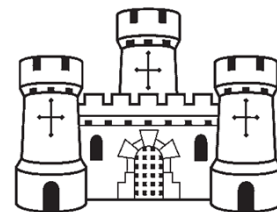


Date of meeting Monday, 5th November, 2018

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 - 18)

To make observations on new applications received.

5 CONSERVATION AND HERITAGE FUND

(Pages 19 - 20)

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 PROPOSED ARTICLE 4 DIRECTION FOR KEELE
CONSERVATION AREA**

(Pages 21 - 26)

**7 REPORT TO THE CONSERVATION ADVISORY WORKING
PARTY ON MAER CONSERVATION AREA APPRAISAL AND
MANAGEMENT PLAN SUPPLEMENTARY PLANNING
DOCUMENT**

(Pages 27 - 32)

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 (Vice-Chair), A. Gardner (Chair), T. Johnson, S. Moffat and I. Wilkes

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.

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, 16th October, 2018
Time of Commencement: 6.30 pm

Present:- Councillor Miss Julie Cooper – in the Chair

Councillors T Johnson and S Moffat

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

Officers Rachel Killeen

Apologies Councillor(s) A. Gardner

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 25 September, 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:-

Former Savoy, Newcastle 18/00483/FUL

The Working Party considers the revised scheme to be an improvement on previous proposals for this site. However, they have concerns over the cladding on the upper floors which may cause staining of the brickwork below, and suggest that a contrasting dark colour brick would be a better alternative. Suggestion that the projecting bricks may be a health and safety issue as they would be ideal for climbing.

Kidsgrove Heritage Trail, various sites around Kidsgrove and Butt Lane 18/00425/ADV

The Working Party is very supportive and encouraging of the idea of the proposed signs but has concerns regarding their quality and design. It is particularly important that the materials and style of those on the Canal are in keeping with the industrial heritage of the Canals. The proposed acrylic would have a limited lifetime and suggestion that the posts should be

stainless steel with a round profile rather than the rectilinear design that is currently proposed. Suggestion that they have a black coating. Consultation is needed with the Canals & Rivers Trust who may offer advice on health and safety matters. Requests that the application comes back to the Group when more information on the precise location and design has been submitted.

Old Vicarage, Haddon Lane, Maer 18/00705/FUL & 18/00706/LBC

The Working Party objects to the scale and design of the proposed orangery. The existing conservatory is simple in its design and it fits comfortably under the window line at first floor level. The proposal is too large and the height would interfere with the first floor windows of the property. The shape of the footprint of the orangery does not fit with the lines of the house and should be rectangular. The design needs to be more modest and less fussy and in particular, the cornice is too heavy. Requests that a revised design comes back to the Group.

5. CONSERVATION AND HERITAGE FUND

Tower, Millrise, Kidsgrove 18/19003/HBG

The Working Party recommends to the Planning Committee that £138 is provided towards a structural engineer's inspection and report of the tower, subject to the appropriate standard conditions.

6. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR MISS JULIE COOPER
Chair

Meeting concluded at 7.30 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
18/00438/FUL & 18/00453/LBC	Old Springs Hall, Market Drayton	Conversion of linhay to holiday let/staff accommodation, Conversion of lean to as annex. Conversion of coach house and landscaping of courtyard.	WP concerned about central door to coach house. Recess to be kept open or be bolder design. Proposed design of windows needs clarification. Linhay ok, but need to retain timber shutters, and landscaping to be more open and brick walls to match with coach house.	Approved by delegated powers on 18 October 2018 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00438/FUL
18/00554/FUL	Pitfield House, Brampton Road, Newcastle	Rear extension to form party room and toilets.	Plans need correcting. WP objects to removal of wall as part of original house and is concerned about proximity to trees. Extension will be prominent in the public park and extension should be simple and subordinate to main building, brickwork should match and windows timber. Concerned over privacy. Lantern light is too large and not symmetrical. Object to toilet window on prominent elevation. Clarify if new gate is proposed.	Approved by delegated powers on 3 October 2018 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00554/FUL

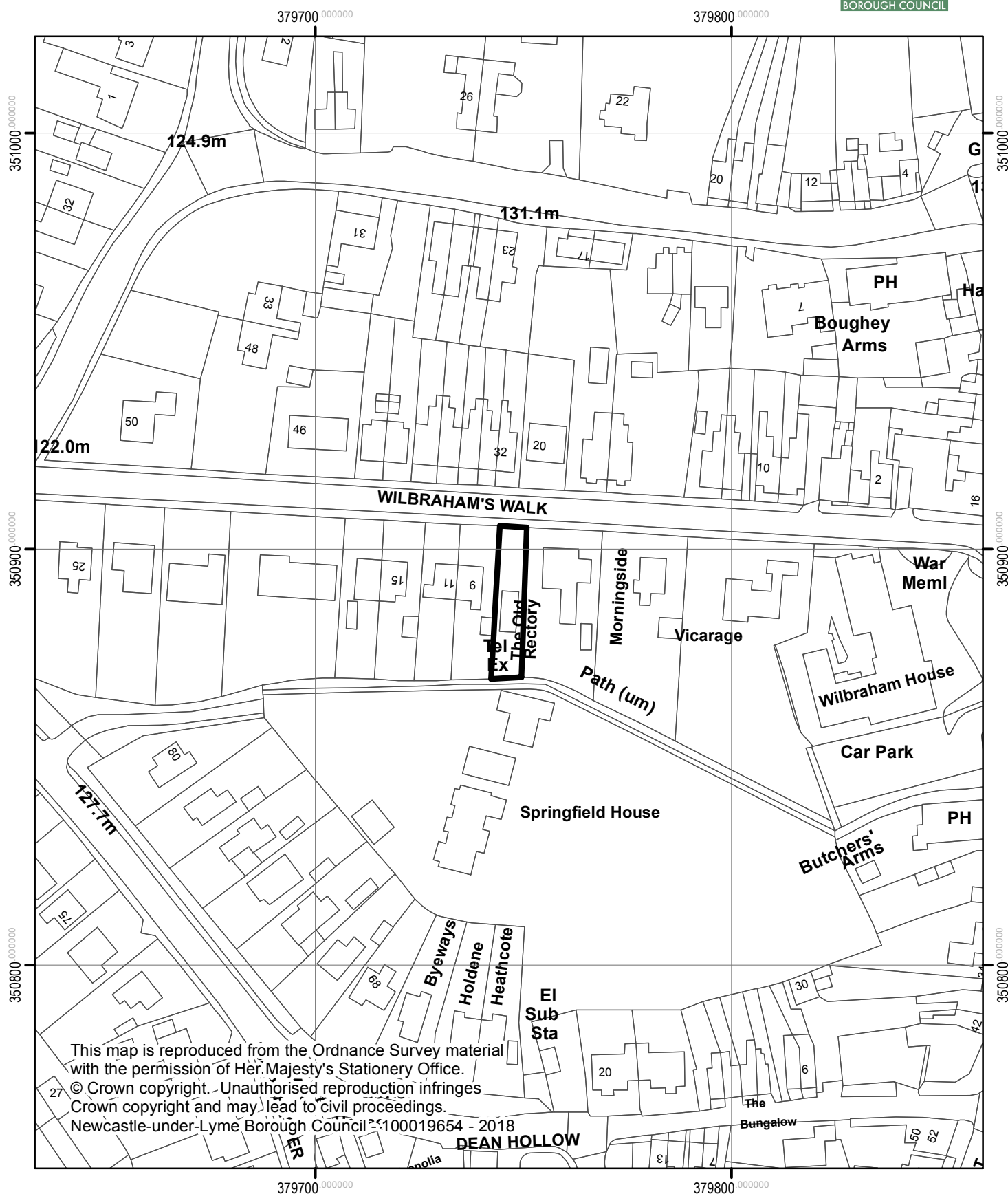
18/00620/LBC	Old Hall, Poolside, Madeley	Alteration of gable end window to form opening window	No objections but wants careful detailing and liaising with Conservation Officer	<p>Approved by Planning Committee on 9th October 2018</p> <p>http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00620/LBC</p>
18/00643/FUL & 18/00644/ADV	9 Hassell Street, Newcastle	Change of use of bar to office including reinstatement of features and non illuminated sign	No objections	<p>Approved by delegated powers on 9 October 2018</p> <p>http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00643/FUL</p>

CONSERVATION ADVISORY WORKING PARTY

Reference	Location	Development	Remarks	Link
18/00685/FUL	Former post office automatic exchange, Wilbraham Walk, Audley	Change of use from business to dwelling	Adjacent to Audley Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00685/FUL
18/00750/FUL	Mount Pleasant, The Holborn, Madeley	Erection of a garage and garden store	Within Madeley Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00750/FUL
18/00767/FUL	18 Well Street, Newcastle	Proposed extension by converting undercroft to an internal space and extension to rear	Within town centre Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00767/FUL
18/00774/FUL	8-10 High Street, Newcastle	Change of use to form 4 apartments and ground floor A1-A5 and D5. Installation of windows to replace brick panels , 2 juliet balconies and installation of glazed doors	Within town centre Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00774/FUL
18/00785/FUL & 18/00786/LBC	Ivy House, Three Mile Lane, Whitmore	Proposed internal alterations including timber framed garden room to rear elevation and replacement windows.	Grade II Listed Building and within Whitmore Conservation Area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00785/FUL

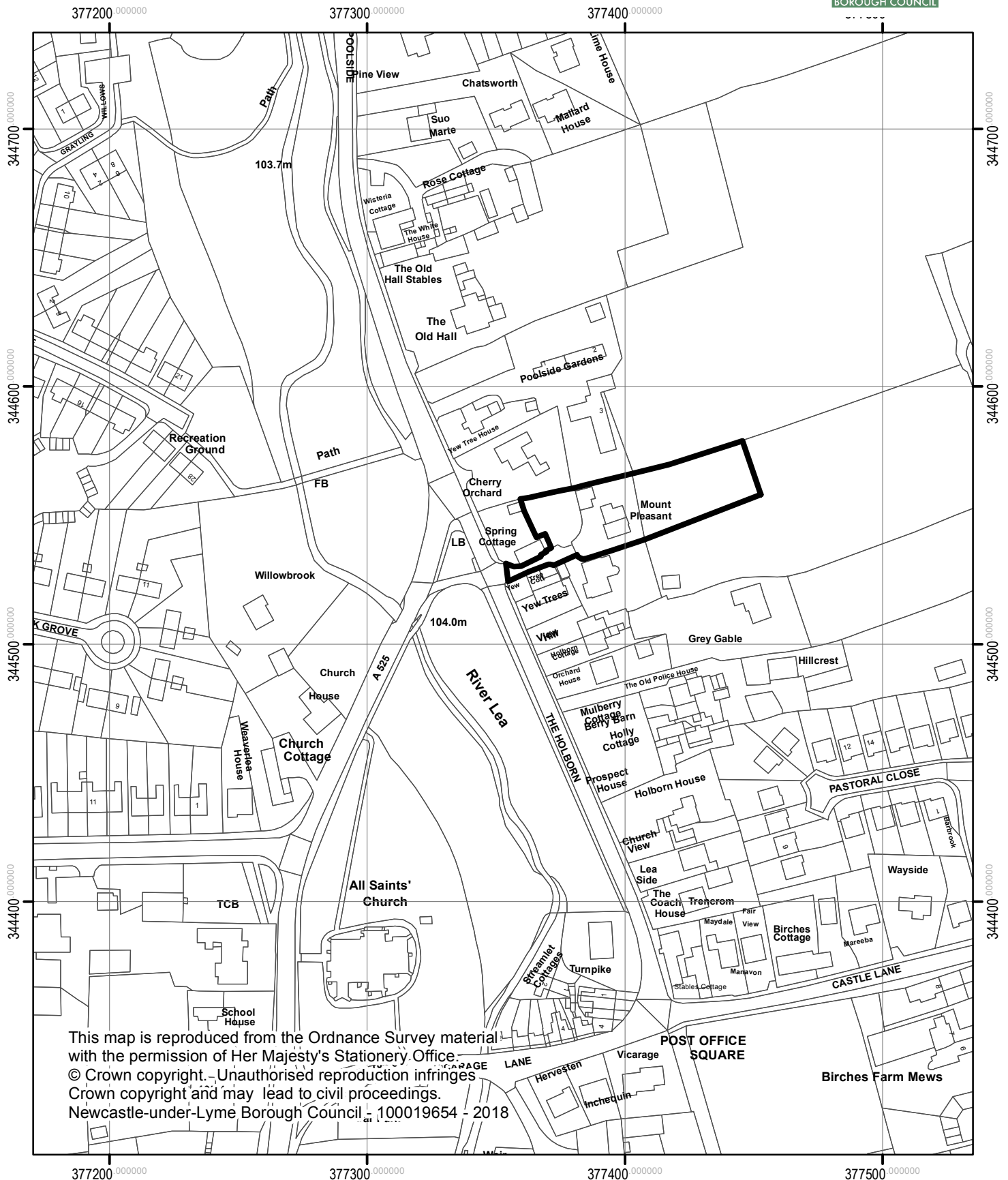
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Former Post Office Unit Automatic Exchange Wilbrahams Walk, Audley.

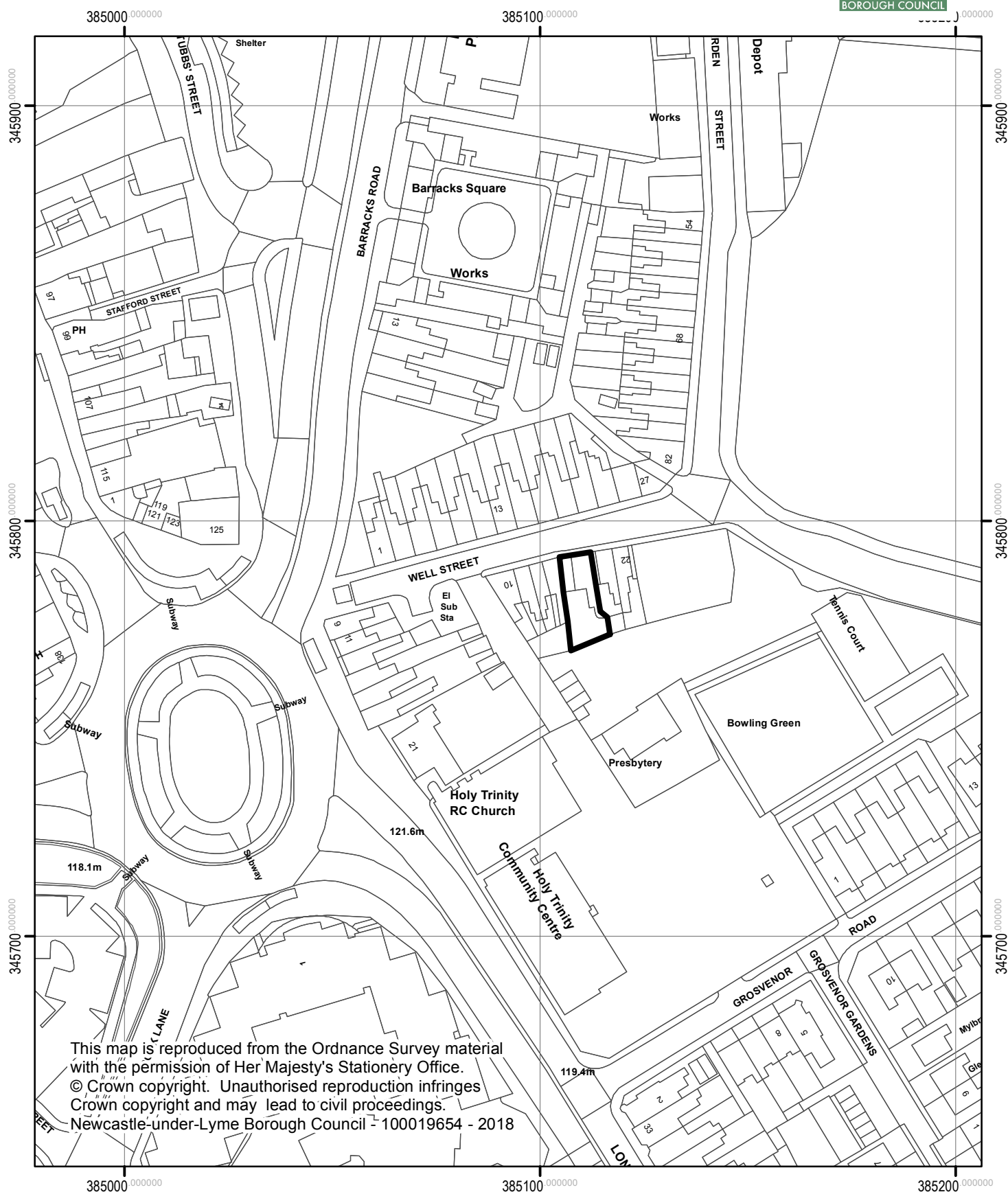


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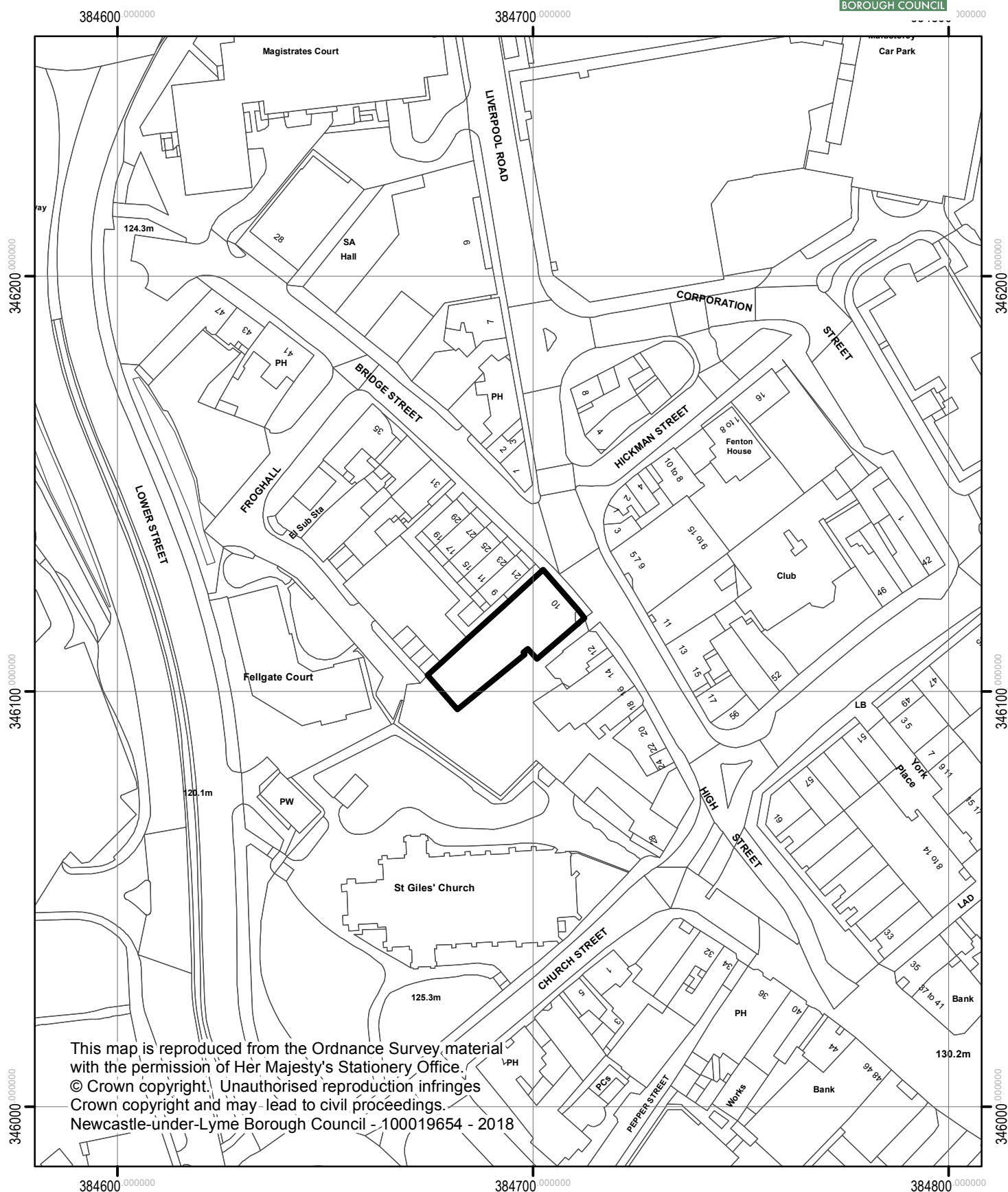
Mount Pleasant, The Holborn, Madeley, CW3 9DT



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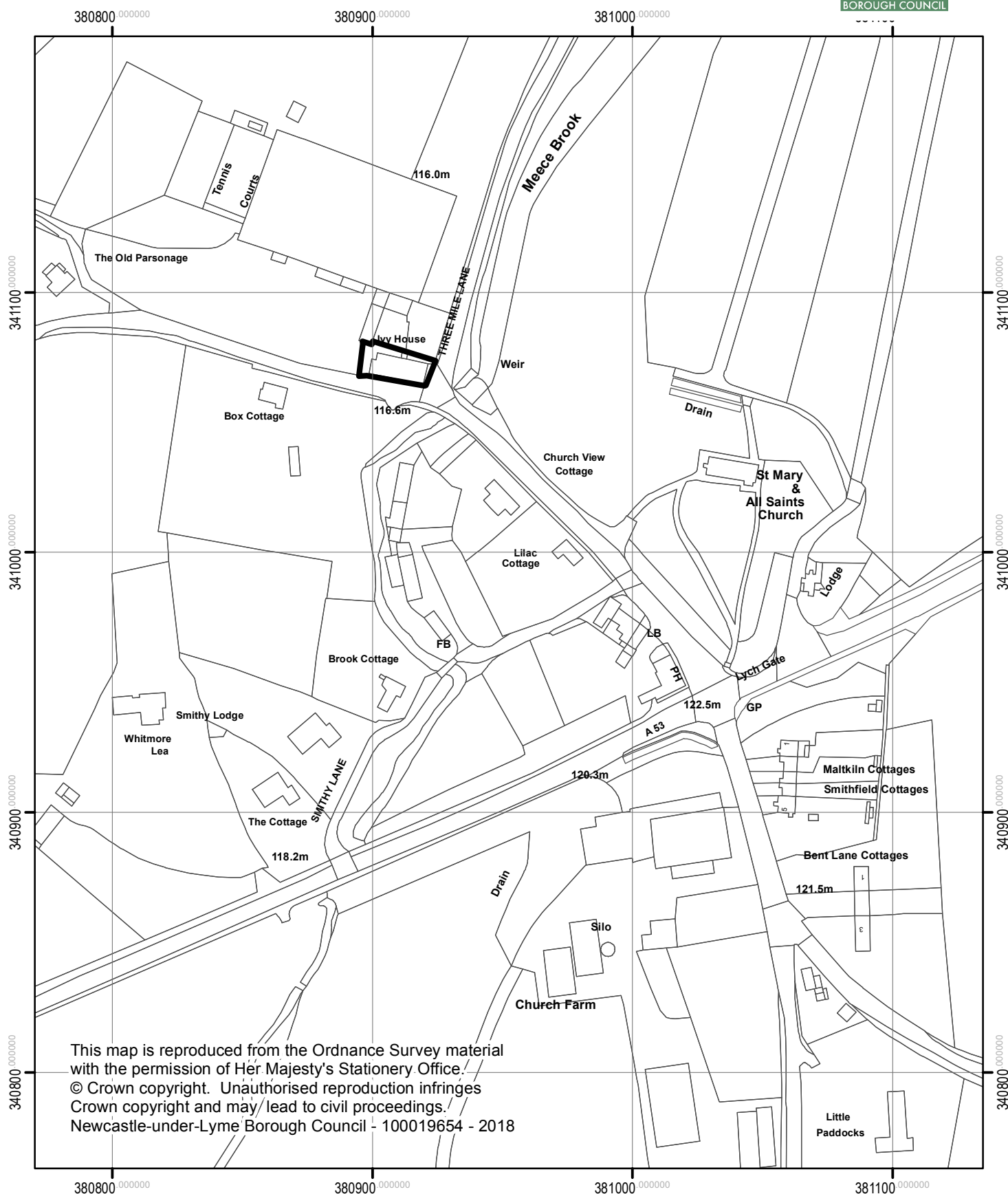


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Ivy House, Three Mile Lane, ST5 5HR



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Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – Tower, Millrise, Kidsgrove (Ref: 18/19003/HBG)

RECOMMENDATION:

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

- 1. £138 is provided towards a structural engineers inspection and report of the tower, subject to the appropriate standard conditions**

Purpose of report

To inform the Working Party of an application for financial assistance towards the cost of a report by a structural engineer to assess the state of repair of the tower, and give the Working Party an opportunity to express its views on the application.

The tower is a Grade II Listed Building. It is in a ruinous state and is on the Councils Building at Risk Register. The building is thought be a former late 18th century windmill (although the listing description was amended from Old Windmill to say Tower) and further research would certainly reveal more about its history. It has dressed stonework and the structure reveals 2 internal fireplaces. The Council acquired the structure from the former owner in 1985.

Following the Survey in 2016, the Council's Conservation Officer approached the Facilities Management Section of the Council to see if a survey could be instigated to identify any structural and safety issues the structure may have, to at least consolidate it until more significant repairs, if necessary, could be dealt with. There are numerous vertical cracks within the tower and the stone work at the top of the tower appears vulnerable not least due to the lack of mortar in the joints.

Two competitive quotations have been received from structural engineers to undertake an initial survey of the building to assess what is necessary to ensure the future stability of the structure. It may be necessary for a more thorough survey to be undertaken once the initial investigation has been undertaken but this will be done following the outcome of the first survey. Any repair work can then be costed and quoted for at a later stage.

The total cost of the initial survey is quoted at £690 including 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 approximately £30,000 in the Fund allowing for commitments.

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PROPOSED ARTICLE 4 DIRECTION FOR KEELE CONSERVATION AREA

Purpose of the report

For the Working Party to consider the making of an Article 4 Direction in the Keele Conservation Area.

Recommendation

That the Working Party indicates its views on a proposal to the Planning Committee to make Article 4 Direction for Keele Conservation Areas as set out in the report .

Reasons

The removal of permitted development rights through an Article 4 Direction would help protect features in Keele Conservation Area which are key elements to its distinctive special character, and to give effect to the proposals within the agreed Conservation Area Appraisal and Management Plan for Keele Conservation Area.

1.0 Background

- 1.1 The Council resolved in March 2011 to undertake a rolling programme of Conservation Area Appraisals and Management Plans (CAAMPs) for the Conservation Areas in the Borough. A Conservation Area Appraisal and Management Plan has been adopted by the Council for Keele Conservation Area. One of the proposals set out in this Management Plan was that the Borough Council would consider the making of an Article 4 Direction for certain and relevant types of development.

2.0 Removal of Permitted Development Rights

- 2.1 There are two types of Directions:- non-immediate directions where rights are only withdrawn following consultation of at least 21 days and only come into force on a specified date which is not less than 28 days after the notice is published. Permitted development rights are withdrawn after consideration has been given to any representations and the Direction is formally confirmed by the Local Planning Authority.
- 2.2 Directions can also be made with immediate effect where permitted development rights are withdrawn straight away and if the local planning authority considers that the development to which the Direction relates would pose an immediate threat to local amenity. They can only relate to development within the curtilage of dwelling houses, works to fences or walls or other minor operations, some changes of use and temporary buildings and works of demolition To remain in force immediate directions must be confirmed following consultation within 6 months of when it was originally made. Article 4 Directions cannot be made for development which has already started or completed.

3.0 Scope of Keele Conservation Area Article 4 Direction

- 3.1 Important features such as windows, doors, roofs, chimneys and boundary treatment all play a part in defining the character of an area. This is relevant in Keele Conservation

Area which has a high percentage of historic buildings with original features especially distinctive large chimneys, decorative roof tiles. The removal of front boundary hedges cannot be controlled nor presently can the installation of new boundary walls piers or fences up to a metre in height but with an Article 4 Direction any new walls and fences can be controlled by requiring a planning application to be submitted for consideration and historic walls can be protected.

- 3.2 Officers have considered carefully the buildings in the Conservation Area to determine which buildings are the most appropriate for an Article 4 Direction. The Register has been limited to buildings which are either significant to the character and appearance of the Conservation Area, by their quality or are within the key most publicly visible parts of the Area or involved in important views within the Conservation Area. **Schedule A** below sets out the specific buildings for which it is proposed to remove certain permitted development rights in Keele Conservation Area, which your officers feel is the minimum necessary to achieve the objectives of preserving and enhancing a Conservation Area.
- 3.3 A plan for the Conservation Area indicating the location of these properties is shown at Appendix 1.
- 3.4 It is proposed that the Council should proceed via the use of a non-immediate Direction for Keele which could come into effect following the proposed consultation and after the required consideration of any representations that may be received.

4.0 **Consultation**

- 4.1 Consultation will be done through the following:
- By production of a leaflet explaining the effect of the Direction and how to make representations and the serving of the required notice on the owner/occupier of every house affected by the Direction.
 - Placing an advert in The Sentinel which will set out the properties and classes of development affected, explain the Direction's effects and specify a period of 21 days to make representations to the Local Planning Authority.

5.0 **Conclusions**

- 5.1 The Conservation Area Management Plan for the Keele Conservation Area contains a number of recommendations which when successfully implemented will meet the Council's statutory duties and responsibilities under the planning and conservation legislation to preserve and enhance the special architectural or historic interest of this area.

Schedule A

Keele Conservation Area - Article 4 Direction Property Schedule

1. The following properties would be affected by removal of Permitted Development rights relating to extensions; the provision of replacement windows and doors, porches; any alteration to the roof on front roof slopes, or slope fronting a highway; the removal or alteration of chimneys; and demolition or alteration of existing or erection of new boundary treatments

1, 2, 4, 6 and 8 Church Bank
The Old School, The Village
2 Keele Farmhouse and 3 Keele Farmhouse, The Village
4 to 10, 14, 16 to 32 (even) The village
5 & 7 The Village
Smithy House, 4 Highway Lane
1, 2, 3 & 4 Pump Bank

2. The following properties would be affected by removal of Permitted Development rights for boundary treatments only, including the demolition or alteration of existing or erection of new.

2 & 3 The Village
3 Church Bank
Sneyd Arms

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Draft Article 4 Direction

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Report to the Conservation Advisory Working Party on Maer 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 Maer 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 Maer 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 17th July 2018, approved the draft Maer 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 3rd July 2018 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 six week period from 31st August to 12th October and further details are set out in the Consultation Statement attached to this report in Appendix A.
- 2.2 There have been 3 written responses submitted on the draft documents. The representations support the document and amendment to the Conservation Area boundary, suggesting further minor extensions which have been considered and agreed and to the making of an Article 4 Direction to restrict permitted development rights for boundary walls 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 25th Oct

Appendix A

Consultation Statement

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

Background

The SPD redefines the special interest of Maer 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, Maer and Aston Parish Council, owner of Maer Hall and Parkland, 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 31st August to 12th October. 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 Maer parish hall, on 20th September. Posters were sent to the Parish Council for their notice boards. A public notice was published in the local newspaper about the Review and the consultation event.
 - Inspection copies of the SPD were made available.
 - 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 have been 3 formal representations made by Historic England the Parish Council and a resident. Two of these are suggesting some other amendments to the boundary. Attendance at the consultation event was average, but was well supported by the Parish Council. There was informal discussion regarding all of the boundary issues and officers agreed to re-consider the boundary to the North east and south west. All attendees supported the proposed Article 4 Direction for the stone boundary walls in the village. Concerns were raised over the size and quantity and speed of farm vehicles travelling through the village which are damaging property and in particular the Grade II* Listed walls at Maer Hall, but this is not a matter that can be taken forward within this Appraisal and Management Plan.
- 3.3 Section 4 sets out in summary the main issues raised by the comments. Following the consultation, it is proposed to amend the boundary in two additional places which are set out below. A plan showing the additional changes to the boundary are included at Appendix B. No other changes are proposed.

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

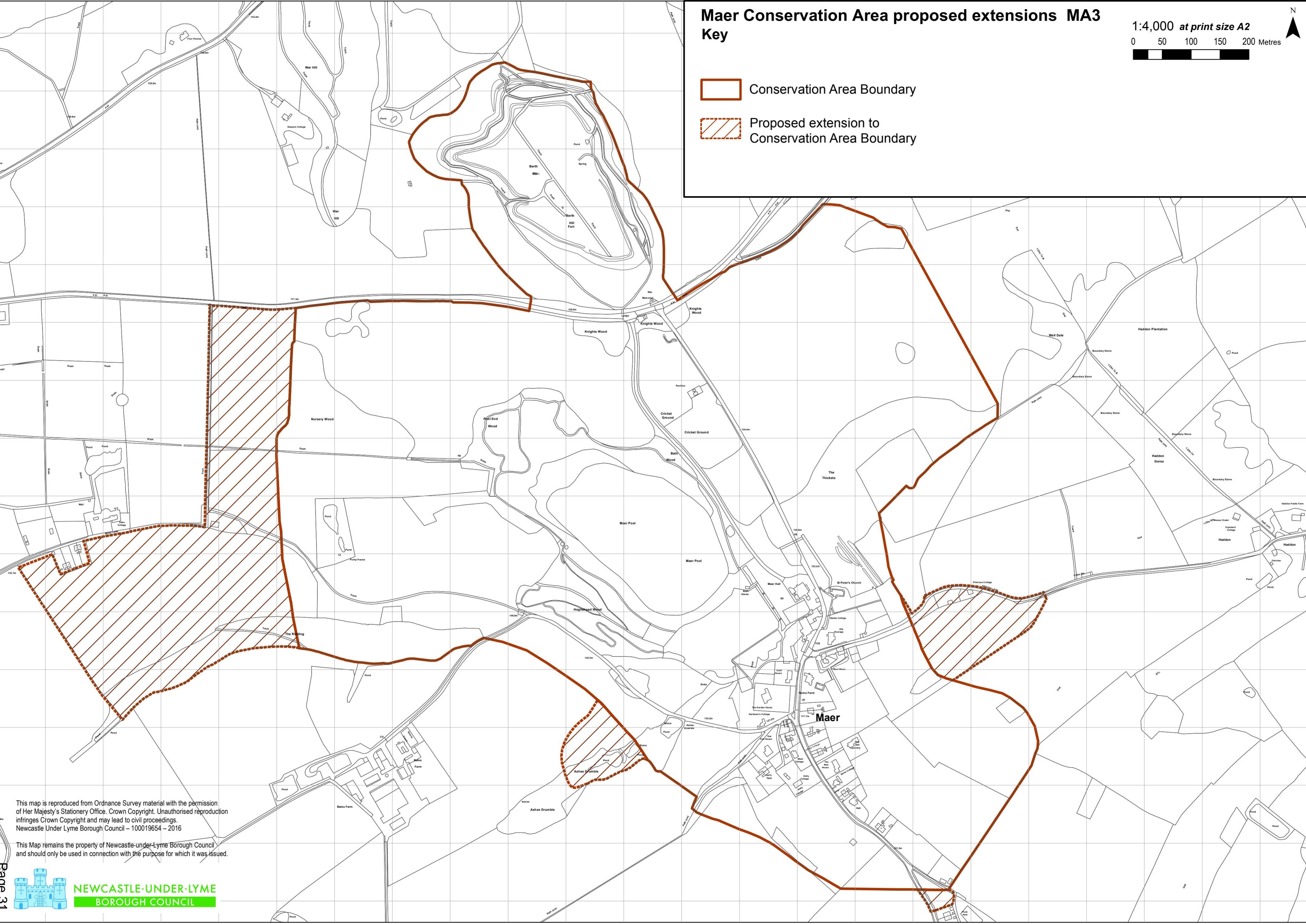
Rep ID	Name	Summary of main issue raised	Response	Changes proposed to draft SPD
1	Historic England (HE)	HE welcomes the review of the Conservation Area and feels that the document and discussions have been productive and are useful for a comprehensive approach to all of the issues surrounding Maer, including Heritage at Risk and Park stewardship issues.	Noted.	None required
2	Maer and Aston Parish Council	The PC would like to extend the Conservation Area (CA) to include the field boundary (excluding Primrose Cottage) to the NE of the current boundary as it runs through the middle of the field and that this would be a more defensible boundary. Also wish to extend the boundary to include Plum Park triangle of green space.	Noted, agreed to and consider these suggestions.	Agreed to include a small area of green space known as Plum Park for clarity as currently the boundary cuts across the middle of this area. In addition agreed to include the field to the NE of the current boundary which includes Primrose Cottage but for the dramatic topography which sets an impressive backdrop to the CA in this location and creates a better defensible boundary and includes the stone walls along Haddon Lane.
3	Resident, Maer	Suggests including Plum Park triangle of land to the south to create a more defensible boundary.	Noted, see above.	Agreed, see above.

Maer Conservation Area proposed extensions MA3

Key

- Conservation Area Boundary
- Proposed extension to Conservation Area Boundary

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