



**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, 18th October, 2016  
Time of Commencement: 7.00pm

**Present:-** Councillor Wenslie Naylor – in the Chair

Councillors Miss J Cooper, Johnson, and Wright

Officers Louise Wallace

Apologies Councillor(s) Fisher and Gardner

### 1. DECLARATIONS OF INTEREST

There were no declarations of interest stated.

### 2. MINUTES OF PREVIOUS MEETINGS

**Resolved:-** That the minutes of the previous meeting held on 27<sup>th</sup> September 2016 be agreed as a correct record subject to typing errors and attendees being properly represented.

### 3. NEW APPLICATIONS RECEIVED

**Resolved:-** That the following observations be made on the application listed below:-

1 Nelson Place, Newcastle 16/00771/FUL & 16/00772/LBC

The Working Party is generally very supportive of the refurbishment of the building but raises a number of concerns with regard to the internal alterations to the property and the separation of the units and wants as much original fabric to be retained as possible. This includes fire safety and plumbing implications. This scheme should ensure that the building is repaired to ensure its long term future. Balconies should be checked for safety and refurbished. The Working Party also recommend that as the front door is not historic that the opportunity is taken to get a new one which will deal with some of the insulation and noise issues.

Specsavers, Unit 9, Castle Walk, Newcastle 16/00765/ADV

No objections.

Schoolroom adj to The Croft, Main Road, Betley 16/00792/LBC

No objections to the proposal but regrets the loss of the deeper reveal on the openings to the rear of the building.

Schoolroom adj to The Croft, Main Road, Betley 16/00794/FUL

## **Conservation Advisory Working Party - 18/10/16**

The unit highlighted for use in the brochure is over 1.3metres and the wall to the stairs is less than 1 metre high as built (plans show wall height of 980mm). The Working Party has reservations about how the extension to the wall will provide the appropriate screening. They also raised a technical issue and felt that the unit will require more air space around it than is shown on the plans. If the unit can be completely concealed behind the brick wall as shown on the plans including the height and width, they find the scheme acceptable.

### Orchard House, Chamberlain Court, Main Road, Betley 16/00731/FUL

The building has a sense of symmetry at present which will be lost with this scheme. The Working Party regrets this loss but the lack of visibility into the garden means that there will be no harmful impact on the character or appearance of Betley Conservation Area.

### Betley Court Farm, Main Road, Betley 16/00756/COU

The existing historic door on the barn has character and reflects the agricultural use of the building. The proposed door has little quality and character and should be amended to reflect more of the original character. The fanlight should be retained.

#### **4. REGISTER OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES IN NEWCASTLE-UNDER-LYME - 2016 REVIEW**

**Resolved:** That the Planning Committee be advised that the Working Party supports the additions to the Register as set out in the report and commends them for approval.

#### **5. URGENT BUSINESS**

The Conservation Officer informed the group about a 90 consultation from BT which has been sent to the Council with regard to removing 38 payphone kiosks within the Borough. 8 have been identified as red K6 style and the parish councils will be consulted about potentially adopting them. In addition the Conservation Officer will consider if any of them are eligible for listing.

**COUNCILLOR WENSLIE NAYLON**  
**Chair**

Meeting concluded at 8.00 pm

**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
16/00664/FUL	Wilbraham House, Church Street, Audley	First floor extension to care home	Building is a substantial historic property of some character. The WP has some concerns over how new roof integrates with the existing roof and details are lacking along with no rainwater details. The loss of staircase window and lack of symmetry of proposed windows are not acceptable and would be harmful to character of Conservation Area.	Permitted by delegated powers on 13 <sup>th</sup> October 2016  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00664/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00664/FUL</a>
16/00722/FUL	6 Brassington Street, Betley	Demolition of existing conservatory and erection of single storey rear extension.	The proposal is improvement on existing conservatory but ideally the external construction should be with a matching brick considering context within Betley.	Permitted by delegated powers on 14th October 2016  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00722/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00722/FUL</a>

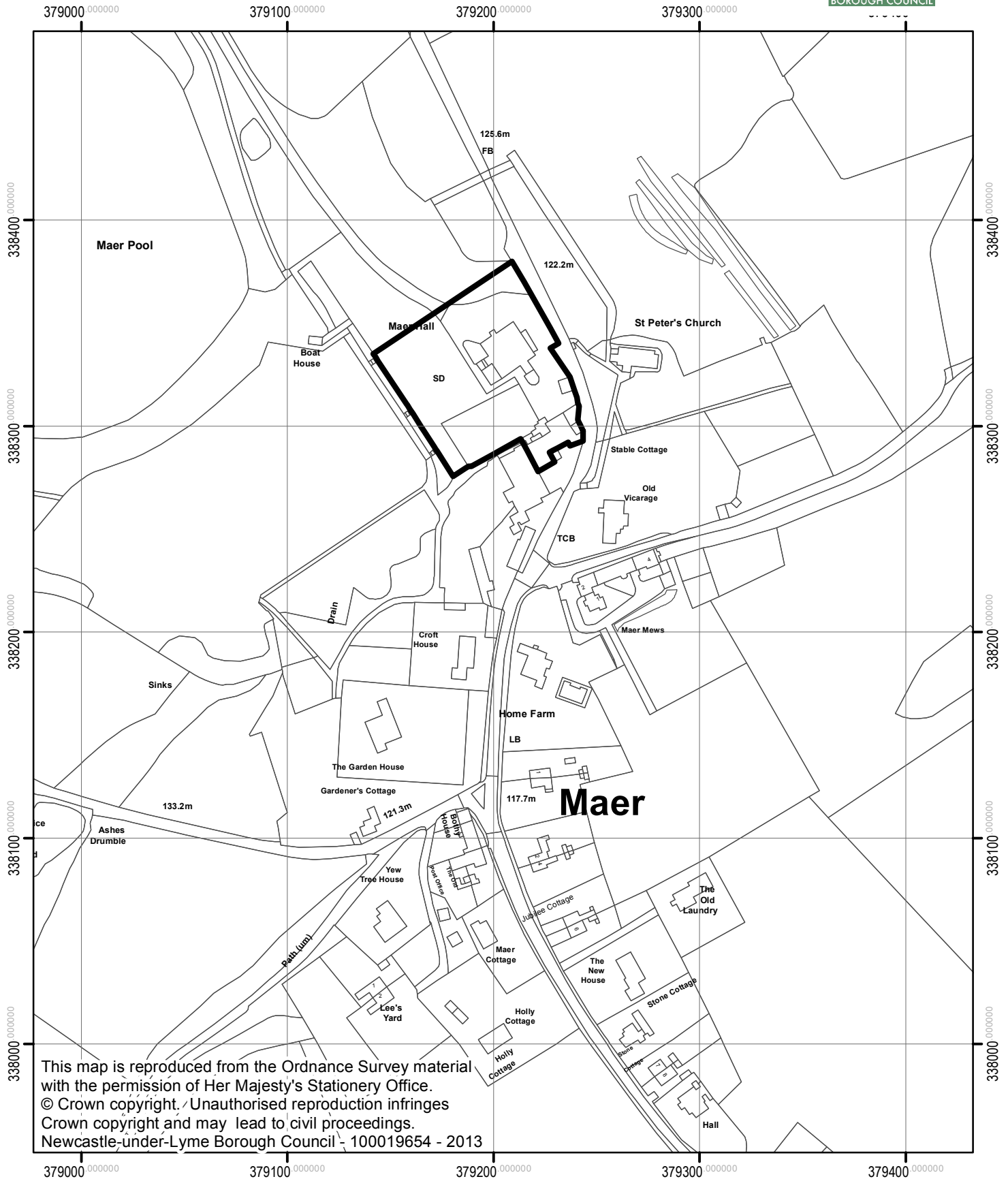
16/00720/ADV	Lidl Store, Lower Street, Newcastle	Erect and display Lidl branded internally 7.5 high totem sign.	The Working Party has reservations over the increase in height for the new sign which gives greater dominance and the precedent it will set due to its impact on the adjacent high quality development.	Permitted by delegated powers on 18th October 2016 <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00720/ADV">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00720/ADV</a>
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**CONSERVATION ADVISORY WORKING PARTY**

Reference	Location and Applicant	Development	Remarks	Link
16/00846/FUL & 16/00847/LBC	Maer Hall, Maer Mr B Fradley	Replacement of glazing to roof and walls with roof covering changed to Bradstone Cotswold slate	Affecting a Grade II Listed Building and within Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00846/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00846/FUL</a>
16/00782/FUL & 16/00783/LBC	Walnut Cottage, Main Road, Betley Mr and Mrs McLaughlin	Ground floor side extension, erection of new rear garage and new boundary wall and railings to front and side elevations	Affecting a Grade II Listed Building and within Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00782/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00782/FUL</a>
16/00730/FUL	The Old Swan, Swan Bank, Madeley Heath Mr G Blairs	Proposed demolition of existing conservatory dining room, extension to form larger dining area/function room	Affecting a building on Register of Locally Important Buildings	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00730/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00730/FUL</a>
16/00862/ADV	64-68 High Street, Newcastle Mr B French	Replacement of the existing HSBC signage	Within Newcastle Town Centre Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00862/ADV">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00862/ADV</a>
16/00854/FUL	95-97 High Street, Newcastle Amber Taverns	Refurbishment of existing public house including introduction of manager's accommodation. Introduction of windows to side and rear elevations and a new beer garden to rear.		<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00854/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00854/FUL</a>

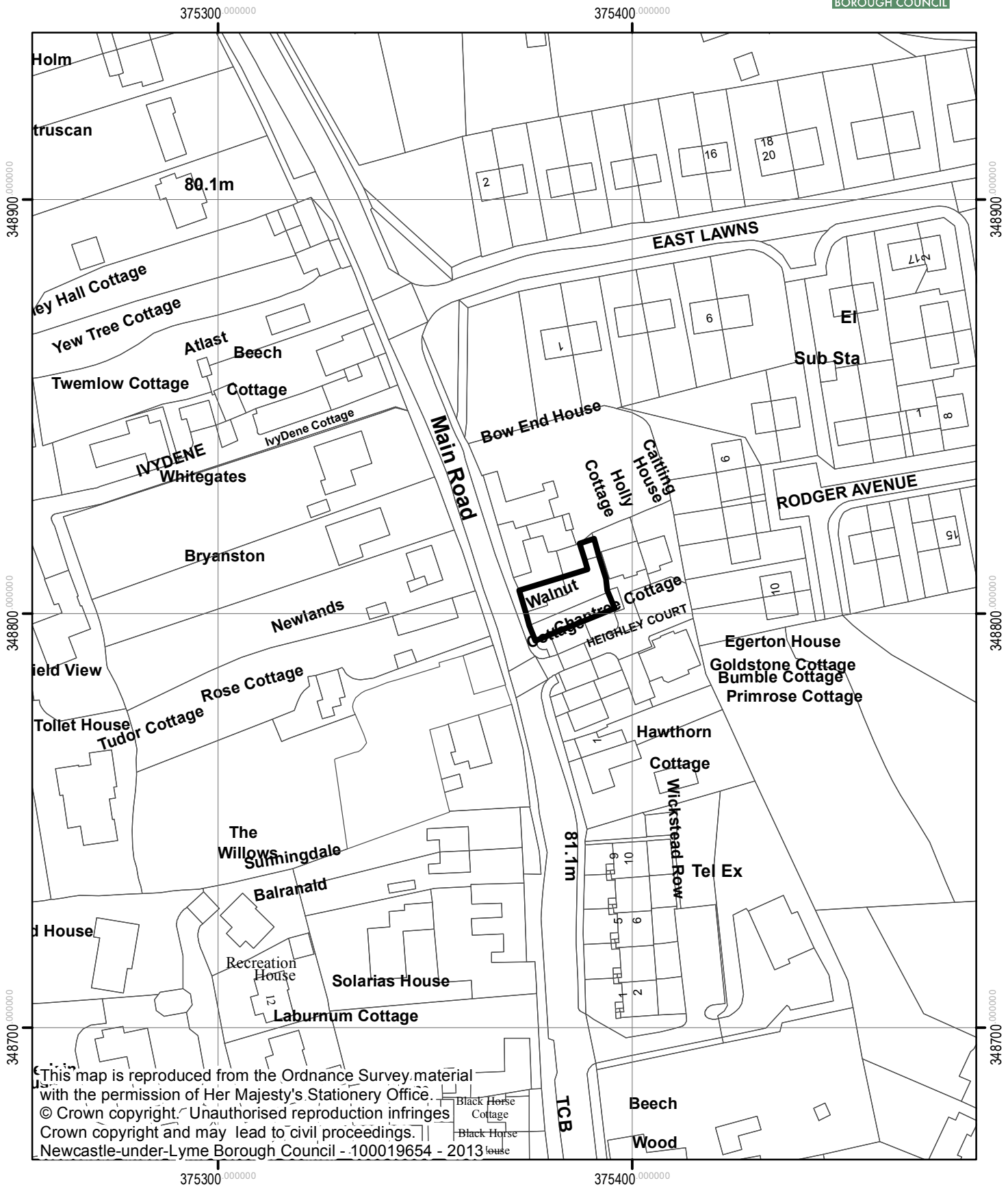
<p>16/00876/LBC &amp; 16/00877/FUL</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 8</p>	<p>Former Maxims, Lower Street, Newcastle</p> <p>Bob Smaylen</p>	<p>Selective demolition of a rear building outrigger only and the reconstruction of this element to match existing ( in association with existing permissions and consents to form care village)</p>	<p>Affecting a Grade II Listed Building.</p>	<p><a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00876/LBC">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00876/LBC</a></p>
<p>16/00494/REM</p>	<p>Land off York Street, Newcastle</p> <p>Ms Newman</p>	<p>Proposed 6 dwellings – details of appearance, scale and landscaping. (approval of 15/00843/OUT)</p>	<p>Adjacent to Stubbs Walk Conservation Area.</p>	<p><a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00494/REM">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00494/REM</a></p>



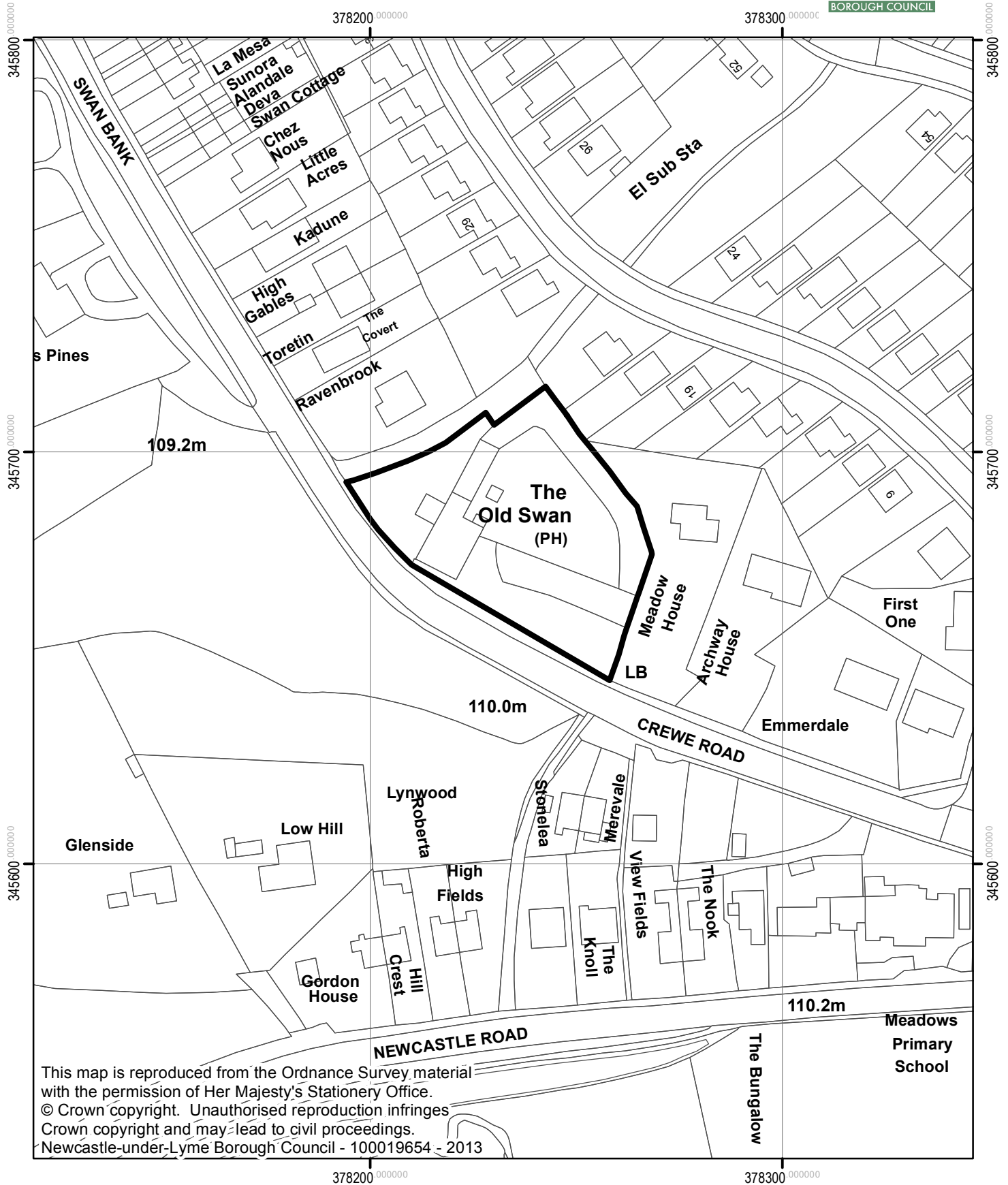


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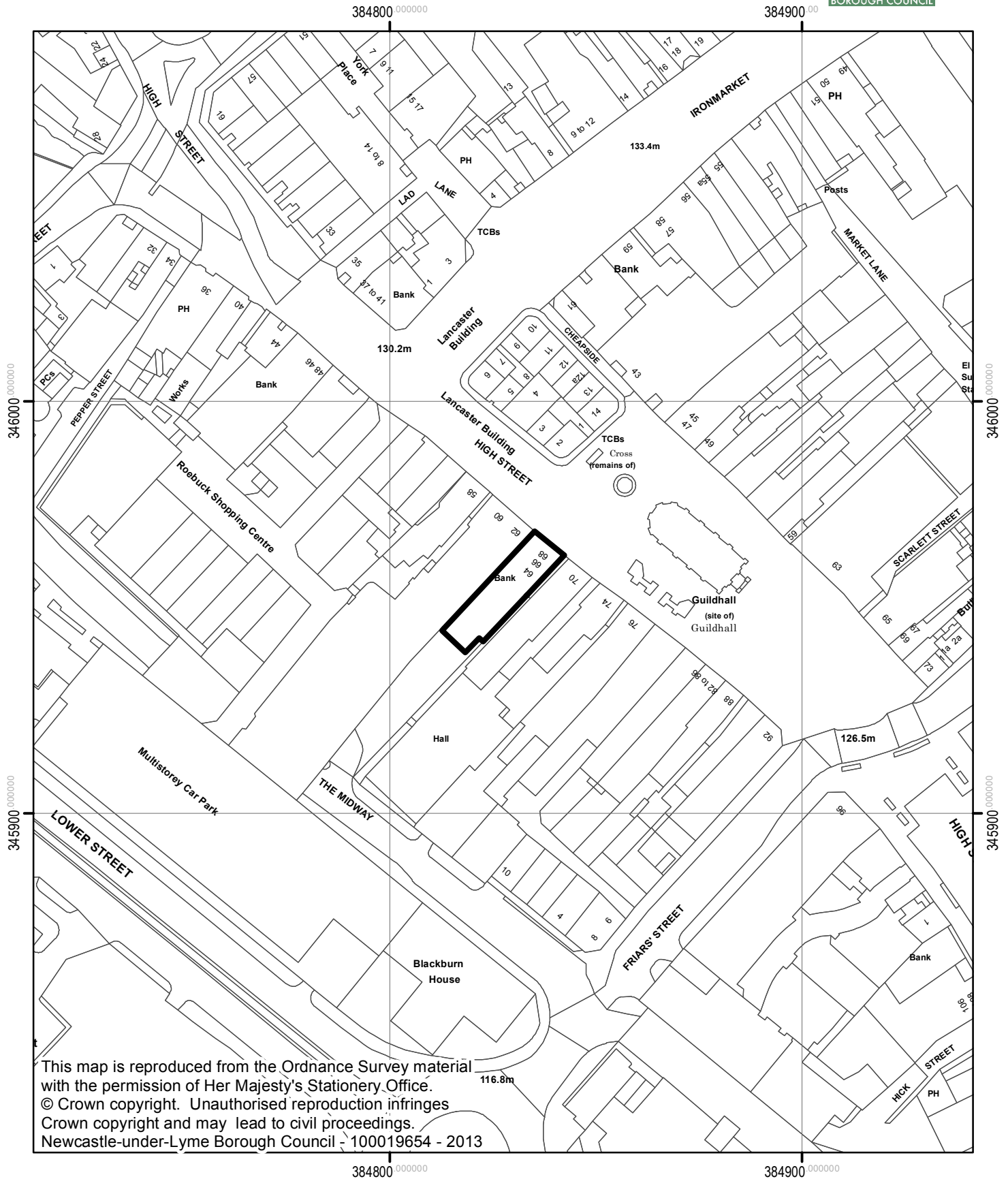
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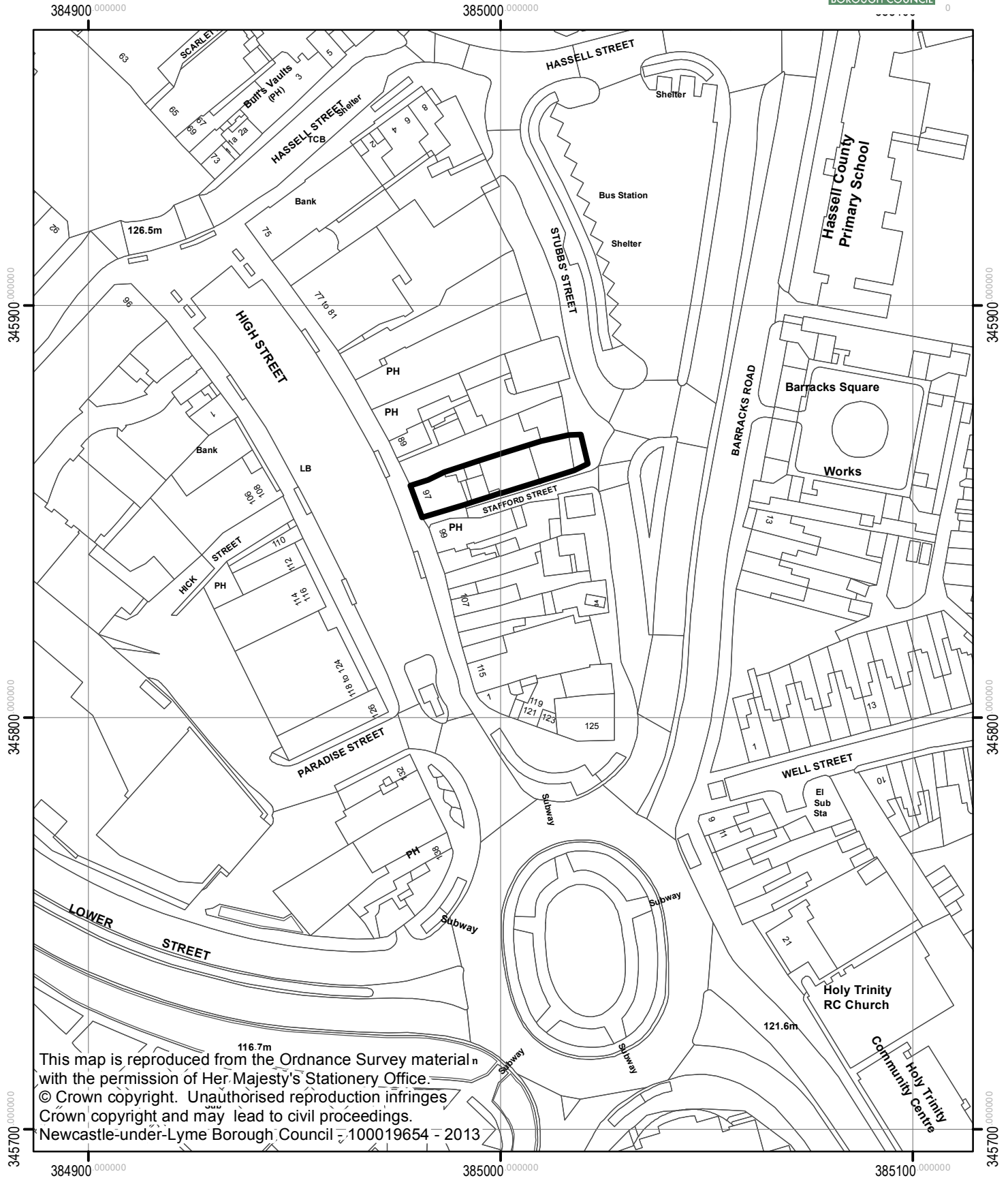


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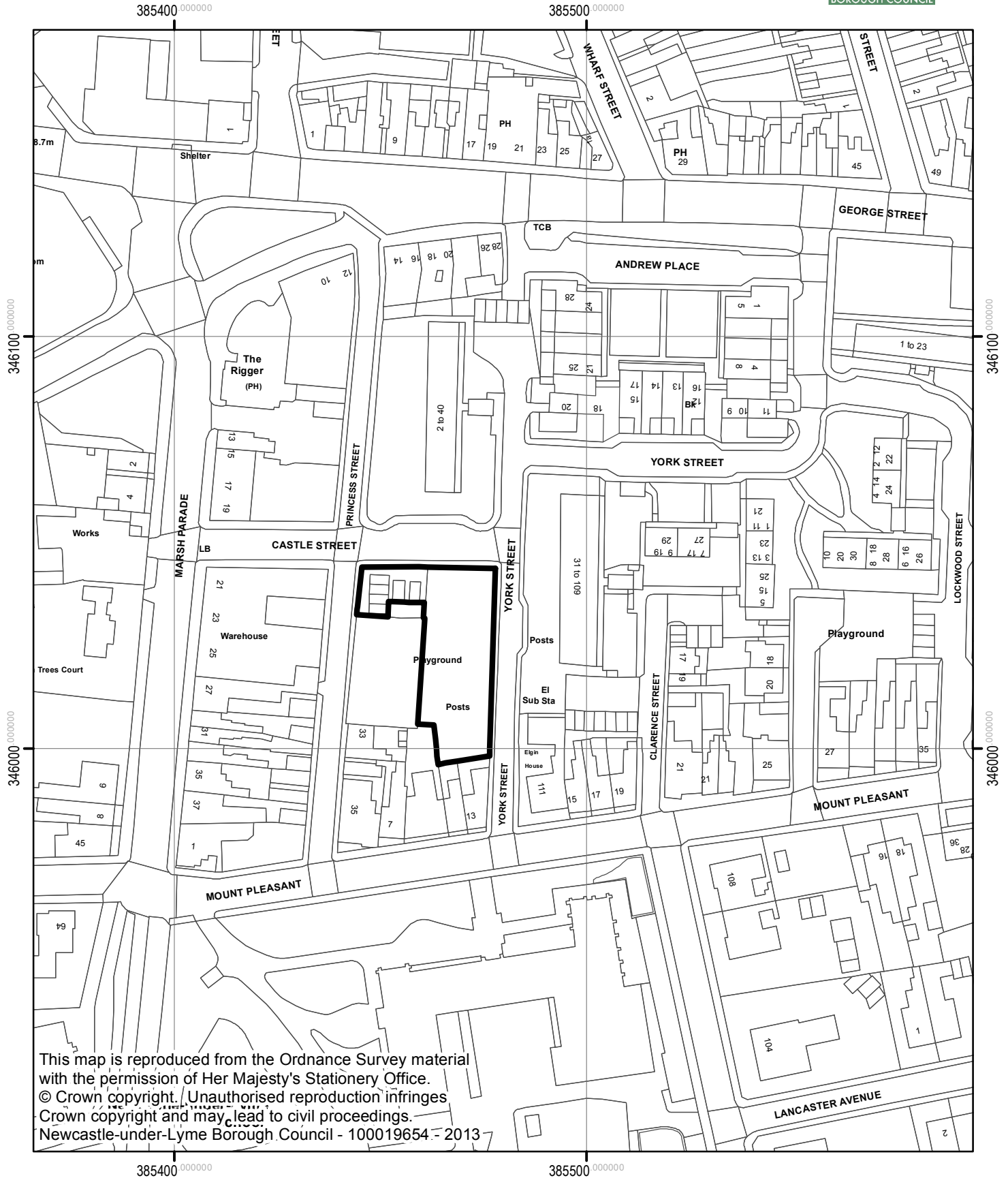
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16/00494/REM  
Land off York Street, Newcastle.



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**Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – Ebenezer House, Ryecroft, Newcastle (Ref: 16/17002/HBG)**

**RECOMMENDATION:**

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

**A grant of £725 be approved for the replacement window at Ebenezer House, Ryecroft, 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 a window on the Grade II Listed Building and give the Working Party an opportunity to express its views on that application.

The building which is now used as an office was originally a Methodist Chapel. Now converted to an office, the listing describes the interior as mostly altered. The windows are massive and none of them stay open and are currently propped open with bricks and wood to allow some fresh air in, which is not considered satisfactory.

The company are considering replacing all 14 large windows in the main body of the former chapel like for like including glazing bar and rail details, single glazed with sash cords. However, this proposal is to replace one side (rear) window which is suffering from decay with a like for like replacement.

The total cost of the work is estimated at £3,624.00 including VAT. The works are eligible for grant up to 20% of the total cost and the maximum grant that can be awarded is £5,000.

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 £34,000 in the Fund allowing for commitments.

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