

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.

FIELD_TITLE

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

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 22nd March, 2016

Present:- Councillor Wenslie Naylor – in the Chair

Councillors Broome, Cooper, Eastwood, Johnson, Wakeling and Whieldon

Representing Mr David Broome, Newcastle Civic Society
Outside Bodies Mr C Wakeling, Staffordshire Historic Buildings Trust
Mr J Whieldon, Newcastle Civic Society

Apologies were received from Councillor(s)

1. DECLARATIONS OF INTEREST

There were no declarations of interest stated.

2. MINUTES OF PREVIOUS MEETINGS

Resolved: That the minutes of the meeting held on 29 February, 2016 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:-

Former Orme Centre, Orme Road, Newcastle. 15/00700/OUT & 15/1078/LBC

The Working Party received a presentation by the applicant's agents and there was discussion on the loss of the Edwardian annex building the massing of the new proposal and further explanation of the internal space of the Victorian school. Clarification was provided over an amended plan for the new build, including materials and also how the windows will be dealt with in the main school.

The Working Party still supports its view that the Edwardian building should be retained especially due to some of the internal features. Some members of CAWP however support the overall scheme and commend the owner for taking on the building. Overall the Working Party accepts the refurbishment of the main school building but wants to ensure strict control over the details of the scheme, which are still lacking – to ensure the Council has control over the supervision of the scheme and so that corners are not cut which will harm the significance of this important Listed Building. There is particular concern over the windows and the internal spaces.

37-41 High Street, Newcastle. 16/00136/ADV

Classification: NULBC **UNCLASSIFIED**
Conservation Advisory Working Party - 22/03/16

The Working Party suggests that given the size of the fascia, if this is all to be illuminated it should be a darker colour as it will be harmful to the appearance of the Conservation Area or that only the logo element should be illuminated.

St Thomas Church. 15/00870/FUL.

The Working Party thinks that the handrail should be wooden or powder coated steel and would like to condition the detail for the boxing in of the pipework.

Keele Hall, Keele University 16/00157/LBC

The Working Party supports the project and wants the Conservation Officer to ensure that the windows are like for like, as much as possible.

Keele Hall, Keele University 16/00207/LBC

The Working Party thought that there needed to be clarification on the internal stairwell handrail and how the ends would be treated.

Mirain, Station Road, Madeley 16/00199/FUL

No objections

5-9 High Street, Newcastle 16/00156/LBC & 16/00155/FUL

No objections

Black Horse Cottage, Main Road, Betley 16/00203/LBC

No objections

Land opposite Meynell Arms, Church Road, Ashley 16/00192/FUL

The Working Party objects to the positioning of the proposed houses within the streetscene which will appear isolated within two car parks given the set back of the former school, now medical centre. The height difference also could make the properties overbearing on the opposite Listed Building. The buildings are too high extending into a large roof space and should be lower to reflect the local building character. In urban design terms it would be better to site the new houses on the corner opposite the former pub grouping the buildings around the junction.

13 Barracks Road, Newcastle 16/00173/FUL

No objections

The Willows, 14 Chamberlain Court, Betley 16/00036/FUL

The Working Party has no objections to the development but feels that the style of the rooflight is inappropriate in terms of size and design.

5. **CONSERVATION AND HERITAGE FUND**

There were no applications

6. **URGENT BUSINESS**

There was no Urgent Business.

COUNCILLOR WENSLIE NAYLON
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
16/00008/FUL	Former St Giles and Georges , Barracks Road, Newcastle Staffordshire County Council	Redevelopment of site to provide new public services Hub and associated works	The Working Party was divided on their views over the design. It was felt by some it was a missed opportunity for a better standard of design which would enhance the area. The detailing was poor and wanted assurance that the quality would be a high priority by retention of the architects during process. Concerns over the plant equipment being visible on the roof with no details of the size of parapet and a missed opportunity to provide a more interesting roof. The group want the bandstand to be retained. Issues over tunnelling effect building will create with the new student block opposite. Some members wanted the principal material to be brick, others favoured a redder Hollington stone. The character of	Approved by Planning Committee on 1 March 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00008/FUL

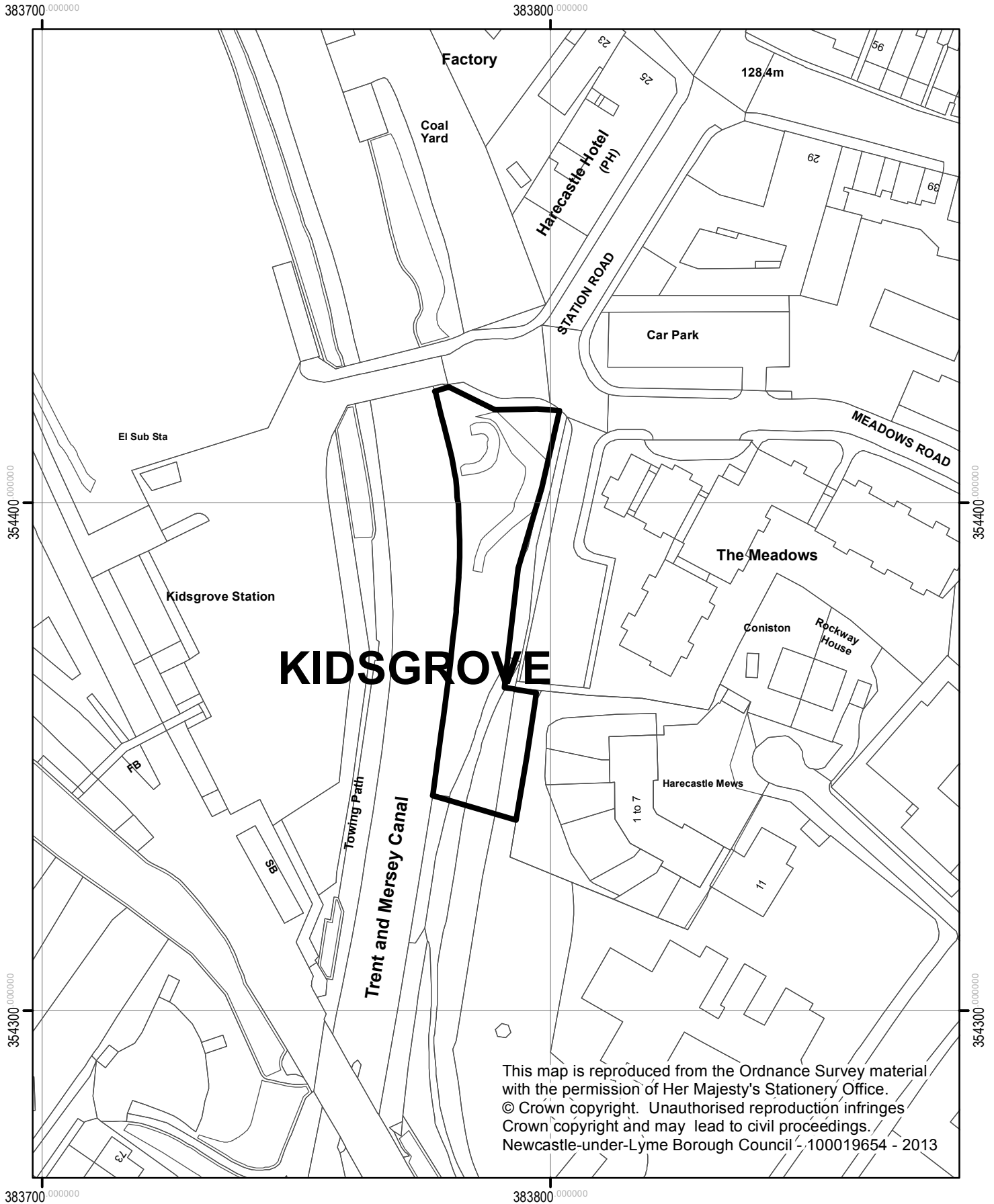
			Queens's gardens would change and loss of light and intimacy was unsympathetic to this part of the conservation area. Some members fully supported the scheme as an exciting vibrant design which would be positive contribution to the town and to the conservation area.	
15/01136/FUL	Wood Lane Methodist Church, High Street, Wood Lane, Newcastle	Conversion of former chapel into 4 2 bed dwellings.	The Working Party was sympathetic to the reuse of the building but is concerned over the lack of detailing and information; namely no drainage details eg, downspouts which will impact on the external appearance of the building and no vents shown. Also no details for the removal/partial removal of the front wall. This is an important part of the character of the streetscene. The WP objects to the design of the rear windows and the front door as inappropriate for the building.	Approved by delegated powers on 31 March 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/15/01136/FUL
15/01145/FUL	Land opposite 6 Church Bank, Keele	Erection of detached dwelling.	The WP objects to the proposal on the grounds that it is overdevelopment of the site that would harm the character and appearance of the CA.	Refused by delegated powers on 31 March 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/15/01145/FUL

CONSERVATION ADVISORY WORKING PARTY

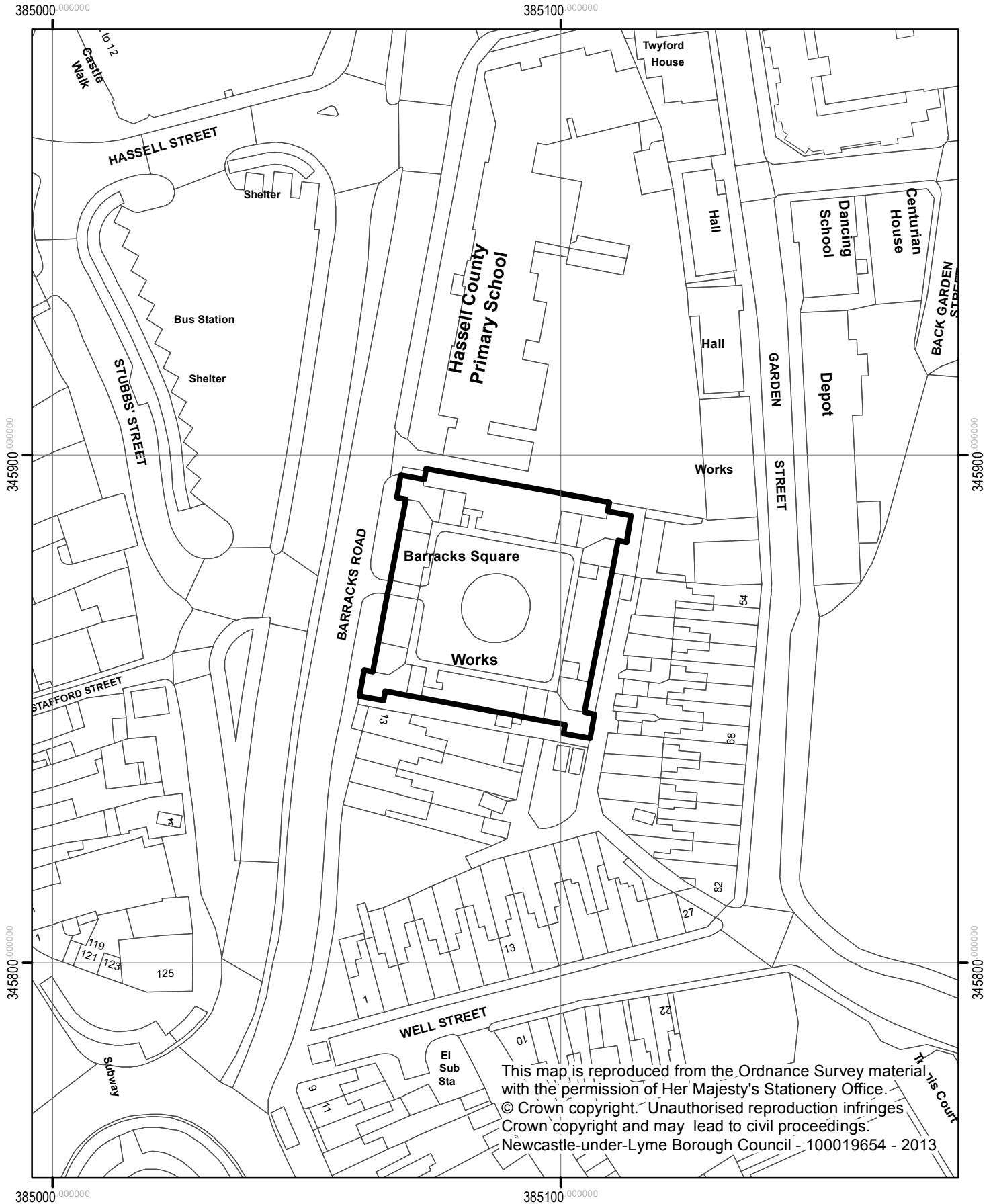
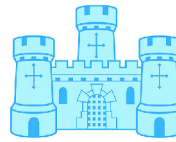
Reference	Location and Applicant	Development	Remarks	Link
15/01036/FUL	Land East of Trent and Mersey Canal, Meadows Road, Kidsgrove Mr D Smithson	Erection of a dwelling	Within Hardingswood (Trent and Mersey) Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/15/01036/FUL
16/00206/LBC	The Barracks, Barracks Road, Newcastle The Barracks Trust	Repair/replace all external windows at The Barracks, remove 2 sections of yard wall to use as bin store and form opening to external wall at Unit 16 to enable internal access to adjacent toilet.	Affecting a Grade II Listed Building and within Newcastle Town Centre Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00206/LBC
16/00226/FUL	Smithy Cottages, Smithy Corner, Bar Hill, Madeley Mr Leese	Erection of two detached dwellings and detached double garage.	Within Madeley Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00226/FUL
16/00235/FUL	7 Merlin Green, Madeley Mr and Mrs Orme	Single storey side extension.	Within Madeley Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00235/FUL
16/00236/FUL	Leaside, The Holborn, Madeley Mr D Craven	Alterations to bungalow to raise the roof to accommodate upper storey, single storey rear extension and replacement garage.	Within Madeley Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00236/FUL
16/00252/LBC	Old Hall, Poolside, Madeley Mr G White	Removal of 2 cross braced roof trusses.	Affecting a Grade II* Listed Building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00252/LBC

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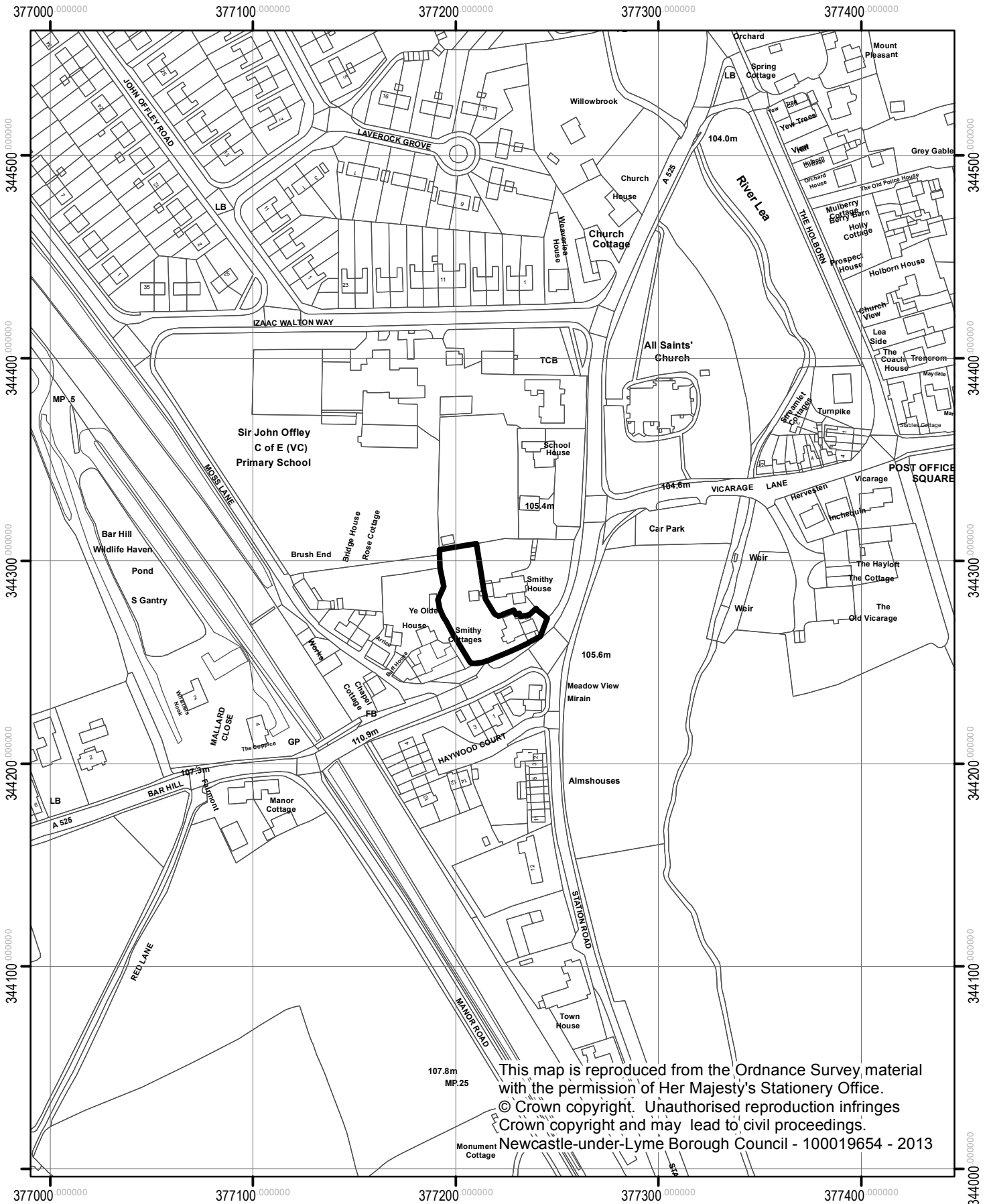
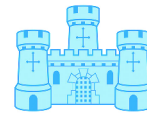
**Land East of Trent and Mersey Canal,
Meadows Road, Kidsgrove
15/01036/FUL**



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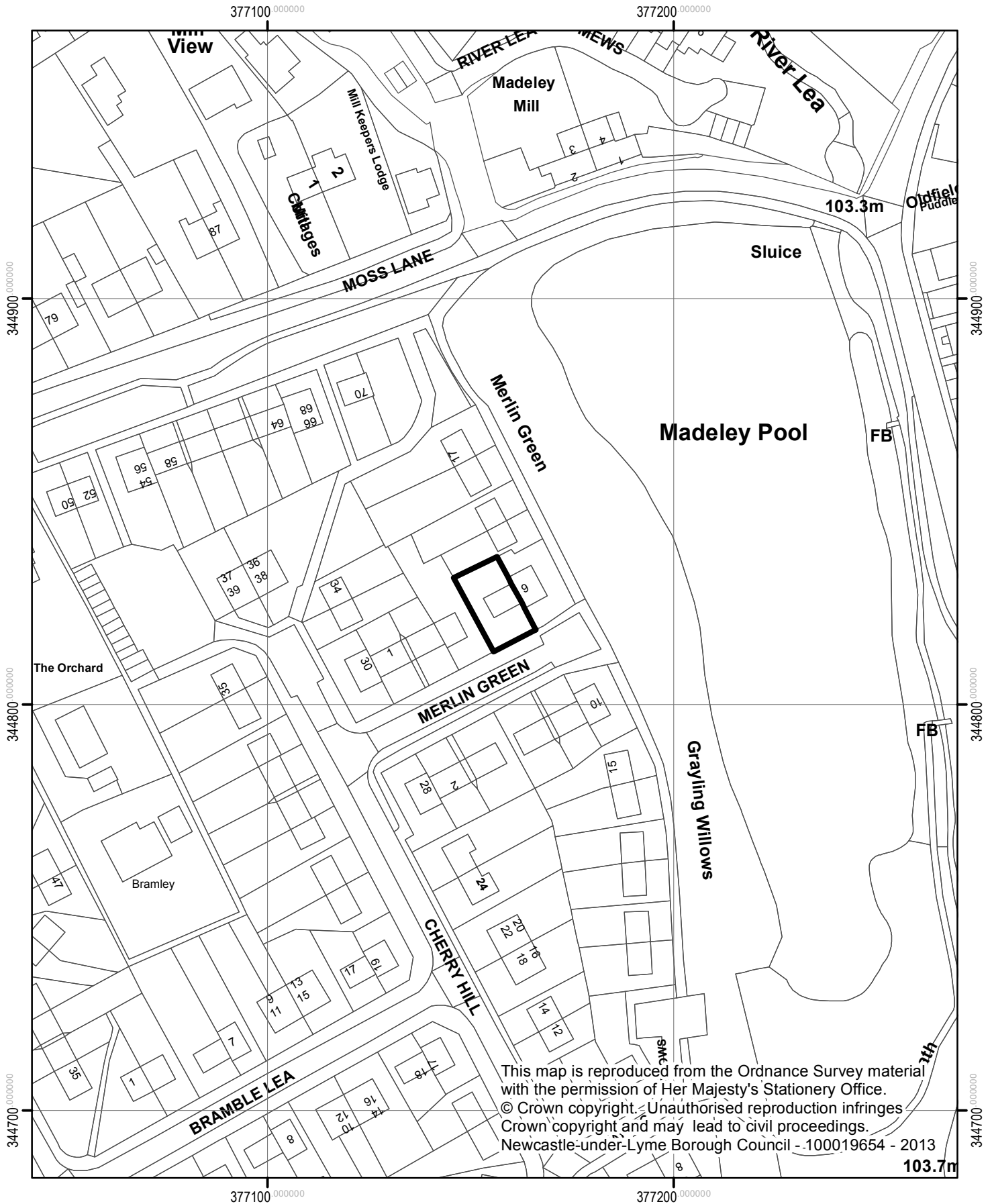
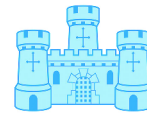


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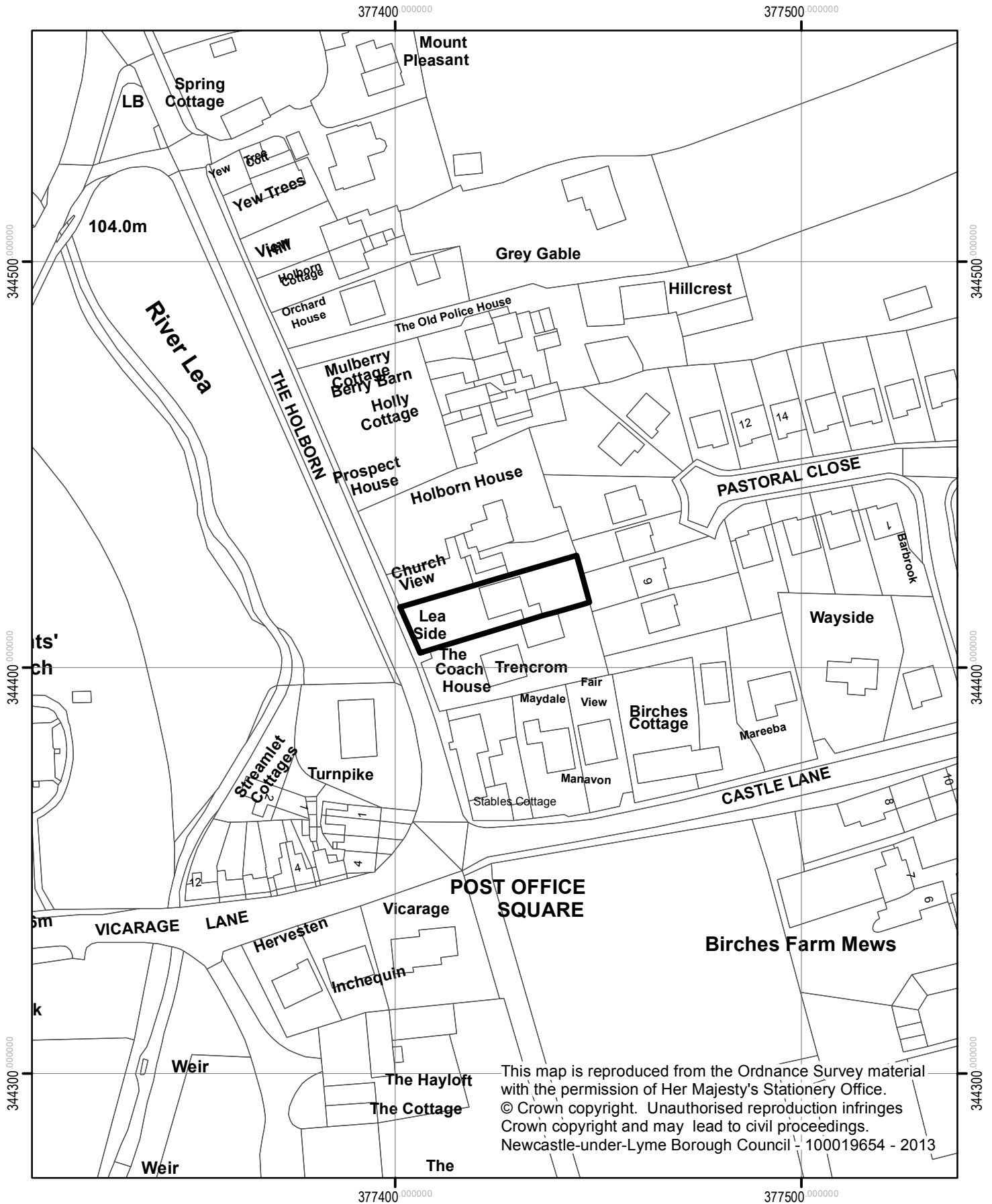
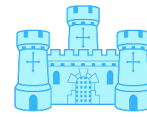


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Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – The Barracks, Barracks Road, (Ref: 15/16007/HBG)

RECOMMENDATION:

That the Working Party indicate its views on proposals going to the Planning Committee that:-

A grant of £5,000 be approved for the repair of the windows at The Barracks, Barracks Road, Newcastle, subject to the appropriate standard conditions

Purpose of report

To inform the Working Party of an application for financial assistance towards the cost of the repair of this building complex which is a Grade II Listed Building and give the Working Party an opportunity to express its views on that application.

This project is to improve the windows at the Barracks. Many windows are in urgent need of repair, some beyond repair and needing replacement. Windows are a mixture of timber and metal and these will be replaced like for like where necessary. The building is managed by a trust which lets the building out to businesses. They want to try and improve the environment for their tenants and are starting with the windows on a piecemeal basis. The aim is ask the Heritage Lottery Fund for a grant as well. Forshaw Greaves architects have been commissioned by the trust to undertake an inventory of all windows in the building and cost this in terms of replacement or repair. This work has now been undertaken. To improve the environment for the tenants the project also involves secondary glazing proposal which requires LBC but is being dealt with separately and not included in the estimated costs.

The total cost of the work is estimated at £112,350 including VAT. The works are eligible for grant up to 20% of the total cost however the maximum grant that can be awarded is £5,000. The Trust will go out to tender from 3 companies and however given the high cost of the windows, any tender is likely to be over £25,000, so the Council will likely still be awarding £5,000. If the cost of the work comes to below £25,000 then the grant proportion will be reduced accordingly.

The views of the Conservation Advisory Working Party will be reported to the Planning Committee.

Financial Implications

There is sufficient funding to meet this grant application with £39,000 in the Fund allowing for commitments.

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