

Public Document Pack

Date of meeting Tuesday, 4th September, 2018
Time 6.30 pm
Venue Astley Room - Castle House
Contact Geoff Durham



**NEWCASTLE
UNDER LYME**
BOROUGH COUNCIL

Castle House
Barracks Road
Newcastle-under-Lyme
Staffordshire
ST5 1BL

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 - 20)
To make observations on new applications received.
- 5 CONSERVATION AND HERITAGE FUND** (Pages 21 - 22)
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 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 (Vice-Chair), Gardner (Chair), Johnson, Moffat and Wilkes

Contacting the Council:

Switchboard 01782 717717 . Text 07800 140048

Email webmaster@newcastle-staffs.gov.uk.

www.newcastle-staffs.gov.uk

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 THROUGH THE FIRE EXIT DOORS.

ON EXITING THE BUILDING, PLEASE ASSEMBLE AT THE FRONT OF THE BUILDING BY THE STATUE OF QUEEN VICTORIA. DO NOT RE-ENTER THE BUILDING UNTIL ADVISED TO DO SO.

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 24th July, 2018
Time of Commencement: 6.30 pm

Present:- Councillor Allison Gardner – in the Chair

Councillors Miss J Cooper, Johnson, and Wilkes

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

Officers Louise Wallace

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 3 July, 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:-

Sports Hall, University of Keele 18/00456/FUL

The Working Party had no objections in principle to the proposal but wondered if it could be positioned closer to the sports hall away from the edge of the site and potential views across the landscape from Boggs Cottages. No indication is given in the application as to how temporary the permission will be.

Grassed area, adj to St Lukes Church and 173-179 Church Street, Silverdale 18/00469/FUL

The proposal is acceptable in principle but concerns was raised on the fixing of the poppies given they might be vandalised, removed and dangerous. In addition galvanised steel is not particularly durable material and consideration should be given to using stainless steel. In this regard there is also a maintenance programme as wild flower meadows can look untidy if not well looked after. There are no details

for the type and material of the paving or drainage. It was also noted that the memorial is specific to WW1 and not all conflicts.

Former Savoy, The Midway, Newcastle 18/00482/FUL

The Working Party notes the improvements on the approved scheme and its relationship with the existing townscape. It is a good redesign and the reduction in height is welcomed and appears more solid which is successful. The introduction of brick and reduction in the cladding is an improvement and it appears neater at ground level, although the Working Party wish to point out that it would be more successful if it were about 3 storeys lower. Concern was raised over the issues of plant equipment which often is an afterthought and ends up on the roof. Given the issues at Castle House this should not be visible and should be dealt with prior to any approval.

5. CONSERVATION AND HERITAGE FUND

There were no applications.

6. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR ALLISON GARDNER
Chair

Meeting concluded at 7.25 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.

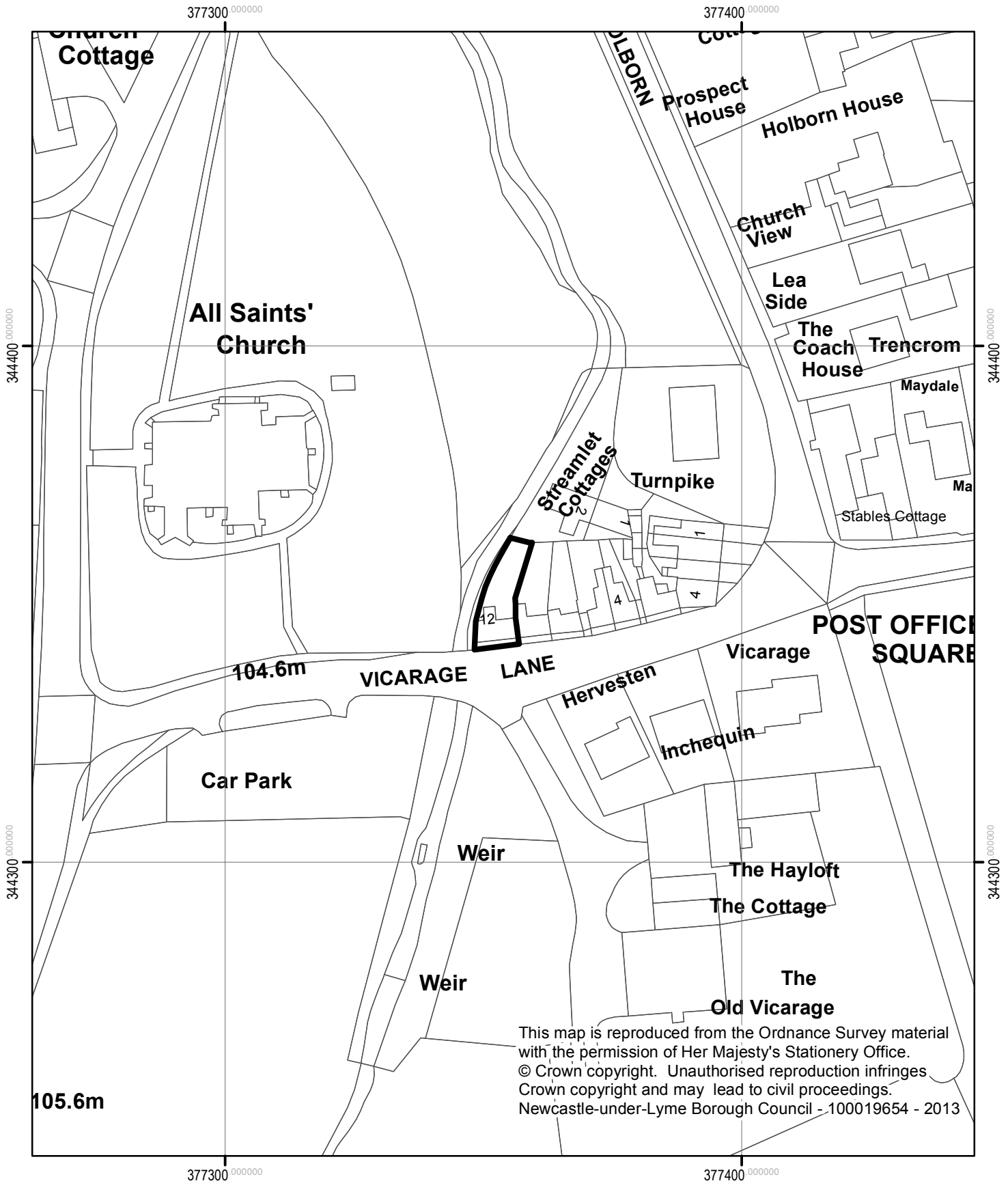
Reference	Location and Applicant	Development	Working Party Comments	Planning Decision
18/00313/FUL	Orchard House, Chamberlain Court, Betley	Erection of timber fence	No objections	Approved by delegated powers on 24 July 2018 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00313/FUL
18/00367/LBC	The Orme Centre, Orme Road, Newcastle	Conversion of existing building to residential studios	The WP objects to the internal changes to the main hall space that is proposed as rooms and corridor will significantly impact on the light within the space. This internal space, along the exterior, is an important part of the significance of this heritage asset, as the former school hall and should be retained.	Approved by Planning Committee on 23 July 2018 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00367/FUL
18/00086/LBC	The Orme Centre, Orme Road, Newcastle	Conversion of existing building to residential studios	The WP feels that the changes to the scheme are not of any particular significance of 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 building. The request that these	Approved by Planning Committee on 29 May 2018 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00086/FUL

			details are provided to the satisfaction of the officers before the scheme is implemented.	
18/00409/FUL	The Old church, Acton Lane, Acton	Extension to the rear and side of existing building.	The WP noted that building was built in 1906/7 by renowned architect Longden. The Party object to the proposed extension considering that it overwhelms the original building. Any extension should be subordinate to the Chapel and should be linear in form rather than at right angles to the Chapel. Features of the Chapel should be reflected in the design of the extension and recognise that the building is a former Chapel rather than a barn. In addition the WP considers that the extensions should be constructed in materials that are sympathetic to the existing Chapel.	Approved by delegated powers Committee on 30 July 2018 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00409/FUL
18/00394/FUL	2 Lancaster Avenue, Newcastle	Replacement of upper floor bay and arch window on front elevation.	The WP considered that they could not object to the use of UPVC given the context of the site. They were in favour of the vertical glazing bars that are proposed in the first floor window bay, but consider that these should be applied externally. In addition the design of the windows should include horns and should have a matt finish.	Approved by delegated powers Committee on 25 July 2018 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00394/FUL

CONSERVATION ADVISORY WORKING PARTY

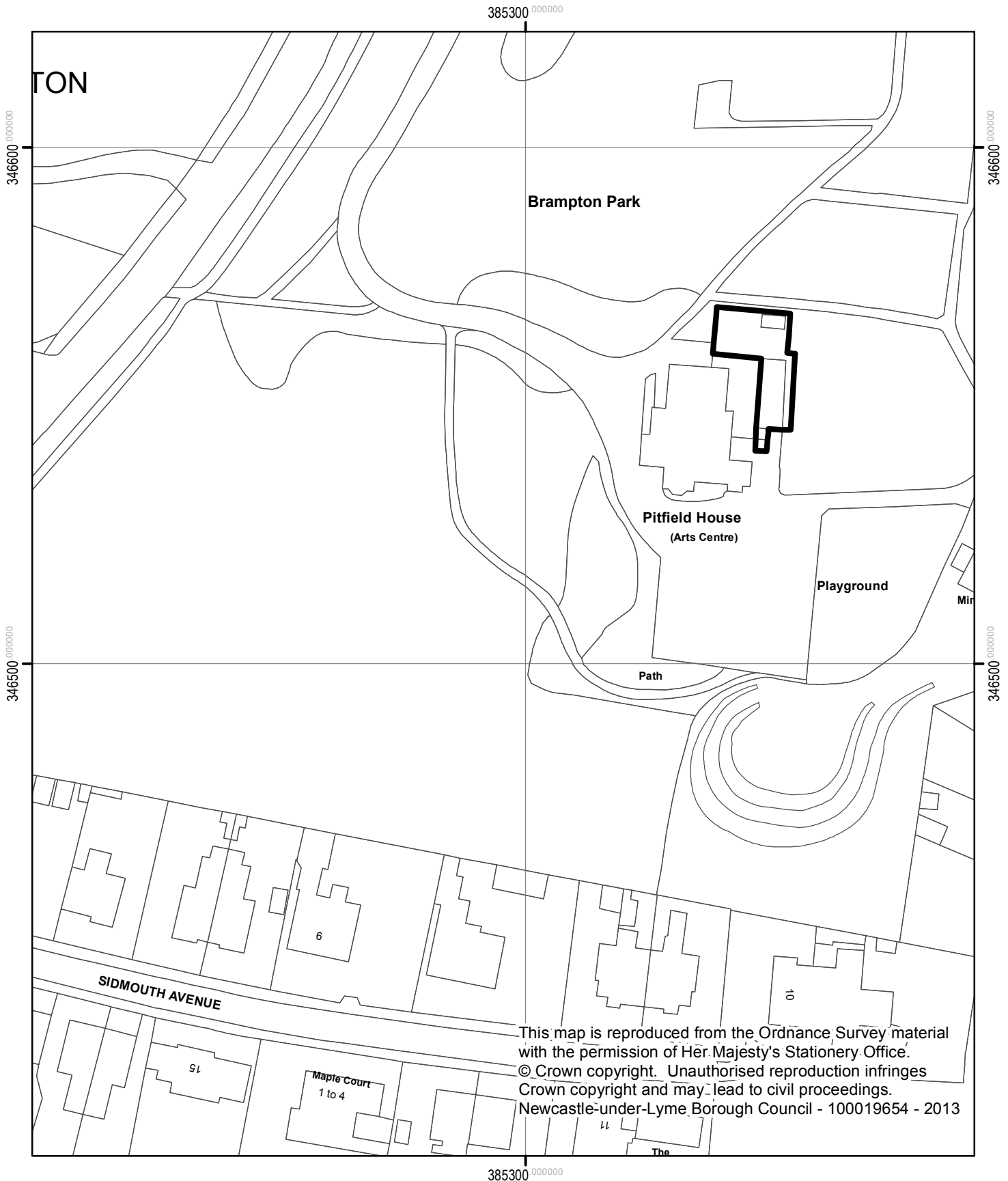
Reference	Location	Development	Remarks	Link
18/00560/FUL	12 Vicarage Lane, Madeley	Replacement garden building	Within Madeley Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00560/FUL
18/00554/FUL	Pitfield House, Brampton Road, Newcastle	Rear extension to form party room and toilets	Within Brampton Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00554/FUL
18/00620/LBC	Old Hall, Poolside, Madeley	Alteration of gable end window to form opening	Affecting a Grade II* Listed Building and within Madeley Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00620/LBC
18/00643/FUL	9 Hassell Street, Newcastle	Change of use of bar to office use including reinstatement of architectural features, new window openings on Market Lane	Within Town Centre Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00643/FUL
18/00644/ADV	9 Hassell Street, Newcastle	Non-illuminated fascia signage to Hassell Street and Market Lane	Within Town Centre Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00644/ADV
18/00614/FUL	Horwood Energy Centre, Keele University	Extension and alterations	Adjacent to Historic Park and Garden and Listed Buildings	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00614/FUL
18/00508/FUL	April Cottage, 3 The Green, Clayton, Newcastle	Rear extension (amendment to approved scheme 18/00242/FUL - alteration to the roof)	Within Clayton Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00508/FUL

This page is intentionally left blank



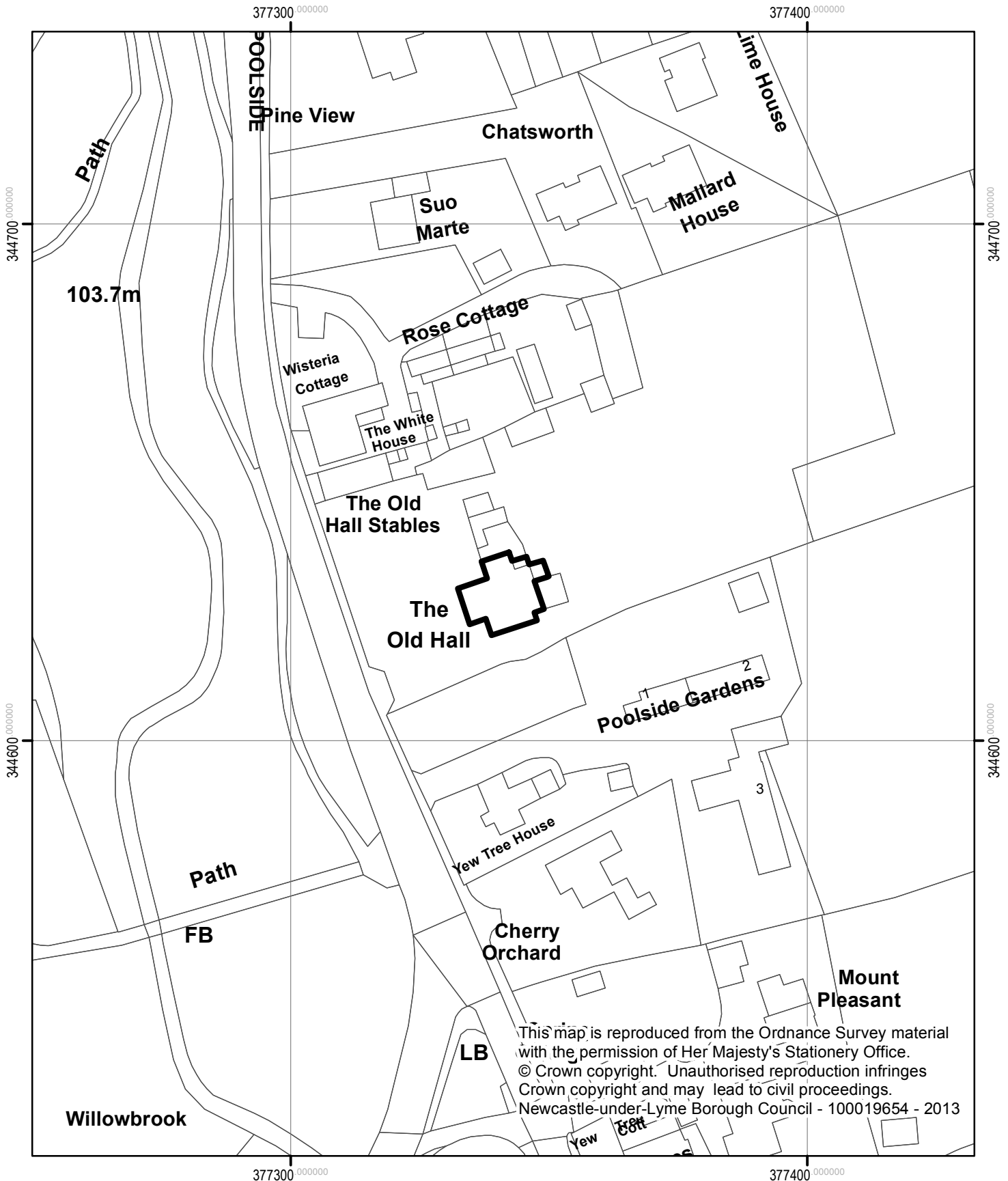
This page is intentionally left blank

Pitfield House, Brampton Road, Newcastle



This page is intentionally left blank

Old Hall, Poolside, Madeley

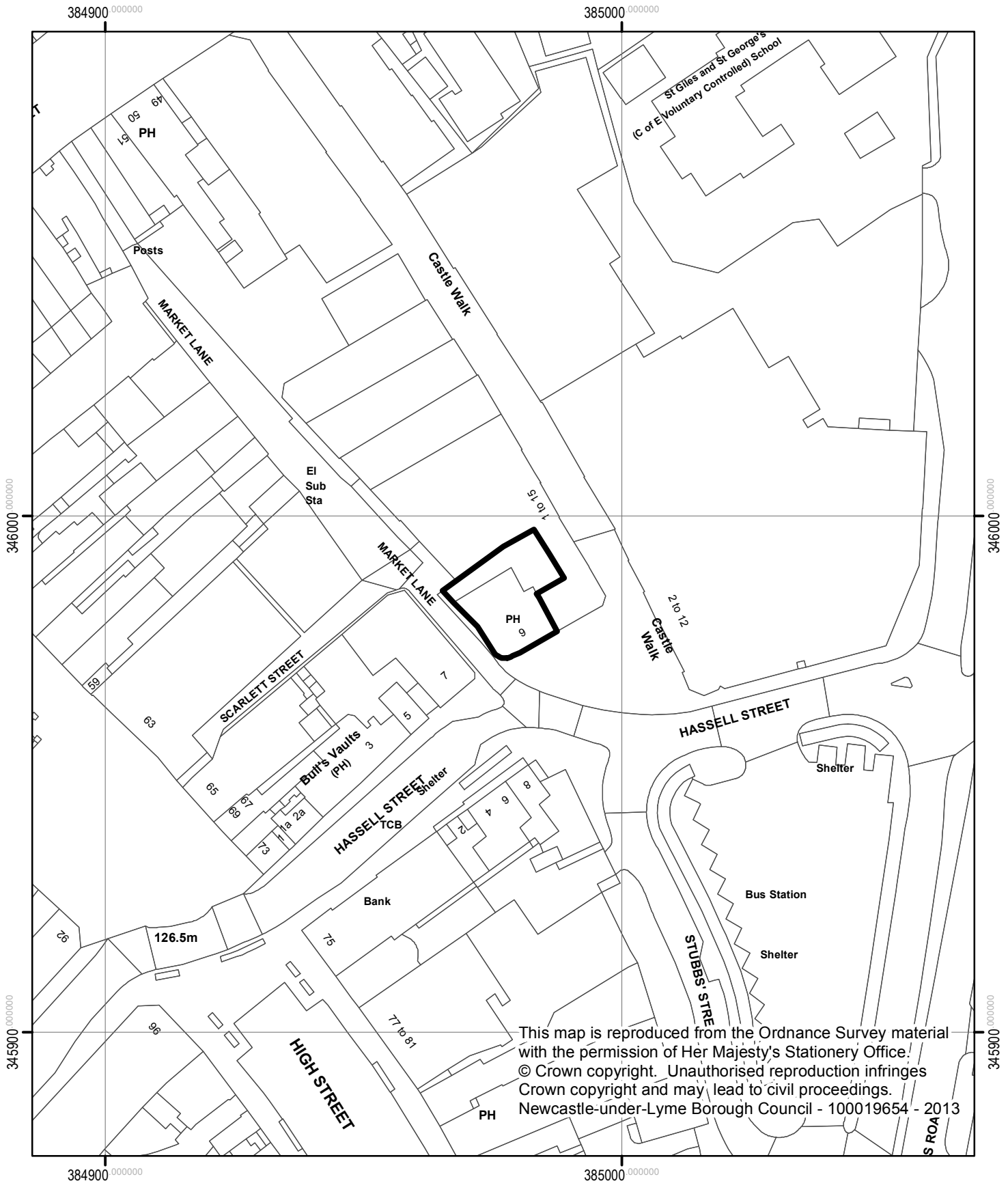


This page is intentionally left blank

18/00643/FUL & 18/00644/ADV
(Non-illuminated fascia signage to Hassell Street and Market Lane)

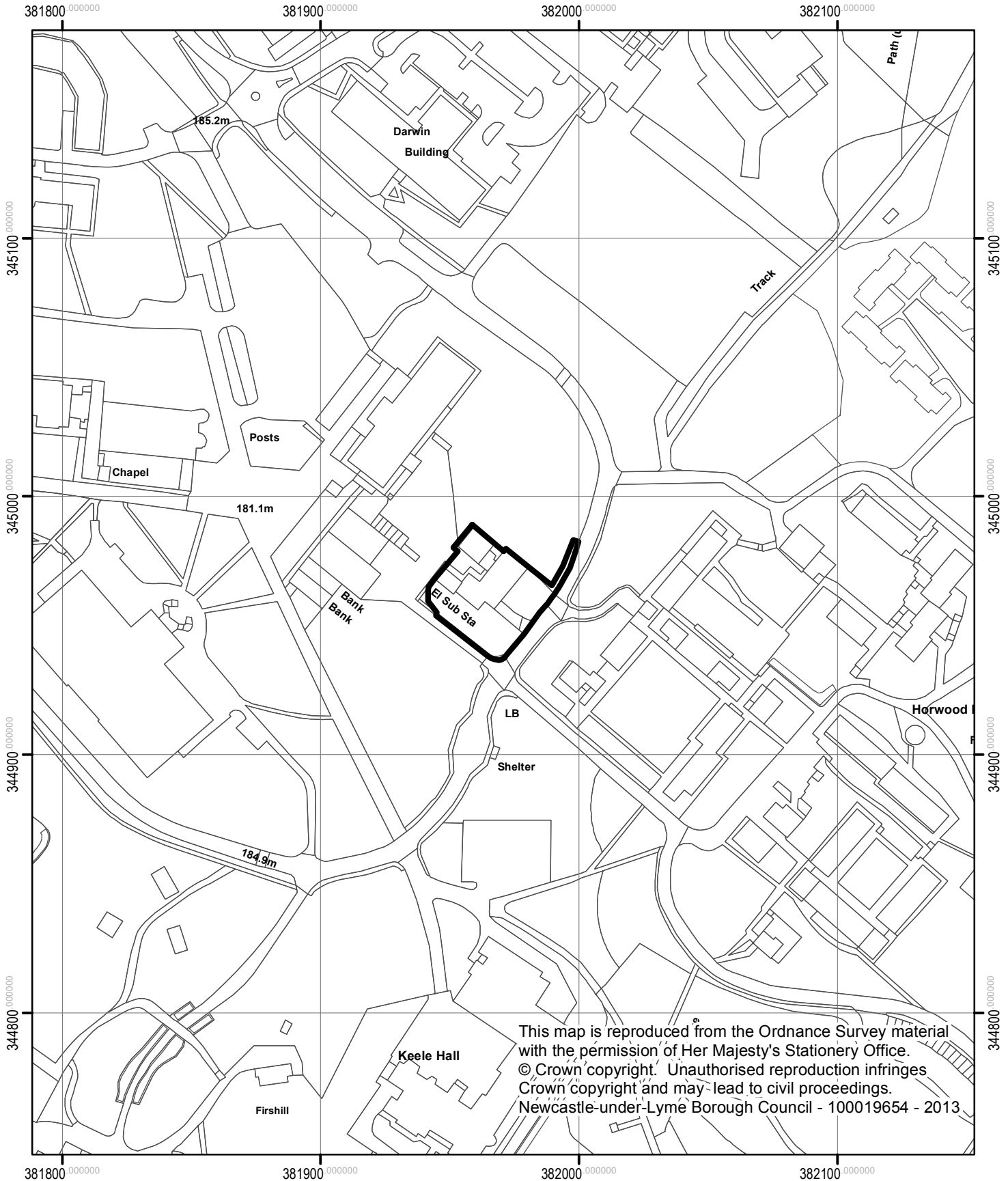


9 Hassell Street, Newcastle



This page is intentionally left blank

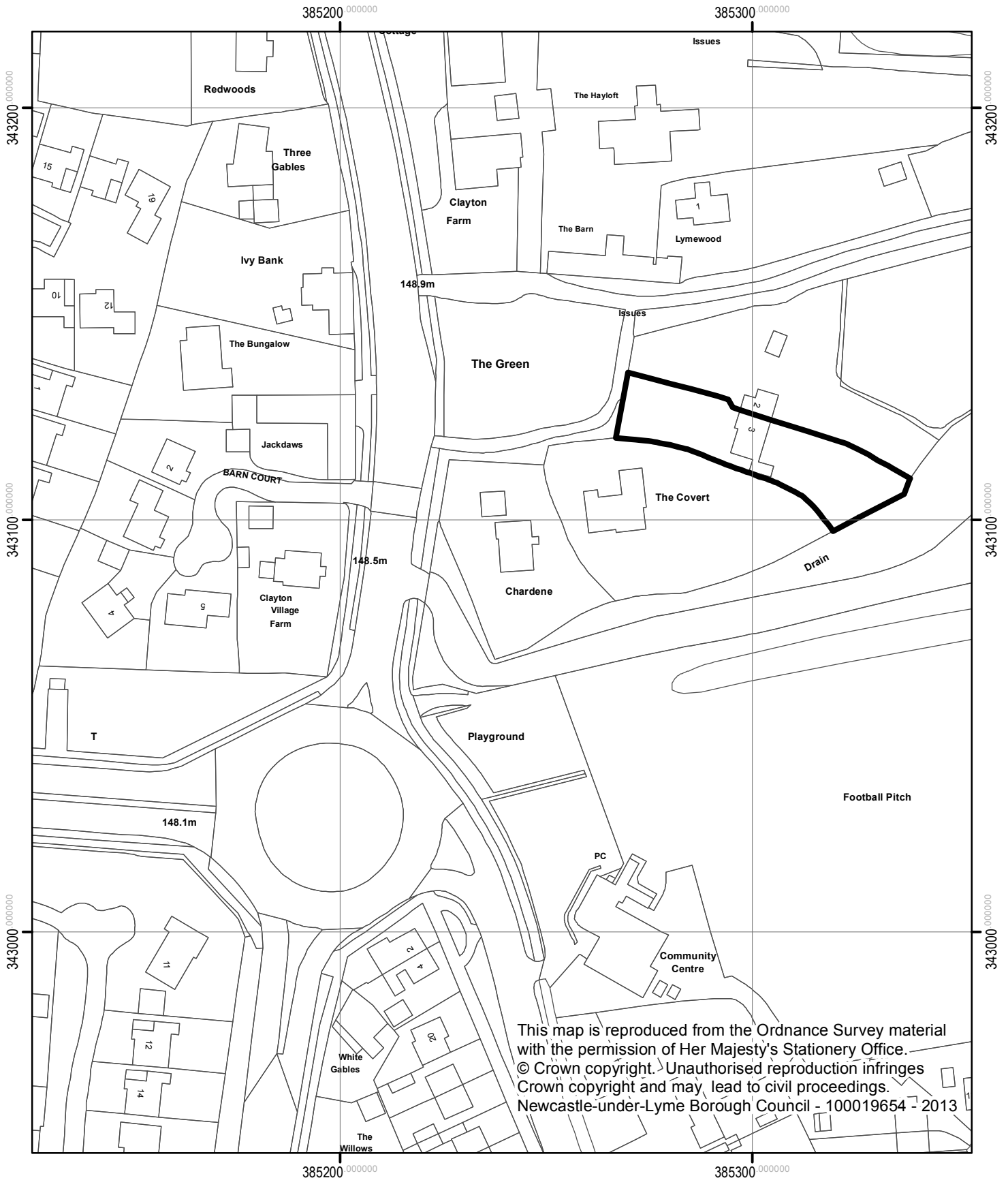
Horwood Energy Centre, Keele University



This map is reproduced from the Ordnance Survey material with the permission of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to civil proceedings. Newcastle-under-Lyme Borough Council - 100019654 - 2013

This page is intentionally left blank

April Cottage, 3 The Green, Clayton, Newcastle



This page is intentionally left blank

Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – Prospect House, Main Road, Betley (Ref: 18/19002/HBG)

RECOMMENDATION:

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

- 1. £2,178 to overhaul and repair 6 windows at the property, 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 one replacement of windows, and give the Working Party an opportunity to express its views on the application.

Prospect House (Grade II) is a former large dwelling, with attached schoolroom, now split into 2 dwellings. Known as The Croft and Prospect House, the latter is on the left hand side. Built in the early 19th Century at the south end of Betley village the 3 storey building is set back from the main road with the schoolroom (currently being refurbished) attached to The Croft.

Built from brick with plain tile roof, the windows are in need of general overhauling and the owner has achieved 2 quotations from reputable firms capable of such renovation for 6 of the windows.

The total cost of the works is estimated at £10,890.41. 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.

This page is intentionally left blank