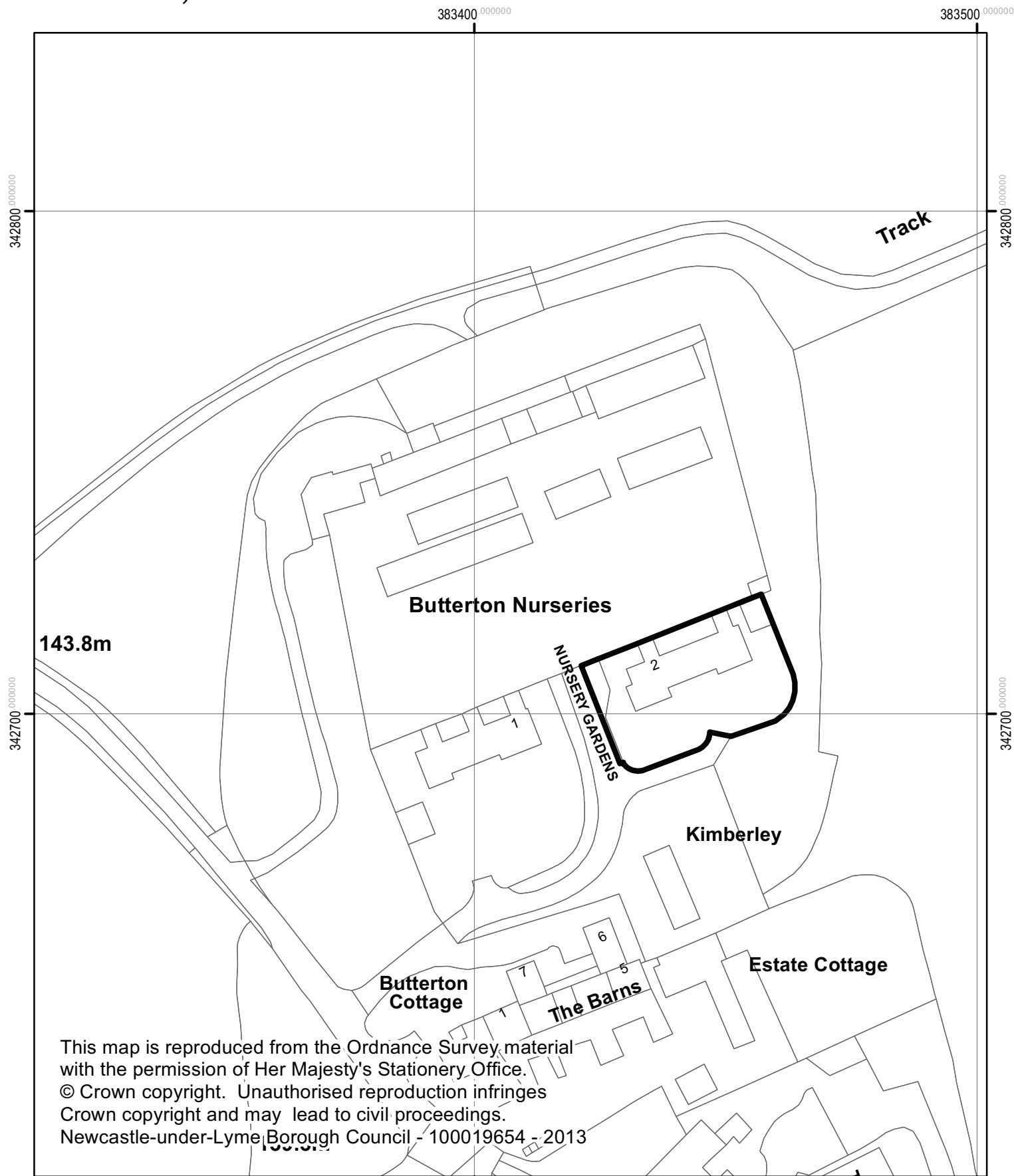
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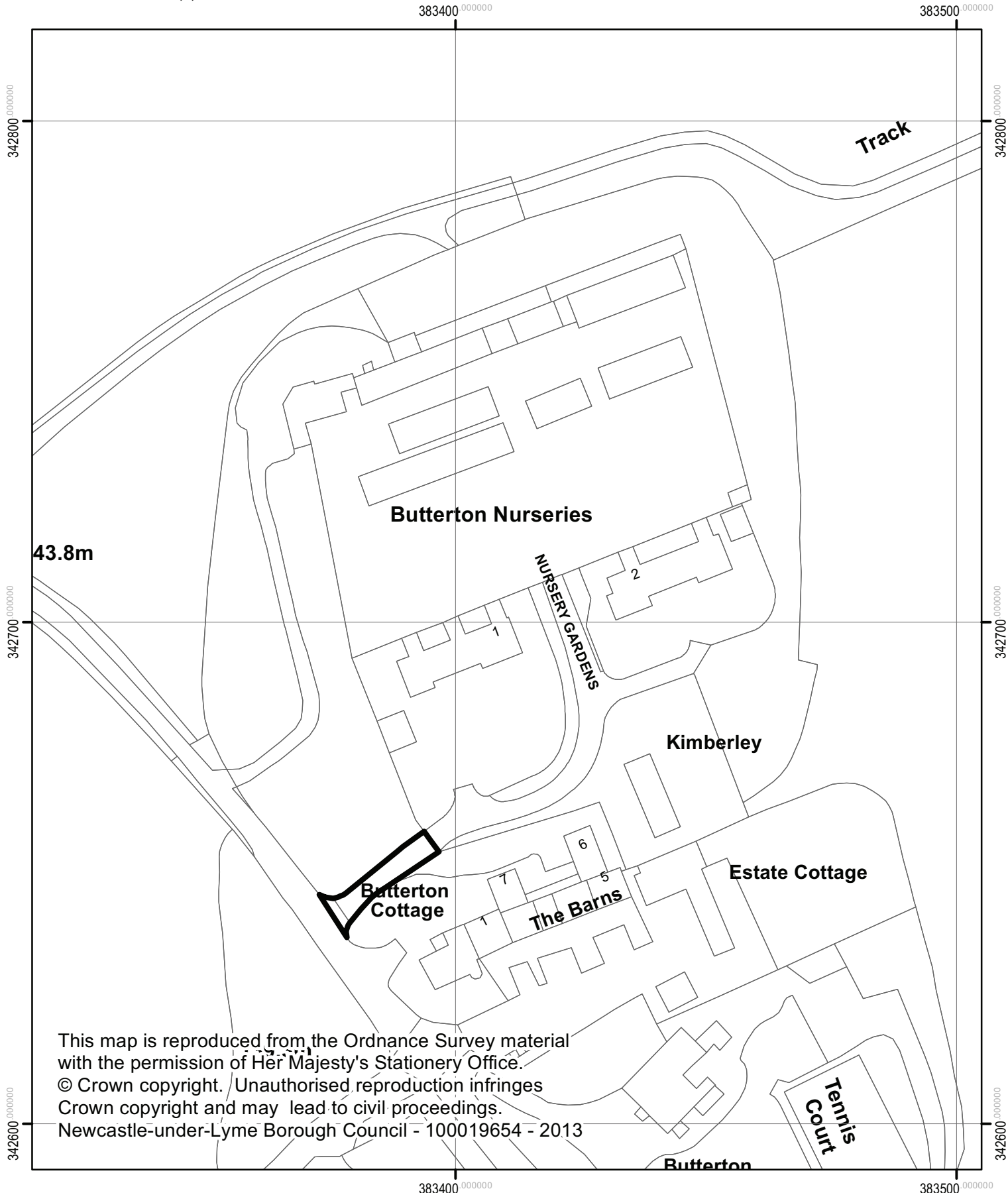
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13/00962/FUL
Butterton Nurseries,
Park Road,, Butterton

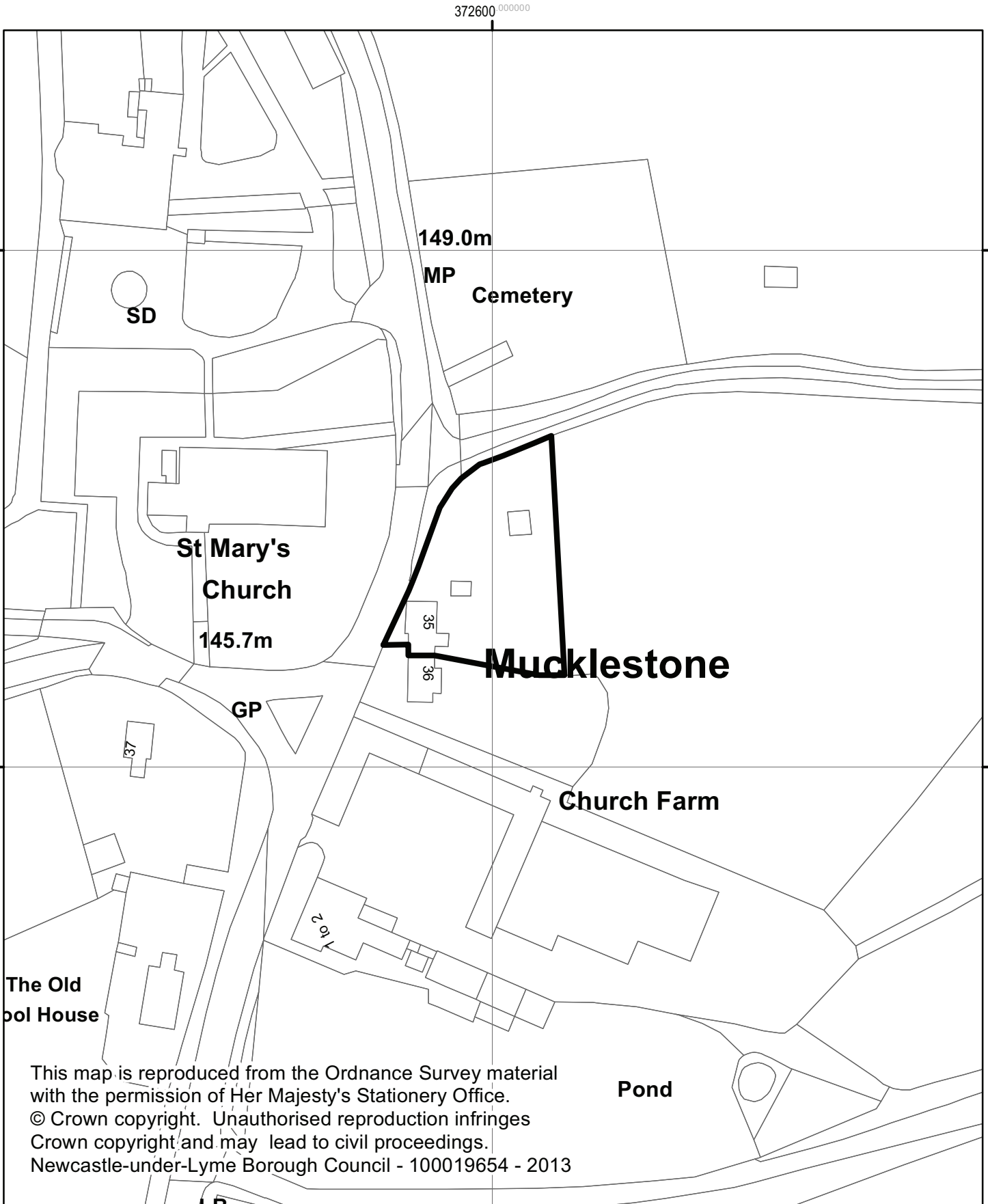


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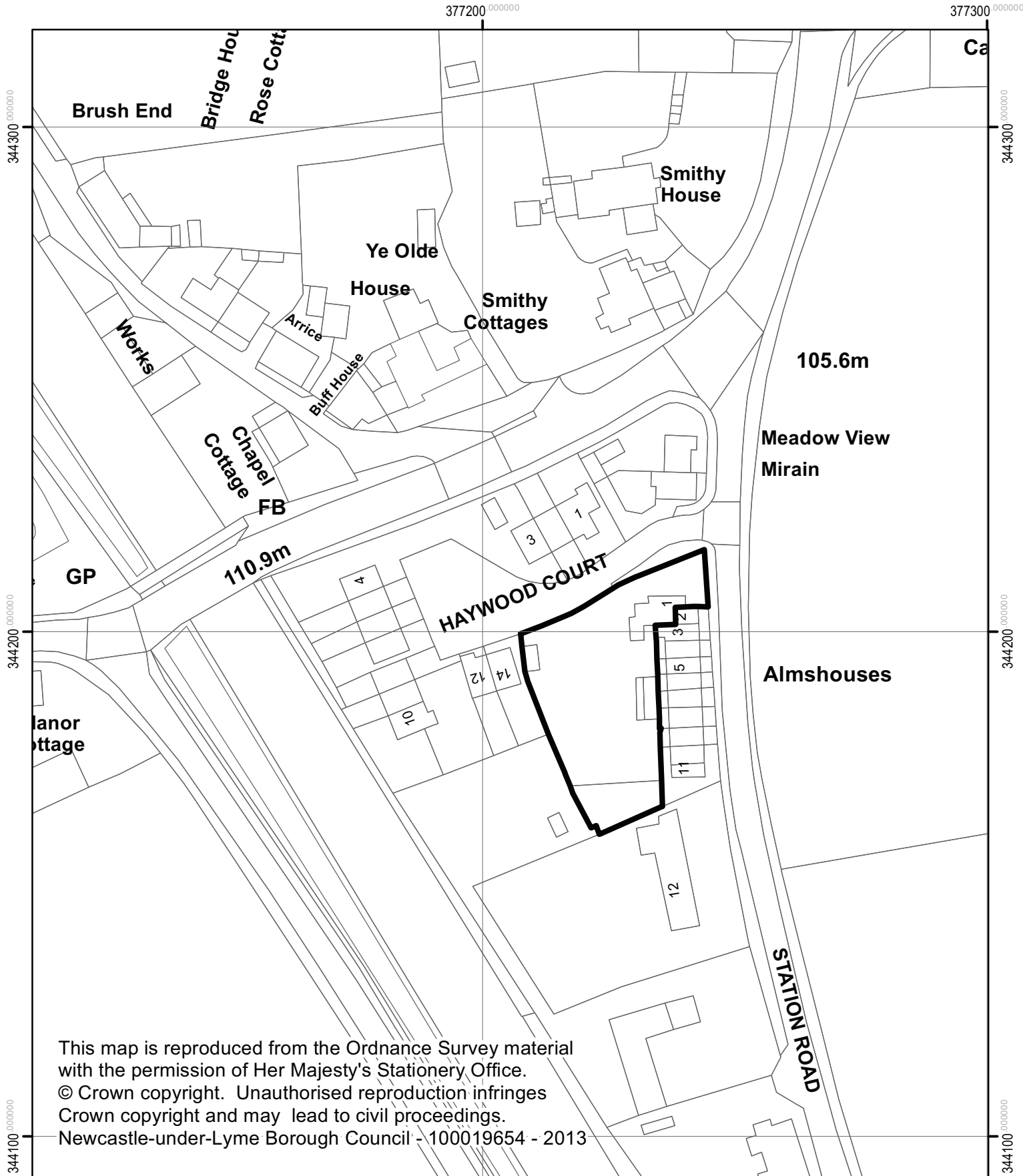
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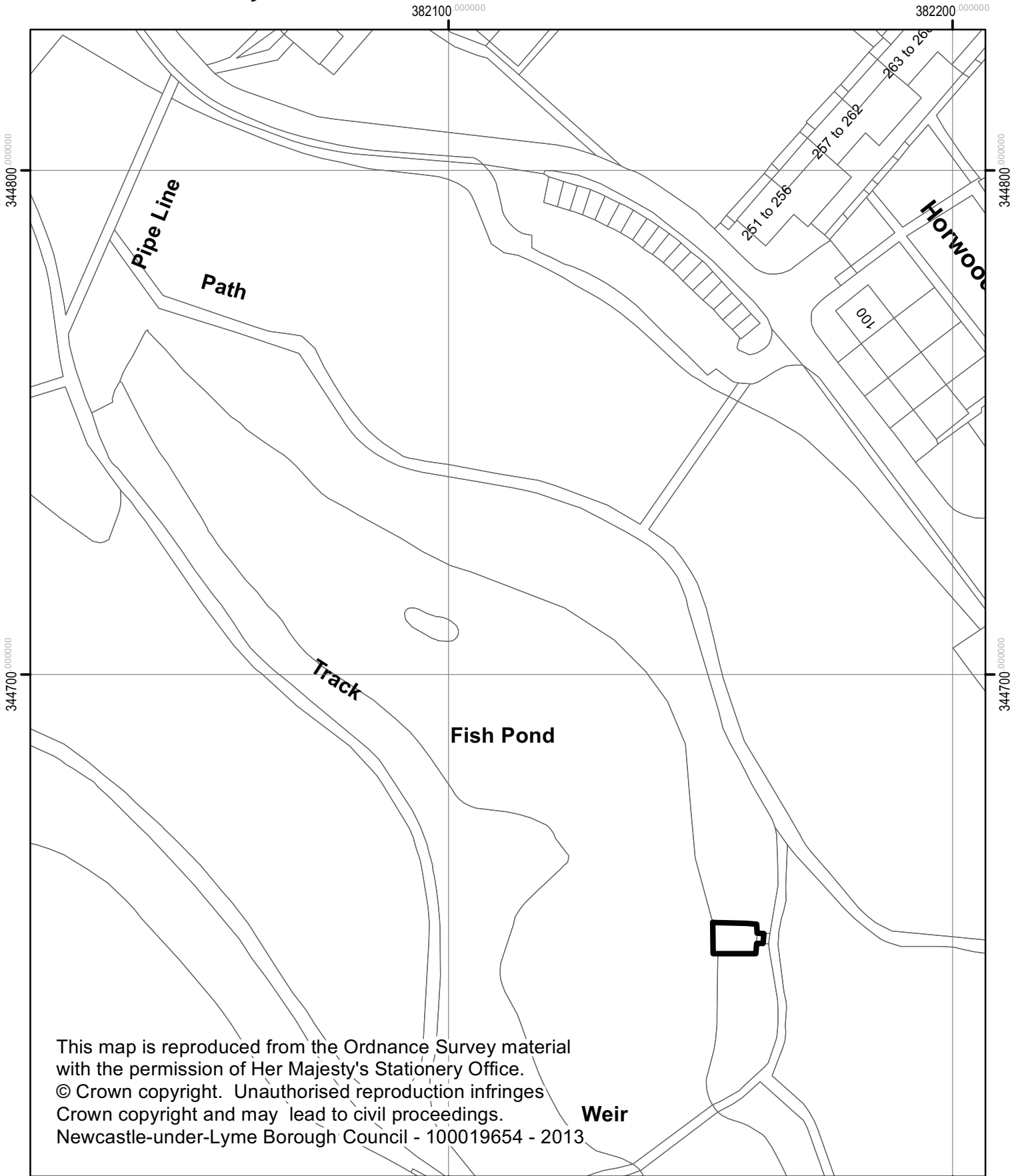
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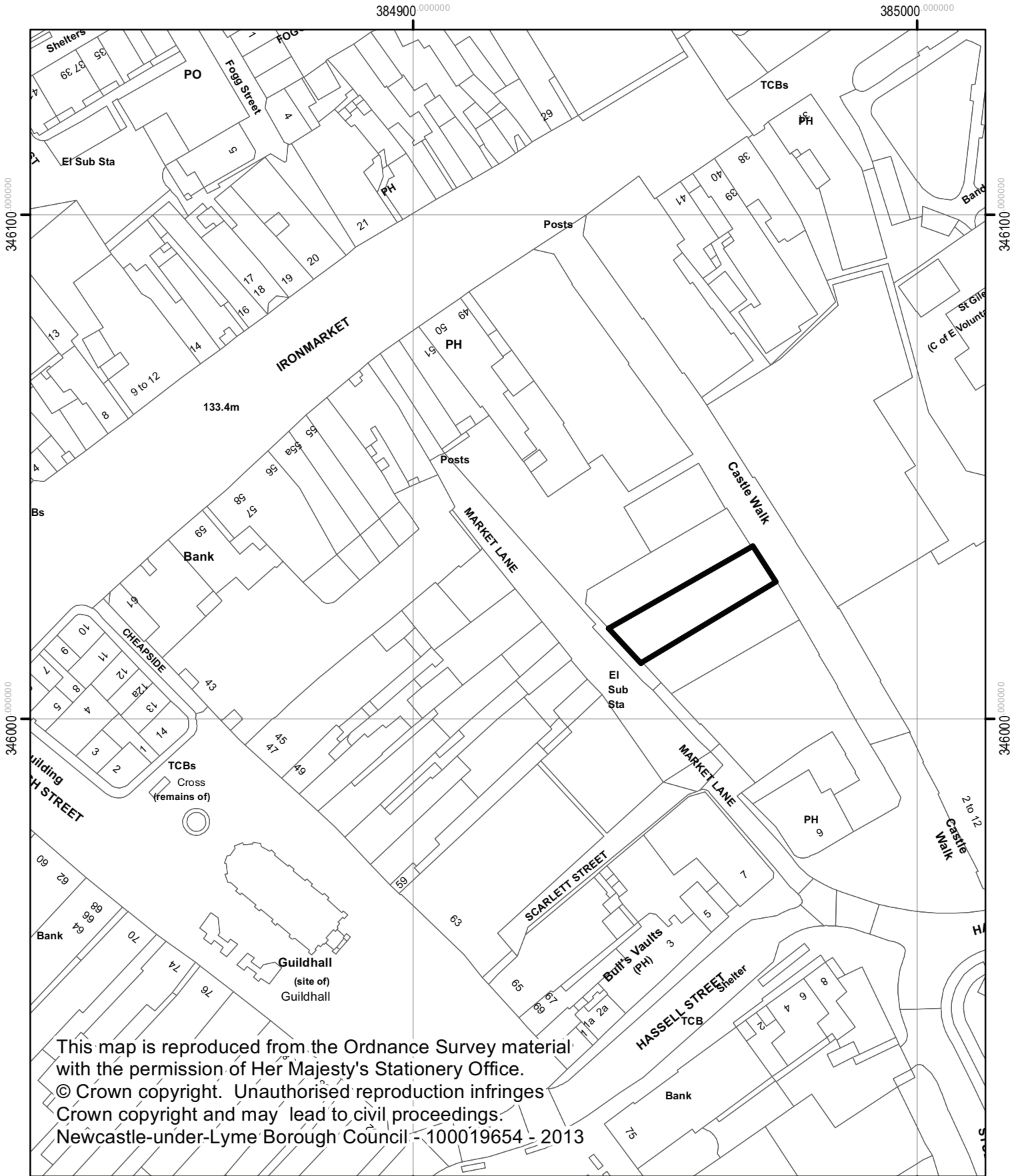
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13/00977/FUL
 Herons Foods, Castle Walk,
 Newcastle



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Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – Madeley War Memorial, Junction of Newcastle and Keele Road, (Ref: 13/14011/HBG)

RECOMMENDATION:

That the Planning Committee approves a grant of £2,484 for the repair of the War Memorial at Madeley, subject to the appropriate standard conditions

Purpose of report

To consider an application for financial assistance towards the cost of the repair of this structure which is a Grade II Listed Building.

Introduction

The War Memorial in Madeley occupies a prominent position on the road junction and represents the fallen of the First World War. Dedicated in 1921, it was added to the Statutory List of Buildings of Architectural or Historic Interest on 18th September 2013. It is listed Grade II due to its historic interest as a poignant reminder of the impact of the tragic world event on the community and also for its architectural interest as a well executed memorial and a finely detailed sculpture of a First World War soldier. It has Second World War additions.

The memorial is constructed from sandstone with a tapered pillar on a stepped based topped by sandstone figure. There has been concern over the structural stability of the memorial for at least 3 or 4 years and the parish council and community are keen to carry out the work to repair the structure. This is particularly important given the centenary celebrations which will be taking place over the next 5 years. As a result of weathering, and ageing of the stone, the memorial needs some attention. It is in need of underpinning due to a significant lean and the plinth requires fixing together to prevent any further movement. It may be required to replace some stone but at this stage until the work begins and the contractors can fully investigate this is not known. It is therefore suggested that a 15% contingency is added to the total cost to deal with these unforeseen costs.

The total cost of the work, including 15% contingency and VAT, is £12,420.

As a building is an historic Statutory listed monument, works eligible for grant funding would normally be the subject of a 20% grant offer. The maximum grant that can be awarded is £10,000.

The Parish Council have taken on the cost of repairing the monument and looking after it and have also applied for funding from the War Memorials Trust (£7,000).

Financial Implications

There is sufficient funding to meet this grant application with approximately £38,000 in the Fund, which allows for current outstanding commitments.

Conclusions

The structure is currently in need of repair and whilst not considered dangerous at present will continue to deteriorate if the movement is not checked it will compromise the future of the monument. 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 – Newcastle Methodist Church, (Ref: 13/14012/HBG)

RECOMMENDATION:

That the Planning Committee approves a grant of £216 for the repair of the roof at Newcastle Methodist Church, 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

The building was built in 1803 and rebuilt and modified in 1822 and 1998 and occupies a prominent position in this part of the Conservation Area with its stucco blockwork, over brick, projecting string courses and first floor and parapet roof. The 3 large sash windows at the upper floor with arched heads set in decorative plaster work are a dominant feature of this elevation. The building is being damaged by water ingress at the front right hand side of the roof where the valley of the projecting addition adjoins the main roof pitch.

The cost of the work, including VAT, is £2,160.

As a building is an historic building 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 £38,000 in the Fund, which allows for current outstanding commitments.

Conclusions

The building is adjacent to a collection of historic buildings in the town centre Conservation Area and it is important to retain the upkeep of general maintenance which if left unchecked will be harmful to the future of the building. 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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