

Public Document Pack

Date of meeting Tuesday, 20th March, 2018
Time 6.30 pm
Venue Committee Room 1. Civic Offices, Merrial Street, Newcastle-under-Lyme, Staffs ST5 2AG
Contact Geoff Durham



**NEWCASTLE
UNDER LYME**
BOROUGH COUNCIL

Civic Offices
Merrial Street
Newcastle-under-Lyme
Staffordshire
ST5 2AG

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 PREVIOUSLY CONSIDERED APPLICATIONS** (Pages 5 - 6)
To receive the decisions of applications which have been previously considered by this Working Party
- 4 NEW APPLICATIONS RECEIVED** (Pages 7 - 10)
To make observations on new applications received.
- 5 CONSERVATION AND HERITAGE FUND** (Pages 11 - 12)
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 KEELE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN SUPPLEMENTARY PLANNING DOCUMENT** (Pages 13 - 16)
- 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 Miss J Cooper, Gardner (Vice-Chair), Johnson, Naylor (Chair) and Turner

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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.

NOTE: THERE ARE NO FIRE DRILLS PLANNED FOR THIS EVENING SO IF THE FIRE ALARM DOES SOUND, PLEASE LEAVE THE BUILDING IMMEDIATELY FOLLOWING THE FIRE EXIT SIGNS. PLEASE **DO NOT** USE THE LIFTS.

COUNCIL CHAMBER: FIRE EXITS ARE AT THE REAR OF THE CHAMBER AT BOTH SIDES AND THIS IS THE SAME FOR OCCUPANTS OF THE PUBLIC GALLERY.

COMMITTEE ROOMS: EXIT VIA THE WAY YOU ARRIVED AT THE MEETING OR AT THE FAR END OF THE COUNCIL CHAMBER.

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CONSERVATION ADVISORY WORKING PARTY

Tuesday, 27th February, 2018
Time of Commencement: 6.30 pm

Present:- Councillor Wenslie Naylor – in the Chair

Councillors Gardner and Johnson

Representing Mr David Broome, Newcastle Civic Society
Outside Bodies Dr S. Fisher, Victorian Society
Dr Chris Wakeling

Officers Louise Wallace

Apologies Councillor(s) Miss J Cooper and Turner

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 6 February, 2018 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:-

3 woodland Avenue, Wolstanton 18/00097/FUL

The Working Party has no objections to the extension and link but feels the archway should be omitted from the scheme.

Former Orme School, Orme Road, Newcastle 17/00090/FUL & 17/000086/LBC

The Working Party feels that the changes to the scheme are not of any particular significance to the special character of the building but that the scheme lacks relevant details again, for instance how the floors will cross the windows how any lowered ceilings will be dealt with which could be harmful to the character of the building. The request that these details are provided to the satisfaction of the officers before the scheme is implemented.

Kidsgrove Scout Association, The Avenue, Kidsgrove 18/00089/FUL

The Working Party welcomed the removal of the existing building but feels that as the proposed building will be higher and larger than the existing building, that the rear roof

should also be hipped which will also reflect the canal side building. The drawing looks like the brickwork will have a pattern or banding which is unnecessary and that a darker brick would be more appropriate for the canal side setting. It was also noted that downspouts had been omitted from the drawing and should be located on the side elevation to the building away from the canal and for maintenance and that they should be a matt black colour.

5. CONSERVATION AND HERITAGE FUND

There were no applications.

6. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR WENSLIE NAYLON
Chair

Meeting concluded at 7.20 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
17/00798/FUL	The Offley Arms, Poolside, Madeley	Erection of 3 dwellings and conversion of outbuilding to form 1 apartment.	No objections	Approved by delegated powers on 21 st February 2018 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00798/FUL
17/01018/ADV	One Stop Stores, Newcastle Road, Madeley	Various signs	The WP welcomes simplification and renewal of signs but objects strongly to adverts on side elevation as inappropriate	Split decision - part approved and part refused by delegated powers on 19 th February 2018 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/01018/ADV
17/00919/FUL	Land rear of Old Post Office	Erection of double garage	The WP had no objections but expressed concern about the proposed use of Marley tiles, wishing clay tiles to be used, and recommended there be control over the type of timber treatment to be used.	Approved by delegated powers on 5 March 2018 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00919/FUL

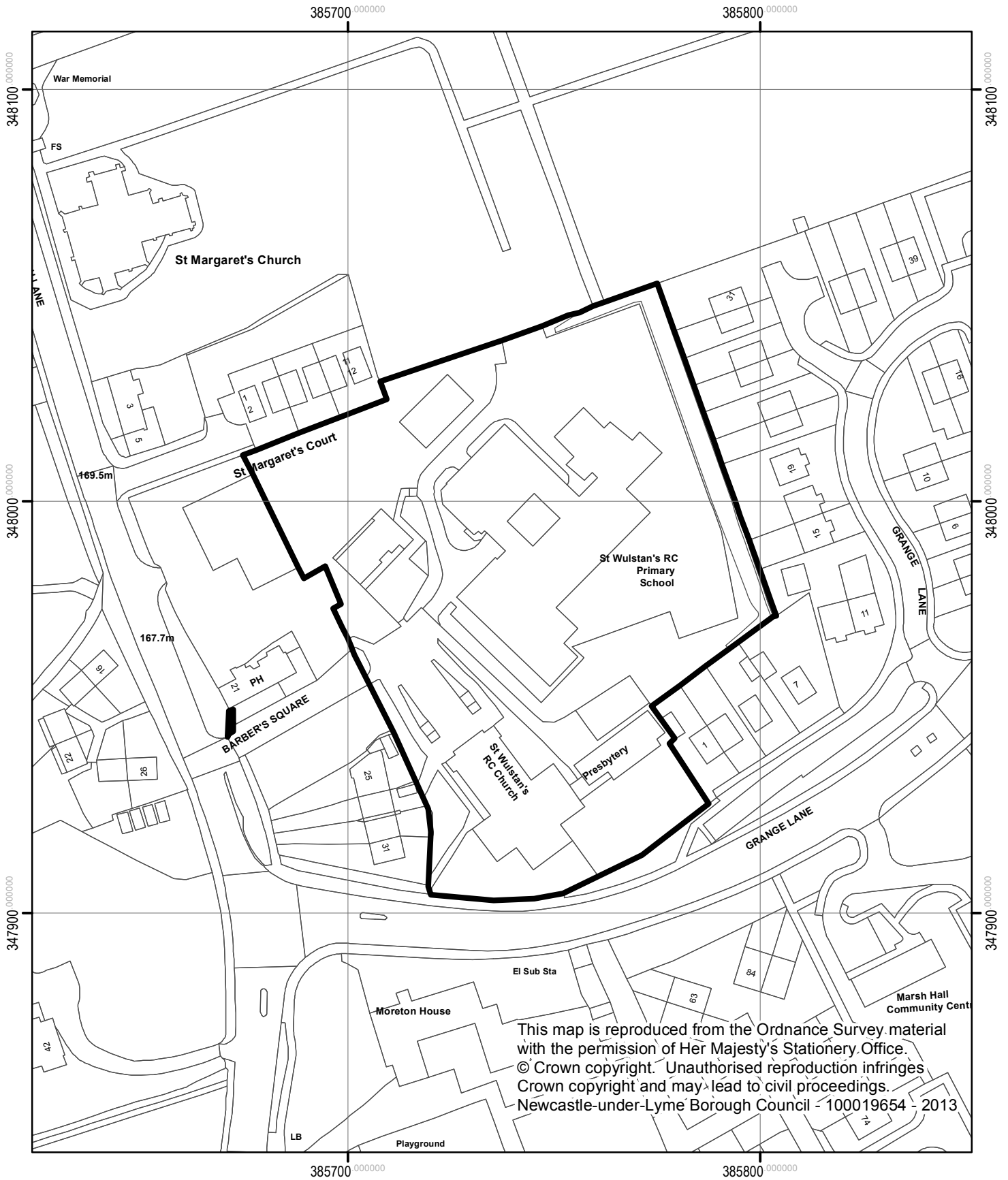
<p>17/01028/FUL & 17/01029/LBC</p>	<p>Lower Stoney Low Farmhouse, Three Mile Lane, Newcastle</p>	<p>Proposed orangery/roof terrace external and internal alterations and essential conservation fabric repairs.</p>	<p>The WP admires the ambition of application and is generally supportive. Would like more robust and simpler design for rear porch and possible replace rooflights for dormer.</p>	<p>Approved by delegated powers on 6 March 2018 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/01028/FUL http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/01029/LBC</p>
<p>17/01009/FUL</p>	<p>Barclays Bank, High Street, Newcastle</p>	<p>Installation of condenser unit</p>	<p>No objections</p>	<p>Approved by delegated powers on 2 March 2018 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/01009/FUL</p>

CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Link
18/00123/FUL	St Wulstans Catholic Primary School, Church Lane, Wolstanton School Governors	Extension to entrance lobby with new meeting room, WC and canopy above entrance.	Within Wolstanton Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00123/FUL

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**St Wulstans Catholic Primary School,
Church Lane, Wolstanton.**



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Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – 181 Holloway Lane, Aston (Ref: 17/18004/HBG) and Bradwall House, 16-18 King Street, Newcastle (Ref: 17/18005/HBG)

RECOMMENDATION:

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

- 1. £5,000 for structural repair of the Listed cowhouse at 181 Holloway Lane, subject to the appropriate standard conditions and a specific condition relating to the repayment of the grant if the recipient disposes of the interest held in the property within 2 years of the payment of the final instalment of the grant.**
- 2. £5,000 for window reinstatement to the front elevation of the building at Bradwall House, 16-18 King Street, subject to the appropriate standard conditions**

Purpose of report

To inform the Working Party of applications for financial assistance towards the cost of repairs and reinstatement at the above properties and give the Working Party an opportunity to express its views on the applications.

1. 181 Holloway Lane, Aston

The farmhouse at 181 Holloway Lane is a Grade II Listed farmhouse and the attached cowhouse is also separately Grade II Listed. The owners have planning and listed building consent to change the use of the cowhouse into accommodation for the adjacent farmhouse (15/00972/FUL and 15/00973/FUL). These applications came before the Working Party for comment at its meeting on the 1st December 2015. Costs have prevented implementation of this scheme and the conversion of the building into accommodation will have to be put on hold and implemented as finances permit.

The barn is structurally vulnerable and on the Council's Building at Risk Register. The method of repairing the building has varied with contractors – more recently the preferred approach being taking the building down and rebuilding it using the stone where possible or new stone. The owners take the custodianship of the farmhouse and barn seriously and have decided to only undertake repairs to stabilise the building to get it weatherproof and safe. They have found a contractor who can stabilise and repair the structural elements of the building without demolishing the walls and have got two competitive quotations for this work. This will stabilise the building and will be treated as a stand-alone contract.

It is not general practice of this Council to offer a grant when a scheme for a change of use is in place, however this aspect of the scheme is not likely to be implemented in the near future but the owners are keen to secure repairs and remove the building from the Building at Risk Register whilst they consider the cost of the conversion. A condition will be included with the grant offer which enables the Council to claim back the grant if the owners decide to sell the building within two years of the payment of the grant.

Crucially the building will be removed from the At risk Register by the end of the year. An ecologist has been appointed to supervise the bat situation, and they are undertaking new surveys in May, so the first phase building repair work will not start until June and will last until December.

The total cost of the works is estimated at £100,000 (VAT not applicable). The works are eligible for a grant up to 20% of the total cost or up to a maximum of £5,000.

2. Bradwall House, 16-18 King Street, Newcastle

Bradwall House is a Grade II Listed Building within the Newcastle town centre Conservation Area. The building externally makes a significant contribution to the character of the area. However much special interest has been lost internally on inspection and it was last in use as offices. The new owner has taken on the building and also plans to run a business with some minor internal changes which now have Listed Building Consent (17/00932/LBC, that application coming before the Working Party for comment at its meeting on 19th December 2017). Poor quality fixed casement timber windows (double glazed) were installed some years ago. Other windows to the rear and on the front second floor have been replaced with upvc windows. These are unauthorised. The current owner's intention is to put back more appropriate windows and this first phase proposal is to replace all of the front windows with sliding sash windows which will improve the appearance of the front elevation with a more authentic style of window. The number of windows being replaced is 10 which include the two large bay windows on the ground floor which each have 3 sash casements.

The total cost of the works including scaffolding is estimated at £34,494 including fees and VAT. The works are eligible for a grant of up to 20% or up to a maximum of £5,000.

Financial Implications

There is sufficient funding to meet these grant applications with £32,000 in the Fund allowing for commitments.

Report to the Conservation Advisory Working Party on Keele Conservation Area Appraisal and Management Plan Supplementary Planning Document

Purpose of the Report

To inform the Conservation Advisory Working Party of the results of the consultation process on the draft Keele Conservation Area and Management Plan Supplementary Planning Document (SPD) and to give the Working Party the opportunity to pass comments onto the Planning Committee.

Recommendations

That the Working Party commends the draft Keele Conservation Area Appraisal and Management Plan Supplementary Planning Document to the Planning Committee.

Reason

The consultation period is now over and Planning Committee will consider the final draft and recommend Cabinet to formally adopt the documents as a SPD

1.0 Introduction

- 1.1 The Planning Committee, on 2nd January 2018, approved the draft Keele Conservation Area and Management Plan Supplementary Planning Document (SPD) for consultation purposes. The purpose of this report is to inform the Working Party of the results of the consultation on the draft SPD, before it is considered for adoption by Planning Committee and Cabinet.
- 1.2 At its meeting on 19th December 2017 the Conservation Advisory Working Party proposed no amendments or raised any issues with the document at consultation stage.

2.0 Consultation process and results

- 2.1 The consultation on the draft SPD took place over a five week period from 25th January to 2nd March and further details are set out in the Consultation Statement attached to this report in Appendix A.
- 2.2 There have been 2 written responses submitted on the draft documents. Any representations have been retained on file and can be viewed on request.
- 2.4 The representations support the document and amendment to the Conservation Area boundary and to the making of an Article 4 Direction to restrict permitted development rights for houses within the Area as a way of helping the protect the area's special character.

3.0 Next Steps

- 3.1 Under the Local Planning Regulations, before the SPD can be adopted the Council has to make available both the SPD and the Consultation Statement and allow a further limited period for representations to be made.
- 3.2 If accepted the Conservation Area's boundary will be formally amended and the relevant notifications done. The Article 4 Direction will be progressed as set out in the Management Proposals.

4.0 Background Papers

Consultation Draft SPD

Copies of representations made on the draft SPD

The SPD Consultation Statement

Date report prepared 5th March

Appendix A

Consultation Statement

Keele Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD)

Background

The SPD redefines the special interest of Keele Conservation Area 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 Local Plan.

1. Introduction

- 1.1 Regulation 12 of The Town and Country Planning (Local Planning) (England) Regulations 2012, as amended, 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; 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 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, Newcastle-under-Lyme Civic Society, Keele Parish Council, Keele University and Seddon Homes, the Council's Conservation Advisory Working Party and local ward members
- 2.2 A five week consultation programme was carried out on the Supplementary Planning Document from 25th January to 2nd March. 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 were made available to download from the Council's website both during and after the consultation period.
 - A consultation event held at in Keele parish hall, on 30th January. Posters were sent to groups and individuals.
 - Inspection copies of the SPD made available in the Guildhall.
 - A consultation response sheet was provided to encourage representations
- 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 documents.

Appendix A

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

- 3.1 The draft SPD has generally been well received.
- 3.2 There has been 2 formal representations made by Historic England and a Borough Councillor in support of the SPD. Attendance at the consultation event was low, 7 individuals, principally residents from Keele village or the campus coming to view and discuss the proposals. There was informal discussion regarding the trees on the Hawthorns site, the extension of the Conservation Area, the Article 4 Direction and parking issues.
- 3.3 Section 4 sets out in summary the main issues raised by the comments. No amendments are proposed to the documents.

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	Historic England	HE comments that the Appraisal is logical and in line with national guidance. The document clearly articulates the special interest of the Conservation Area and how this contributes to its special character. There are also clear prescriptions for management and some helpful advice on design and likely changes. They suggest the boundary change has been fully considered.	Noted.	None
2	Councillor Naylor	<p>Agrees the extension to the CA boundary is correct.</p> <p>Feels that changes to the Historic Park and Garden on the Campus have been dramatic and encroached on the area</p> <p>Considers that enforcement is not effective but recognises that their experience may be limited Some good solutions if Conservation Officer involved.</p> <p>Agrees Article 4 Direction is a useful tool to control fenestration and surface materials</p>	<p>Noted</p> <p>This comment relates to the campus and not Keele CA</p> <p>Noted</p> <p>MP didn't propose to remove the PD right for hard surfacing.</p>	<p>None</p> <p>None</p> <p>None</p> <p>None; but consider removing this PD right when assessing Keele Article 4 Dir.</p>