

Public Document Pack

Date of meeting	Tuesday, 6th September, 2016
Time	7.00 pm
Venue	Committee Room 1. Civic Offices, Merrial Street, Newcastle-under-Lyme, Staffs 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 3 - 4)**

To consider the minutes of the previous meeting(s)

3 MATTERS ARISING

Application 16/00485/FUL - Brook Farm, 4 Oakwood Lane, Acton. Replacement dwelling and erection of a detached garage. Councillor Naylor commented on behalf of CAWP as a non-designated heritage asset

“There is limited information on the significance of this non-designated heritage asset but the Staffordshire Historic Farmsteads Survey (2009) identified the farmstead as a loose courtyard plan with working buildings to one side of the yard, probably late 18th or early 19th century and that it is characteristic of such farmsteads in north staffs and makes a contribution to the landscape character of the area. In light of this and what appears to be a relatively altered building, the farmstead should be recorded and documented in accordance with County archaeological advice prior to any demolition.

The proposed new building bears little resemblance to the character and style of the existing farmstead and the Working Party would recommend the retention of any historic boundary walls, cobbled yards and landscape features which will help to soften the appearance of the proposed building within the landscape”.

4 PREVIOUSLY CONSIDERED APPLICATIONS **(Pages 5 - 6)**

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

5 NEW APPLICATIONS RECEIVED **(Pages 7 - 18)**

To make observations on new applications received.

6 Watlands Park, Proposed Conservation Area Appraisal and Management Plan Supplementary Planning Document and 7 Park Avenue Article 4 Direction (Pages 19 - 28)

7 CONSERVATION AND HERITAGE FUND

To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the officer

8 URGENT BUSINESS

To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act, 1972.

Members: Councillors Miss J Cooper, Gardner, Johnson, Naylor (Chair) and Wright (Vice-Chair)

PLEASE NOTE: The Council Chamber and Committee Room 1 are fitted with a loop system. In addition, there is a volume button on the base of the microphones. A portable loop system is available for all other rooms. Should you require this service, please contact Member Services during the afternoon prior to the meeting.

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, 26th July, 2016

Present:- Councillor Wenslie Naylor – in the Chair
Councillors Miss J Cooper, Gardner and Johnson
Representing Mr David Broome, Newcastle Civic Society
Outside Bodies Dr S Fisher, Victorian Society
Dr C Wakeling, Staffordshire Historic Buildings Trust
Mr J Whieldon, Newcastle Civic Society

Apologies were received from Councillor Wright

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 5 July, 2016 be agreed as a correct record subject to Dr Fisher being recorded as representing the Victorian Society.

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 application listed below:-

Newcastle Unitarian Church, Lower Street, Newcastle. 16/00549/LBC

The Working Party welcomed the proposed improvements to the building but has some concerns about certain items. They wanted to ensure that the internal partitioning and finishing is of a high quality. They also wanted to ensure that the kitchen area was properly ventilated. They had concerns about the loss of the grassy bank to tarmac which is an attractive feature in front of the building and expressed a desire to have a rubbed surface on the ramp landing. There was also some resistance to the replacement escape stairs and the profiling on the handrail which was too utilitarian and did not reflect the interwar character of changes to the building which were undertaken at this time. The removal of the render was welcomed and presented an opportunity to record the building under a watching brief before the lime render was applied.

7 Park Avenue, Wolstanton. 16/00538/FUL

The Working Party has issues over treatment of coach house although detail is poor the doors appear as metal up and over doors which are not appropriate. In general terms the historic character of the building is not respected and more detail is needed.

The main house is high Victorian of majestic quality which deserves to be treated appropriately. The Working Party welcomes the use as single dwelling and is happy with idea of contemporary extension but the historic character of the house should be respected by treating them both honestly – they object to the removal of the historic windows which are entirely appropriate and remain largely unaltered since 1870s. The house will look odd with metal windows and destroy the character the Article 4 Direction is trying to protect this original character. Modern windows are appropriate in the extension but retention of timber windows in main house. They also felt that there were too many rooflights proposed for the main house.

Orchard House, Brampton Road, Newcastle. 16/00527/FUL

The Working Party have reservations with the juliette balcony and its close proximity to the flue and the lantern so any attempts to improve on the existing conservatory were lost in the detailing.

Rear of Offley Arms, Poolside, Madeley. 16/00594/FUL

The Working Party felt that there was a good attempt to design an interestingly shaped building which was pleasingly unconventional, including the alleyways. The brick needs to be good quality and reflect the darker brick characteristic of Madeley unlike the adjacent development. Some concern was raised over the access and they felt the gable feature was a little fussy.

5. **CONSERVATION AND HERITAGE FUND**

There were no applications to consider.

6. **THE BRAMPTON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN SUPPLEMENTARY PLANNING DOCUMENT**

Resolved: That the Planning Committee be advised that the Conservation Advisory Working Party commends the draft Brampton Conservation Area Appraisal and Management Plan Supplementary Planning Document.

7. **URGENT BUSINESS**

There was no Urgent Business.

COUNCILLOR WENSLIE NAYLON
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.

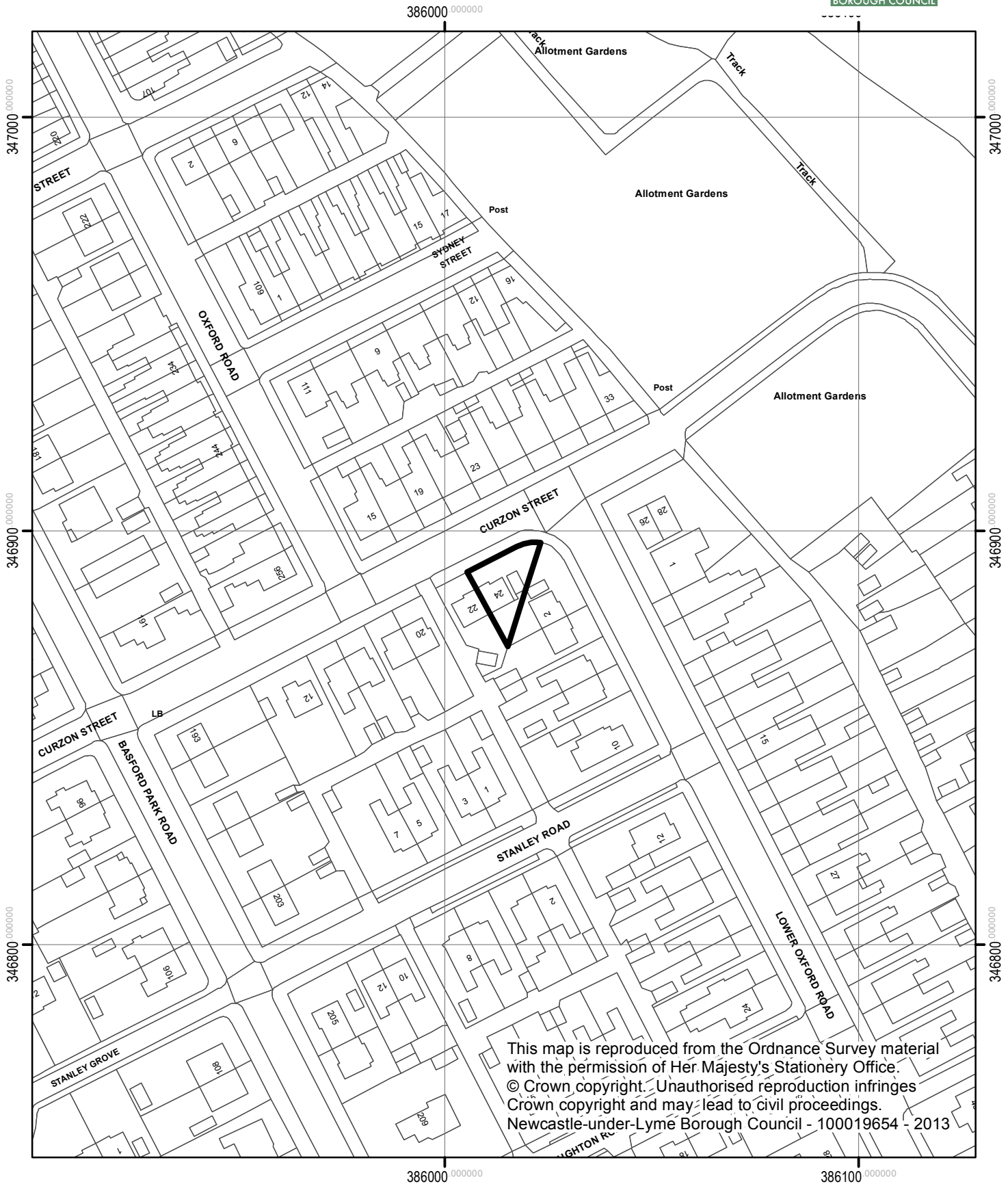
Reference	Location and Applicant	Development	Working Party Comments	Planning Decision
16/00394/FUL	The Coach House, Stableford Court, Chapel Chorlton	Erection of wooden shed	No objections	Permitted by delegated powers on 14 th July 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00394/FUL
16/00226/FUL	Smithy Cottages, Smithy Corner, Bar Hill, Madeley	Erection of 2 detached dwellings and detached double garage.	The WP thinks the development is acceptable and can be accommodated on this site without overwhelming any of the surrounding buildings including the Listed Building on the adjacent plot. The proposal will preserve the character of the CA as the development is set well back into the plot behind mature vegetation. What is important is that the quality of the details are maintained, for example clay roof tiles should be used. For the garage timber side opening doors should be conditioned.	Refusal of application by Planning Committee on 21 July 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00226/FUL

16/00450/FUL	Land adj to Old Farm, Main Road, Betley	Detached house and garage	The WP is still concerned that building should be positioned closer towards the road and this has not been addressed in any amendments. The design of the house is unremarkable but unlikely to harm the character of the adjacent Listed Building. Discussion around the treatment of dormers was that lead should be used on the side rather than tile hanging.	Permitted by delegated powers on 14th July 2016 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00450/FUL
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CONSERVATION ADVISORY WORKING PARTY

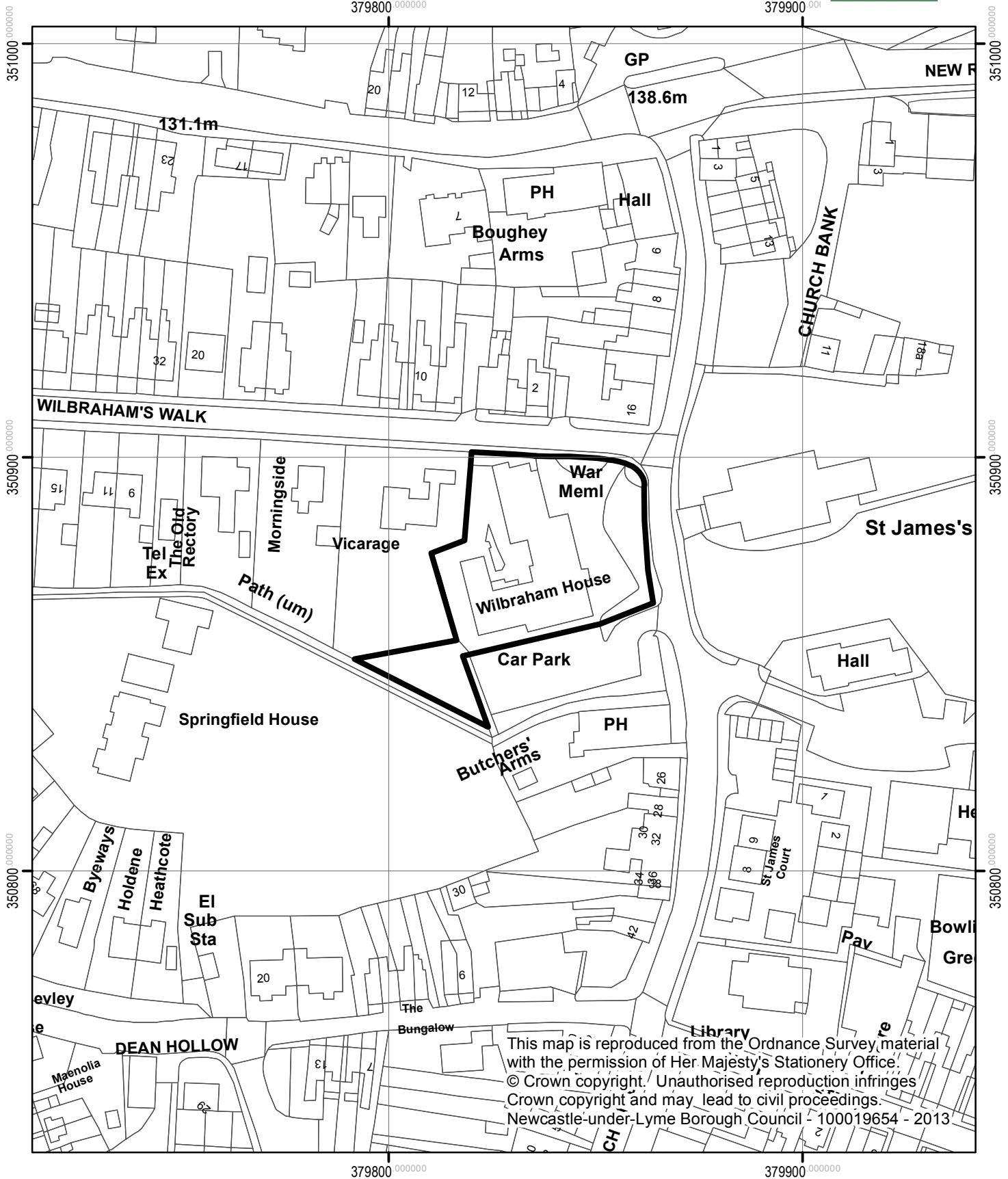
Reference	Location and Applicant	Development	Remarks	Link
16/00612/FUL	24 Curzon Street, Basford Mr A Street	Retention of canopy to front elevation, front porch, door and associated alterations. Retention of front boundary wall.	Within Basford Conservation Area which has an Article 4 Direction	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00612/FUL
16/00663/FUL	24 Curzon Street, Basford Mr A Street	Alterations to existing boundary wall and re-surfacing of existing driveway	Within Basford Conservation Area which has an Article 4 Direction	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00663/FUL
16/00664/FUL	Wilbraham House Residential Home, Church Street, Audley	First floor front elevation to existing care home	Within Audley Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00664/FUL
16/00707/FUL	Hillcrest, The Holborn, Madeley Mr R Orr	Demolition of existing buildings and construction of 5 new dwellings	Within Madeley Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00707/FUL
16/00722/FUL	6 Brassington Street, Betley Mr Batteson	Demolition of existing conservatory and erection of single storey rear extension	Within Betley Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00722/FUL
16/00720/ADV	Lidl Store, Lower Street, Newcastle	Erect and display Lidl branded internally 7.5m high totem sign	Adjacent to Grade II Listed Buildings and Newcastle Town Centre Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00720/ADV

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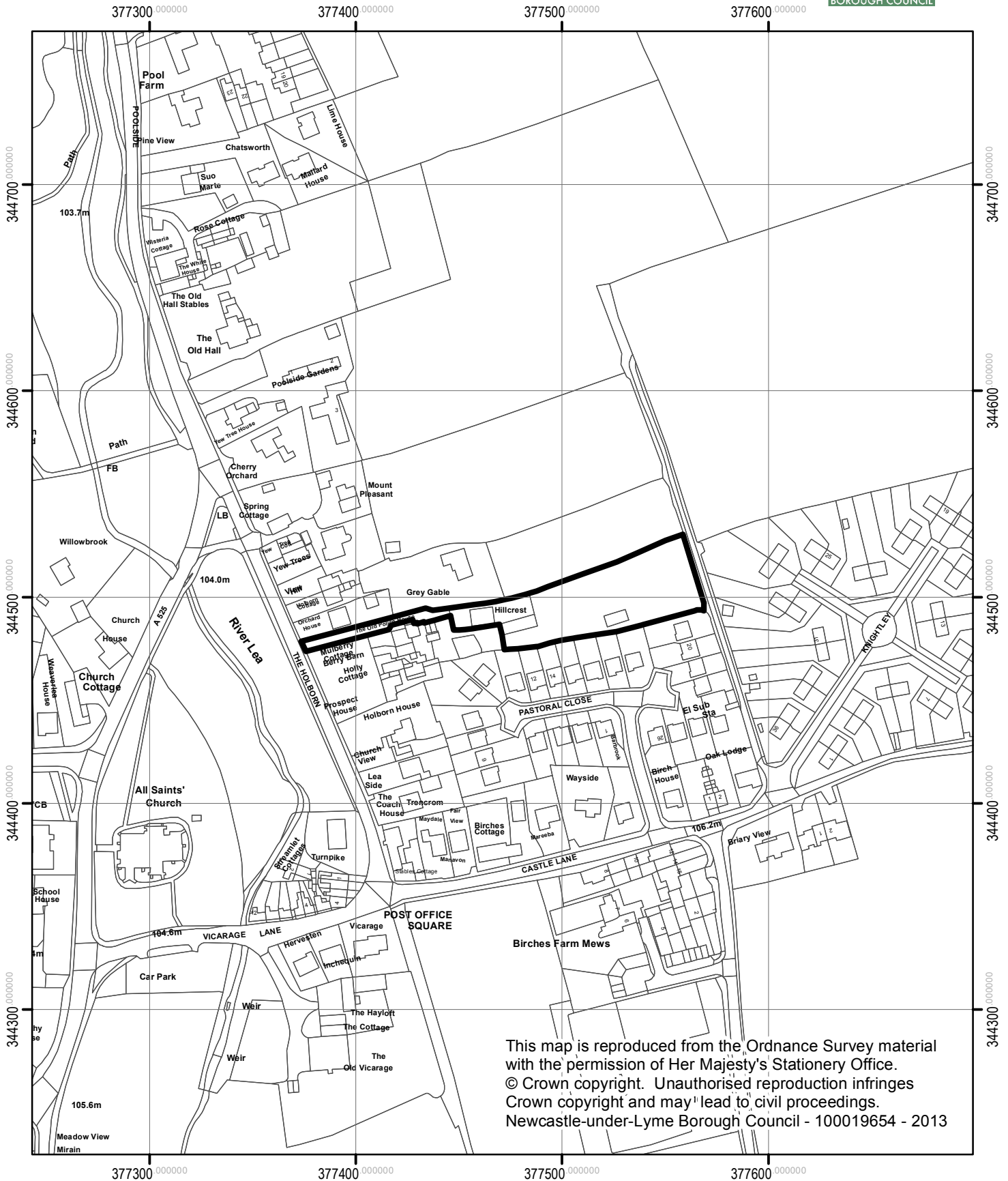


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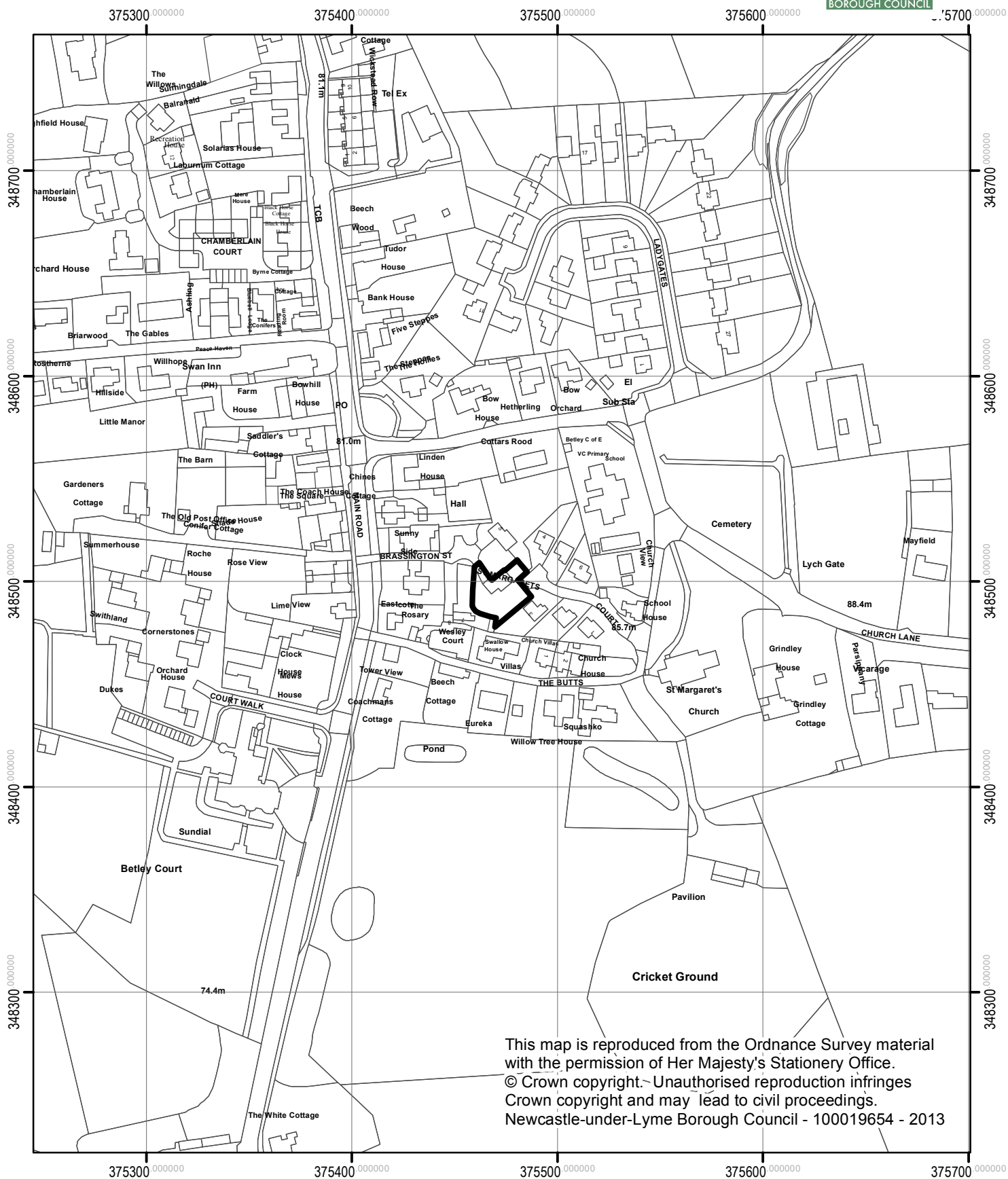
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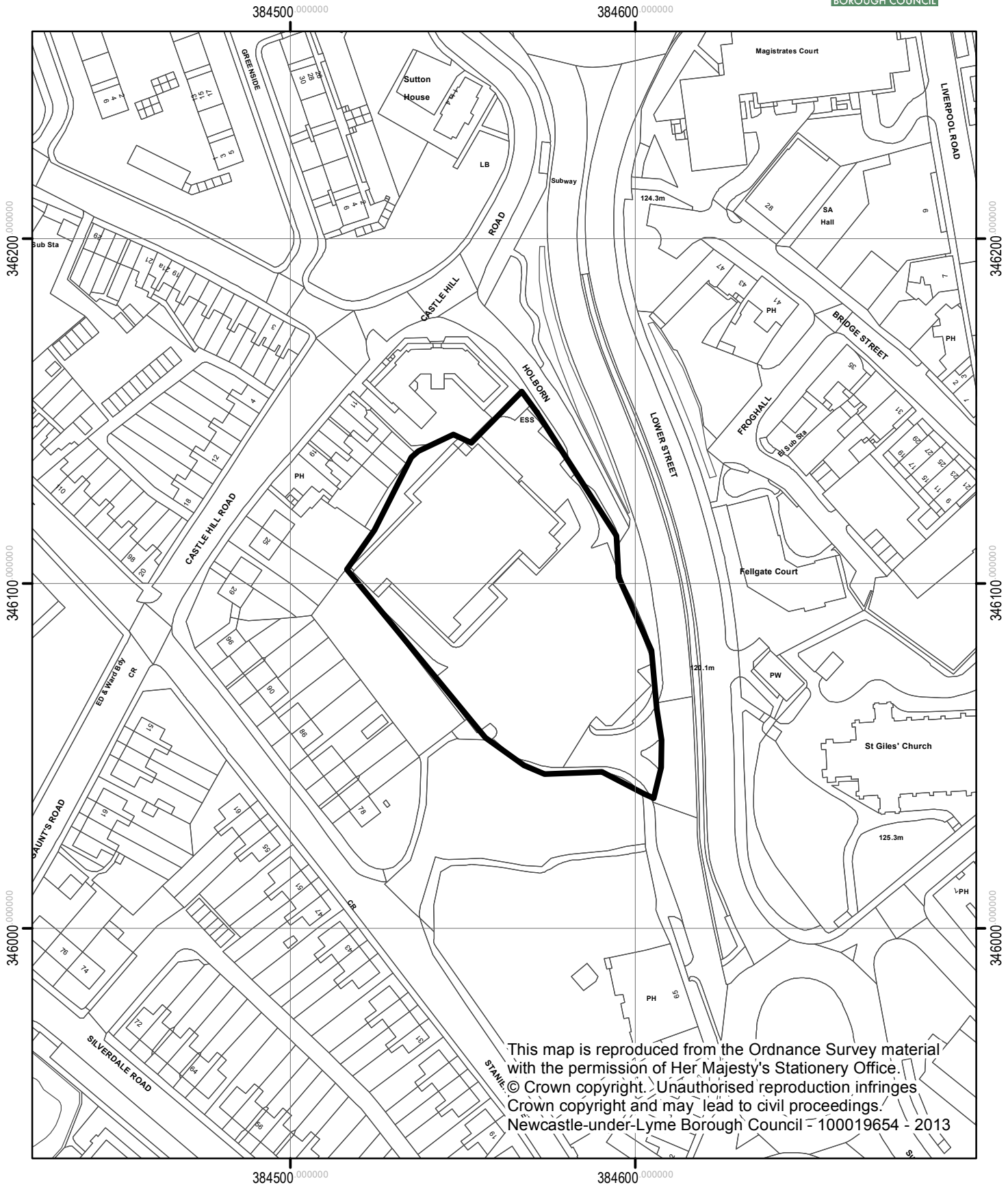


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Watlands Park, Proposed Conservation Area Appraisal and Management Plan Supplementary Planning Document and 7 Park Avenue Article 4 Direction

Recommendations

That the Working Party indicate its views on the proposals going to the Planning Committee to agree the draft Watlands Park Conservation Area Appraisal and Management Plan Supplementary Planning Document, the designation of a Conservation Area at Watlands Park and the confirmation of the Article 4 Direction for 7 Park Avenue, Wolstanton.

Purpose of the Report

For the Working Party to consider the results of the consultation process on the draft Watlands Park Proposed Conservation Area and Management Plan Supplementary Planning Document (SPD); the proposal designate a Conservation Area at Watlands Park, as set out in the attached plan (Appendix B) and to consider the comments received on the Article 4 Direction for 7 Park Avenue, Wolstanton and the proposal to now confirm the Direction, and to make comments to the Planning Committee on such proposals.

Reason

The consultation period is now over for the SPD. With regard to the Article 4 Direction the notification period is over and the Council must now decide if the Direction should be confirmed or not.

1.0 Introduction

1.1 The Working Party considered these items at its meeting on 12th April 2016 and did not propose any amendments or raise any issues with the SPD at consultation stage.

2.0 Consultation process and results

2.1 The consultation on the draft SPD took place over a six week period from 10th June to 22nd July 2016. The documents were on the Council's website and made available in the Guildhall. This draft is still available to view on the Council's website www.newcastle-staffs.gov.uk/conservation

2.2 In total, there have been 5 responses submitted on the draft document. A consultation statement has been prepared with individual comments the council's response, including any recommended changes. A copy of this Statement is appended to this report as Appendix A. Any representations have been retained on file and can be viewed on request.

2.3 Residents who attended the consultation were positive about the environment in which they lived and want to preserve it. The representations support the

designation of a Conservation Area and the making of an Article 4 Direction to restrict permitted development rights for certain houses within the Area as a way of helping to protect the area's special character.

3.0 Designation of the Conservation Area

- 3.1 The appraisal is considered to provide an appropriate basis for concluding that the Council should move to designate the area as a Conservation Area given that it is an "area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance" (Section 69, Planning (Listed Buildings and Conservation Areas) Act 1990). This course of action is being recommended to the Planning Committee

4.0 Article 4 Direction – 7 Park Avenue

- 4.1 The Planning Committee resolved in April that an immediate Article 4 Direction be issued to remove certain permitted development rights with respect to 7 Park Avenue – including rights associated with works of improvement, extension and alteration of the building, its outbuildings; works to boundary walls and the demolition of the building and such walls. The Direction came into force on 23rd May 2016 and expires at the end of a 6 month period beginning with the date on which it came into force (i.e. by 23rd November 2016) unless it is confirmed by the Local Planning Authority.

- 4.2 The notification period where representations were invited took place between 23rd May 2016 and 21st June 2016. In total, there has been 1 letter of objection to the Article 4 Direction, in response to the notification submitted from an agent on behalf of the owner of the property, and one of support.

- 4.3 The letter of objection (summarised) indicates the following;

The owner of the property wishes to renovate and occupy the property as a single family home and to retain the trees protected by a Tree Preservation Order. They want to retain the site as a single dwellinghouse, rather than, as appears to have been assumed in the April Committee report, to redevelop the site. They remind the Council of the policy set out in the NPPF and claim that the Council has failed to identify what special character or specific features the building possesses that are desirable to preserve in the interests of protecting local amenity, other than sash windows, nor have the Council identified any special or historic importance that the building possesses. They submit that Park Avenue has a mix of properties and that the area is unremarkable. The property itself they assert is well built and has undergone few alterations and they submit the Article 4 Direction is not appropriate – on the basis that the property and the wider area in general lacks the special architectural or historic interest necessary to warrant a more strict level of protection. Similarly they question why 7 Park Avenue was singled out for an Article 4 Direction.

- 4.4 There has been a representation fully supporting the Direction from the Watlands Park Residents Association. The reason for the support of the Direction is to ensure the extensive renovation work needed to this vacant property is

undertaken in character with this historically important house and uses appropriate materials.

- 4.5 The property lies within the proposed Conservation Area at Watlands Park. The NPPF indicates that *“the use of Article 4 directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity”* whilst the national planning practice guidance goes on to indicate that the potential harm that the Direction is intended to address should be clearly identified and there should be a particularly strong justification for the withdrawal of permitted development rights in certain cases – none of which apply here. The Conservation Area Appraisal sets out why the area has significant special architectural and historic interest to justify its status as a Conservation Area. The property at 7 Park Avenue is a fine example of an unaltered building which retains its original features. The fact that permitted development rights would enable any owner to remove many of these features is the reason why the Direction has been made to help protect and control development. Since the Direction has been made, a planning application (16/00538/FUL) for extensions and alterations to the house has been submitted which includes removal of all sash windows – without the Article 4 Direction an alteration which did not require permission. Conditions have been attached to this permission to retain and repair the timber sash windows on the main elevations or to replicate the style with any replacements.
- 4.6 It is required that the Borough Council notifies the Secretary of State of the Direction and the Secretary of State has raised no objections to it. As indicated above, the Direction must be confirmed before 23rd November 2016 or it will expire. It is considered, taking into account the representations received, that the Direction as made is justified as the property does retain special architectural details which contribute to the character of the area. An Article 4 direction only means that a particular development cannot be carried out under permitted development and therefore needs a planning application. This gives a Local Planning Authority the opportunity to consider the proposal in more detail. Accordingly it is being recommended that the Planning Committee confirm the Direction. Following this, it will be necessary for the Local Planning Authority, as soon as practicable, to give notice of the confirmation and send a copy of the Direction to the Secretary of State.

5.0 Next Steps

- 5.1 Once adopted, the SPD together with an adoption statement will be posted on the Council’s Planning Policy website page. Details of the adoption will be sent to all those who participated in the consultation process and provided their contact details.
- 5.2 If accepted by the Planning Committee the boundary will be formally designated and the relevant notifications done in the local newspaper and the London Gazette. The Article 4 Direction for 7 Park Avenue will be confirmed and the non-immediate Article 4 Direction for the new Watlands Park Conservation Area will be progressed as set out in the Management Proposals and in line with statutory procedures.

6.0 Background Papers

Consultation Draft SPD

Copies of representations made on the draft SPD

The SPD Consultation Statement

The Town and Country Planning (General Permitted Development)
(England) Order 2015.

The responses received to the notification

Consultation Statement

Watlands Park, Proposed Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD)

Background

The SPD redefines the special interest of the proposed Conservation Area at Watlands Park and identifies issues which threaten these special qualities. The Management Plan provides a framework for future actions.

Once adopted, the SPD will supplement the objectives and policies contained in the Joint Core Spatial Strategy.

1. Introduction

- 1.1 Regulation 12 of The Town and Country Planning (Local Planning) (England) Regulations 2012 states that before a Local Planning Authority adopt a Supplementary Planning Document (SPD) they must prepare a statement setting out: the names of any persons the authority consulted in connection with the preparation of the SPD (these are filed within the Planning Service); a summary of the main issues raised in these consultations and how these have been addressed in the SPD. In addition before the SPD can be adopted the Statement has to be made available, with the Supplementary Planning Document, together with details of the date by which representations on it must be made and the address to which they must be sent.
- 1.2 This Consultation Statement explains the consultation process followed for the SPD, and aims to demonstrate that the Council undertook sufficient public consultations, using its best endeavours to consult and involve the community in the most effective way possible.

2. The Consultation Process

- 2.1 Information regarding the consultation on the SPD was sent to Historic England, the County Council, the Council's Conservation Advisory Working Party and local ward members.
- 2.2 A six week consultation programme was carried out on the Supplementary Planning Document from 10th June to 22nd July 2016. This draft is still available to view on the Council's website www.newcastle-staffs.gov.uk/conservation

The consultation involved:

- The draft SPD and supporting documents was made available to download from the Council's website both during and after the consultation period.
- A consultation event held at Bradwell Lodge, Porthill, on 21st June. Posters about this event were sent to groups and put up around the proposed Conservation Area in public areas.
- News release was published by the Sentinel.
- Inspection copies of the SPD made available in the Guildhall.
- A consultation response sheet was provided to encourage representations to be made

Appendix A

2.3 Following the consultation process and the production of this summary statement, representations can be made to the Council for consideration before final approval by the Council and adoption of the Document.

3.0 Summary of the main issues raised and how these have been addressed

3.1 The draft SPD has been well received. No comments have been received from Historic England or the County Council.

3.2 There have been 5 formal representations made. Attendance at the consultation event was good, with residents and local ward councillors coming to view and discuss the proposals. This is probably due to the involvement of the Residents Association in the process and their supportive and active promotion of it. There much was informal discussion regarding the area's special character and the wish for it to be designated as a Conservation Area.

3.3 Section 4 sets out in summary the main issues raised by the comments. No amendments are proposed to the Document.

4.0 Consultation Schedule - Comments Received, Council's Response and Actions

Rep ID	Name	Summary of main issue raised	Response	Changes proposed to draft SPD
1	Resident Albert Terrace	Very supportive of proposed Conservation Area, suggests adding properties at 2-24 Dimsdale Parade East.	Consideration has been given to these properties. 2-12 are not particularly significant, 14/16 were interesting but have suffered alterations and extensions, 18/20 are well proportioned villas and 22/24 are bungalows. Overall it is not felt that it makes sense to include this mixture of properties the CA boundary due to their disparate character and unsympathetic changes.	None proposed.
2	Resident Albert Terrace	Supportive of the proposed Conservation Area and protection of the character and quality of buildings	Noted	No change proposed
3	Resident Woodland Ave	Fully supports the proposals.	Noted	No change proposed
4	Resident Woodland Ave	Supports the proposed Conservation Area to ensure residential character not harmed by future planning applications.	Noted	No change proposed
5	Residents Woodland Avenue	Supportive of the proposal to designate a Conservation Area, but not of any further enlargement of it. Would wish to see individual planning applications that might be	Noted – the Council at present does have some funds available within its Historic Buildings Grant fund to assist homeowners	No change proposed

Appendix A

		required as a result of an Article 4 direction judged on their merits, and consideration given to use of sash type UPVC windows, insulation requirements and financial assistance where required		
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Proposed Conservation Area Boundary

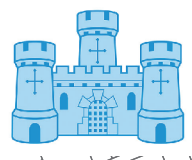
Proposed Conservation Area Watlands Park, Wolstanton Townscape Appraisal Map

Key



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