

Public Document Pack

Date of meeting Tuesday, 12th March, 2019
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 | FIELD_PAGE_RANGE |
| | To receive Declarations of Interest from Members on items included in this agenda | |
| 2 | MINUTES OF PREVIOUS MEETINGS | FIELD_PAGE_RANGE |
| | To consider the minutes of the previous meeting(s) | |
| 3 | PREVIOUSLY CONSIDERED APPLICATIONS | FIELD_PAGE_RANGE |
| | To receive the decisions of applications which have been previously considered by this Working Party | |
| 4 | NEW APPLICATIONS RECEIVED | FIELD_PAGE_RANGE |
| | To make observations on new applications received. | |
| 5 | CONSERVATION AND HERITAGE FUND | FIELD_PAGE_RANGE |
| | 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 | FIELD_PAGE_RANGE |
| | 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.

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CONSERVATION ADVISORY WORKING PARTY

Tuesday, 5th February, 2019
Time of Commencement: 6.30 am

Present:- Councillor Allison Gardner – in the Chair
Councillors Miss J Cooper, I. Wilkes
Representing Outside Bodies Dr S Fisher, Victorian Society
Dr Chris Wakeling, Staffs Historic Building Trust
Mr David Broome, Newcastle under Lyme Civic Society
Officers Louise Wallace, Conservation Officer
Apologies Councillor(s) T. Johnson and S. Moffat

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 8 January, 2019 be agreed as a correct record.

3. PREVIOUSLY CONSIDERED APPLICATIONS

The officer presented two applications which had been previously considered by the Chair. 18/00920/FUL and 18/00909/AGR both at Paddocks Farm, Keele University were considered by the Chair on 24th January 2019. She concluded there were no objections to the proposals. The group accepted her recommendations.

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:-

Land adjacent to Springpool Wood, S of Phase 3 and West of Newcastle Golf Course, Keele University, 18/00933/FUL

The Working Party does not object to wind turbines in general but the turbines in this proposal intrude into the designed landscape and their appearance especially relating to the view from Keele Hall is detrimental to the character of this part of the landscape. They also therefore affect the setting of the Conservation Area and the Registered Park and Garden given that they are all intrinsically connected. The turbines should not be seen or intrude upon this view. They should be reduced in height to mitigate this

harm. There was a suggestion that much smaller turbines could be utilised in greater numbers, perhaps 3 or 4 as an option. The Working Party also raised concerns over the equipment required to facilitate the turbines and the solar panels, such as the inverters, cameras, substation and pylon and large number of battery containers etc. The Working Party wanted consideration to be given to the facilities and infrastructure for both the turbines and solar panels to be set underground to reduce their impact. Some members raised concern over the harm caused to the tranquil environment with noise from the turbines and the equipment.

Land adjacent to Springpool Wood, S of Phase 3 and West of Newcastle Golf Course, Keele University, 18/00934/FUL

The Working Party has no objections generally to the location of the solar panels given that they sit lower in the landscape, although again it is the level of obtrusive equipment required to facilitate them which will be incongruous in the landscape and potentially harmful from specific viewpoints. The fact that they are temporary was considered by the group. The Working Party had particular concerns over the number of cctv cameras proposed which looked more like a prison encampment and suggested that if necessary that the number of them should be significantly reduced. One member had concerns about the reflective quality of the panels that may result which will intrude on the designed landscape.

1 King Street, Newcastle 18/01014/FUL & 18/01015/LBC

The Working Party welcomes the principle of the proposal, of larger studio apartments providing the open staircase is protected and all historic timber is retained. Noise issues were raised given the location of the building and members suggested that disabled access could be provided to at least one of the units on the ground floor with small modifications. It was suggested that opaque glass might be inserted into the ground floor shop window to provide some privacy for the relevant unit whilst not impacting on the character of the external appearance of the building.

Cobra Biologics, Keele University 18/01013/FUL

The Working Party had no objections to the revisions and said it was an improvement on the previous proposed entrance. They raised a point that no gutters were shown on the drawings and that the extension should have an eaves detail that matched the main building.

5. CONSERVATION AND HERITAGE FUND

There were none.

6. URGENT BUSINESS

There was no Urgent Business.

**COUNCILLOR ALLISON GARDNER
Chair**

Meeting concluded at 7.50 am

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**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
18/00767/FUL	18 Well Street, Newcastle	Proposed extension by converting undercroft to internal space and extension to rear.	The WP has no objections to rear extension and welcomes the use of recess on front to retain the appearance of the existing undercroft which makes a positive contribution to the CA. They would like to see new window centralised with the first floor window. Materials on front elevation should be on contrast to main building, preferably a material that would offer a more shaded appearance to reflect the former alleyway. WP considers the recess should be set back further to allow for increased space for storage and bicycles.	Approved (amended plans) by delegated powers on 7 th January 2019 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00767/FUL
18/00774/FUL	8-10 High Street, Newcastle	Change of use for form 4 apartments and ground floor A1-A5 and D5. Installation of windows to replace brick panels 2 Juliet balconies and glazed doors	No objections to principle of proposed application would question viability of student accommodation. The presence of Juliet balconies on rear facing communal land presents increased likelihood for antisocial behaviour. Suggestion of use of lighting on rear elevation.	Approved (amended plans) by Planning Committee on 26 th February 2019 subject to conditions. http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00774/FUL

<p>18/00929/FUL &18/00927/FUL</p>	<p>Land adjacent to Betley Old hall farm, Main Road, Betley</p>	<p>Erection of cattle shed and agricultural calf shed.</p>	<p>The WP does not object to the principle of the agricultural workers dwelling in this location but would want to ensure that windows were timber and glazed extension was in an appropriate material. The group wanted consideration given to removal of PD rights in relation to roof works and boundary features. Some concern was raised over the slightly elevated ground on the site proposed for the dwelling to make it more visible from the farmstead and model farm. There were no objections to proposed agricultural buildings. The WP wants to ensure the increase in development and intensification does not harm the rural setting and hedgerows. This may be compromised by highway works. More detail for landscaping is required.</p>	<p>Approved by Planning Committee on 26th February 2019 subject to conditions.</p> <p>http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00929/FUL</p>
<p>18/00943/FUL</p>	<p>Betley Court, Main Road, Betley</p>	<p>Proposed opening of gardens as visitor attraction and detached building for office/toilets for refreshments. Demolition of garages and construction of car parking.</p>	<p>The WP welcomes the revisions to the scheme particularly relocation and scale of visitor facility closer to the parking area. It recommends that a wood shingle roof would be better than slate. The WP welcomes the additional parking area although wants some screening of car park from the house, possibly by another hedge.</p>	<p>Approved by Planning Committee on 29th January 2019 subject to conditions.</p> <p>http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00943/FUL</p>
<p>18/00948/FUL</p>	<p>Chapel Barn, Shraleay Brook Road, Halmerend</p>	<p>Conversion of existing house into two dwellings including closure of existing access and creation of new access and parking</p>	<p>No objections to the removal of the front boundary wall</p>	<p>Approved by delegated powers on 28th February 2019 subject to conditions.</p> <p>http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00948/FUL</p>

18/00904/FUL	Old School House, Eccleshall Road, Mucklestone	Modification of existing garage with provision of external staircase	No objections in principle to addition of external staircase but plans are sketchy and appear inaccurate given position of window. The WP suggests that the position of the staircase is reconsidered along the side of the building. No balustrade details provided.	Approved by delegated powers on 22 nd January 2019 subject to conditions. http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00904/FUL
18/00968/FUL	The Spinney, Bowhill Lane, Betley	Demolition of existing garage, extension and remodel of existing dwelling	The WP has no objections to principle of extension but feels use of render is regrettable and strongly recommends use of brick for the garage rather than render. The WP would prefer a timber or metal timber door. Concerns raised over detailing and design of upper terrace on rear of the house.	Approved by delegated powers on 30 th January 2019 subject to conditions. http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00968/FUL

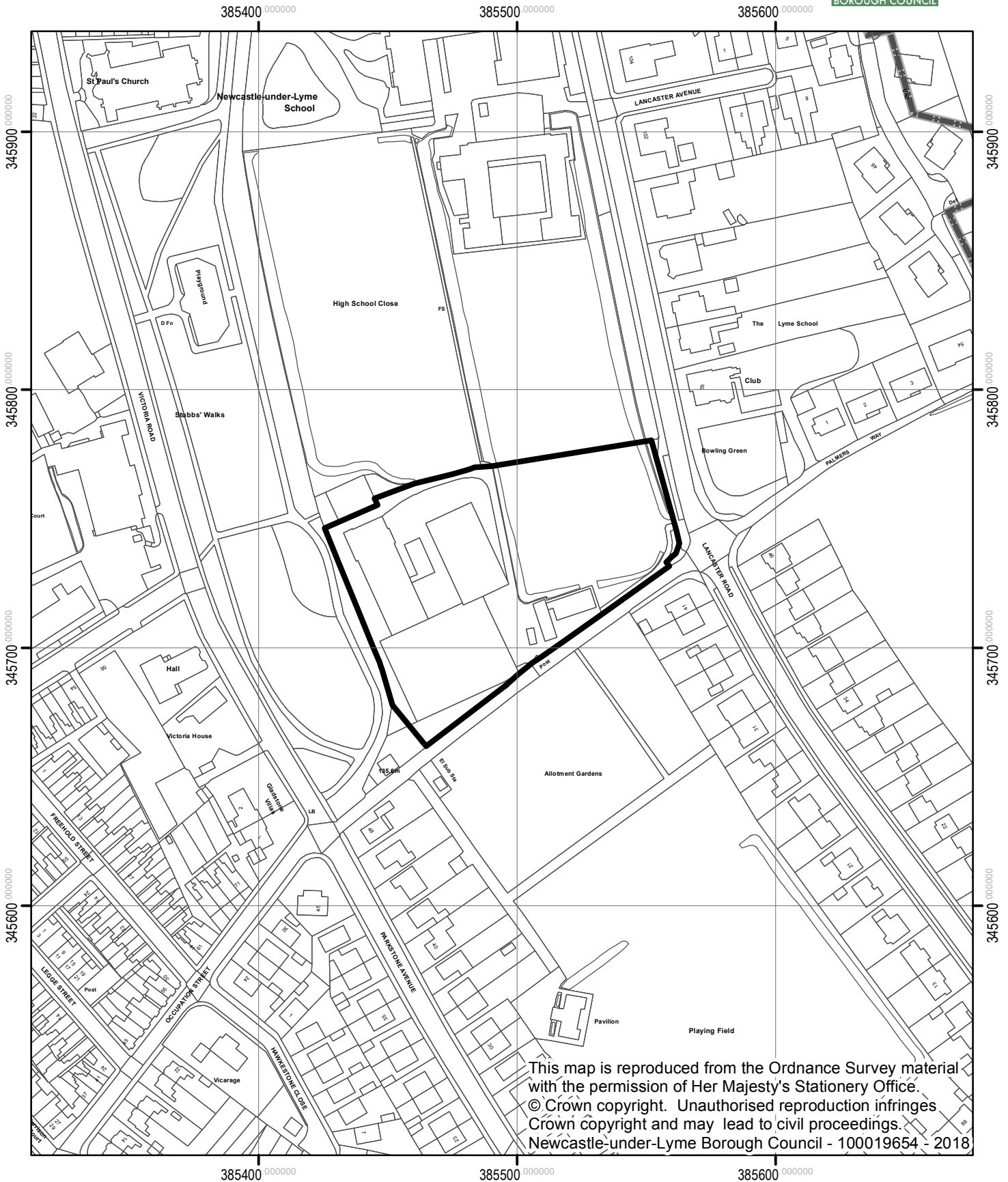
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CONSERVATION ADVISORY WORKING PARTY

Reference	Location	Development	Remarks	Link
19/00042/FUL	Newcastle under Lyme School, adjacent to Victoria Road	Proposed extension to existing school sports centre to form new Sports Hall including the demolition of existing outbuildings and formation of new car park with new access from Lancaster Road.	Within Stubbs Walk Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00042/FUL
19/00105/FUL	23 & 11 Bridge Street, Newcastle Aspire Housing	Removal of stairwell at 23 Bridge Street linking the commercial ground floor to upper floor, removal of rear addition at first floor and reinstating 11 Bridge Street to residential use.	Within Newcastle Town Centre Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00105/FUL
19/00101/FUL	Weaverlea House, Izaak Walton Way, Madeley	Removal of rear first floor dormer windows, alterations to existing roof and increase height of rear walls to first floor eaves level to create larger first floor.	Within Madeley Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00101/FUL
19/00080/FUL	Land adjacent to Mayfield, Church Lane, Betley	Erection of detached property and triple garage	Within Betley Conservation Area and near to Grade II* Listed Church	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00080/FUL
18/00705/FUL & 18/00706/LBC	Old Vicarage, Haddon Lane, Maer	Timber orangery to replace existing conservatory	Affecting a Grade II Listed Building and within Maer Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00705/FUL

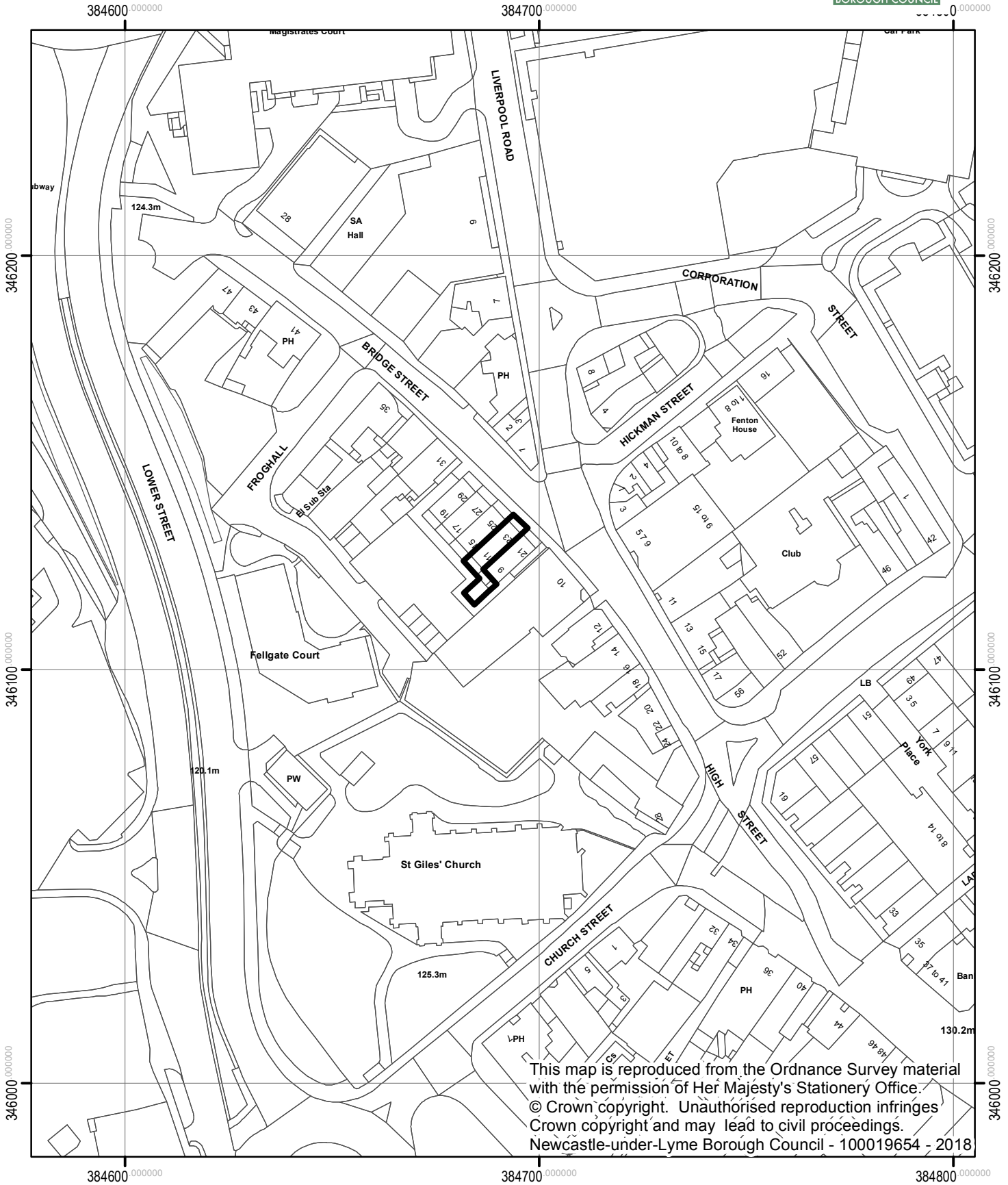
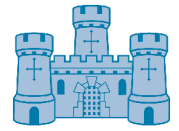
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Newcastle under Lyme School adjacent to Victoria Road



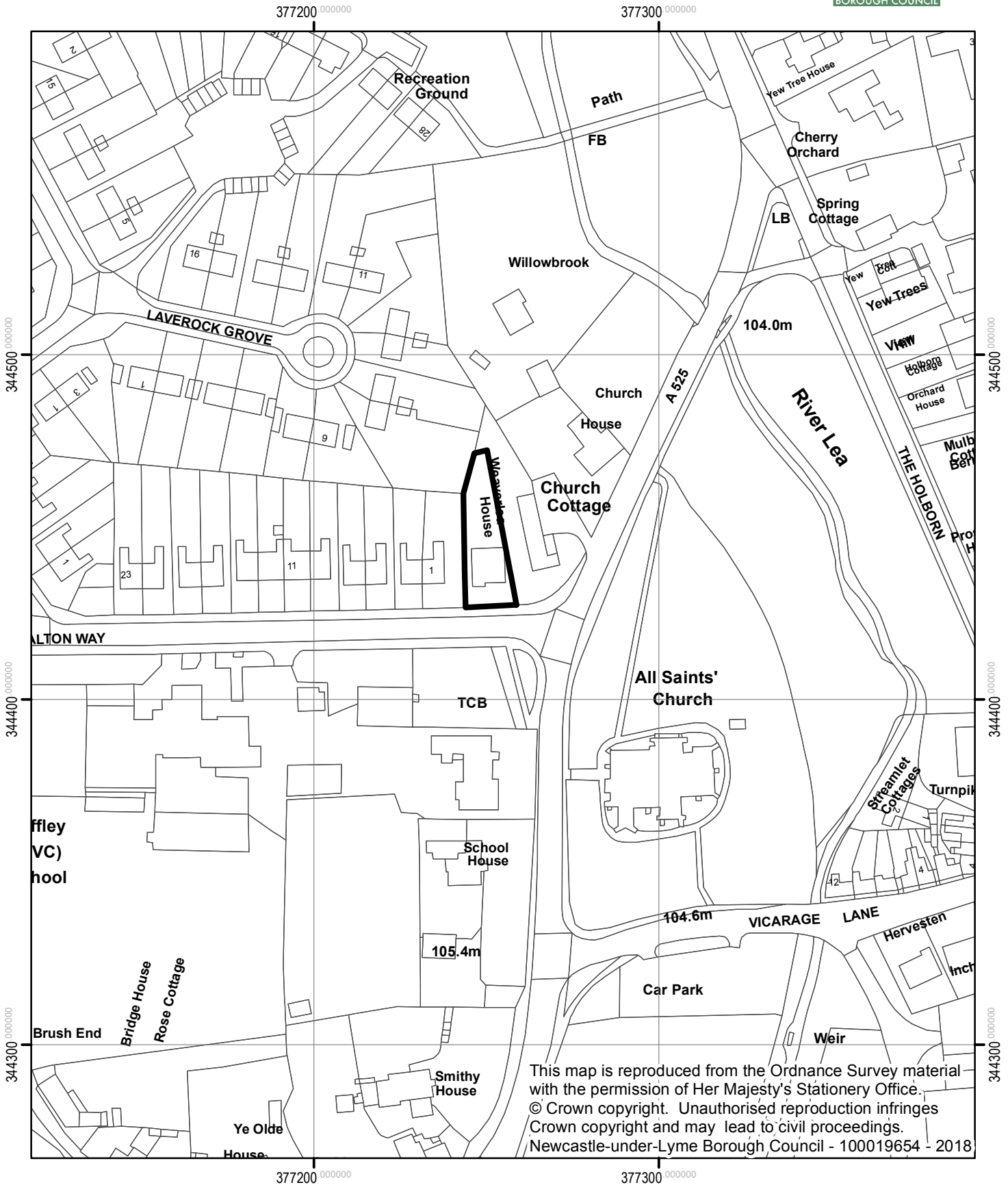
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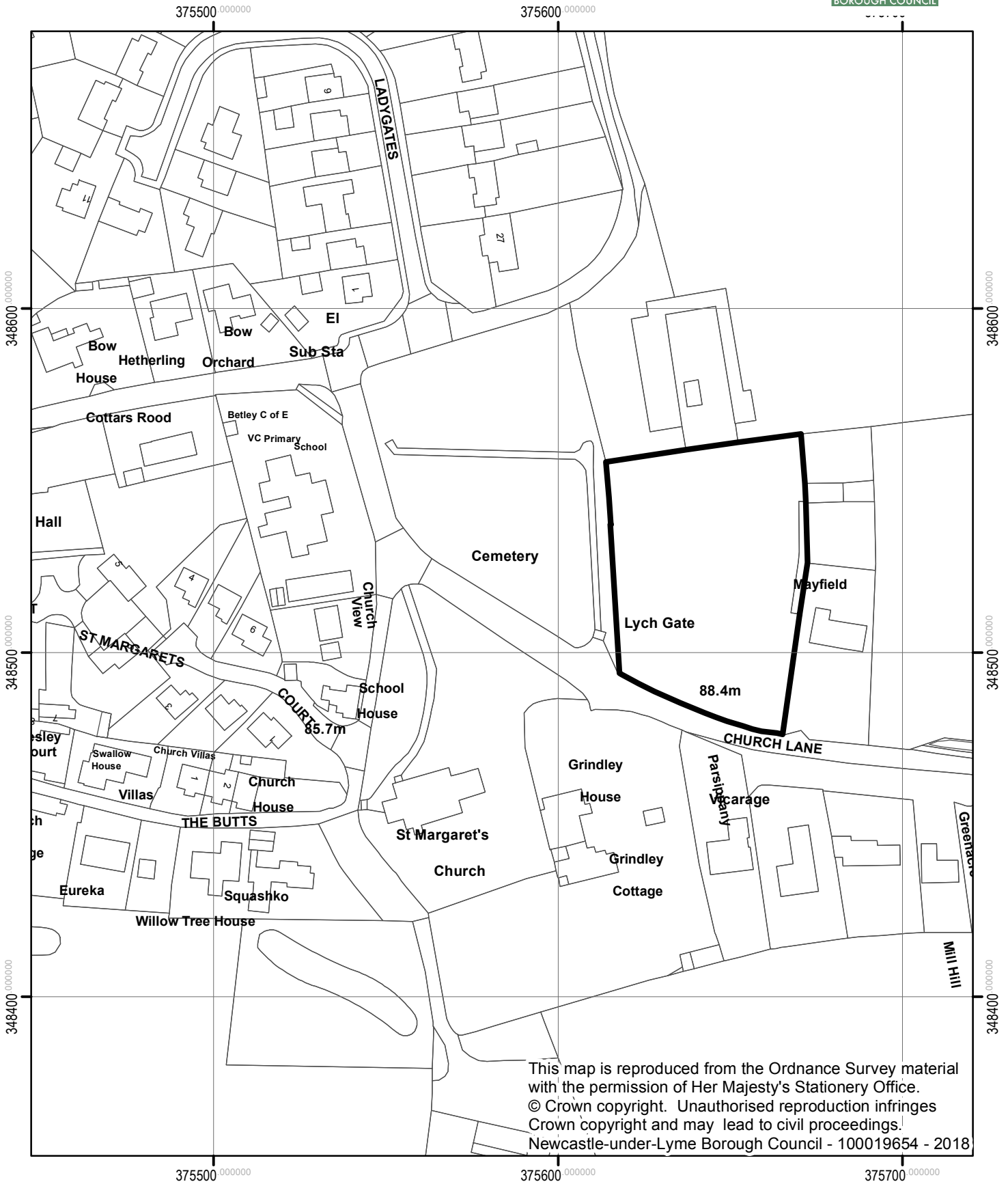
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Weaverlea House, Izaak Walton Way, Madeley.



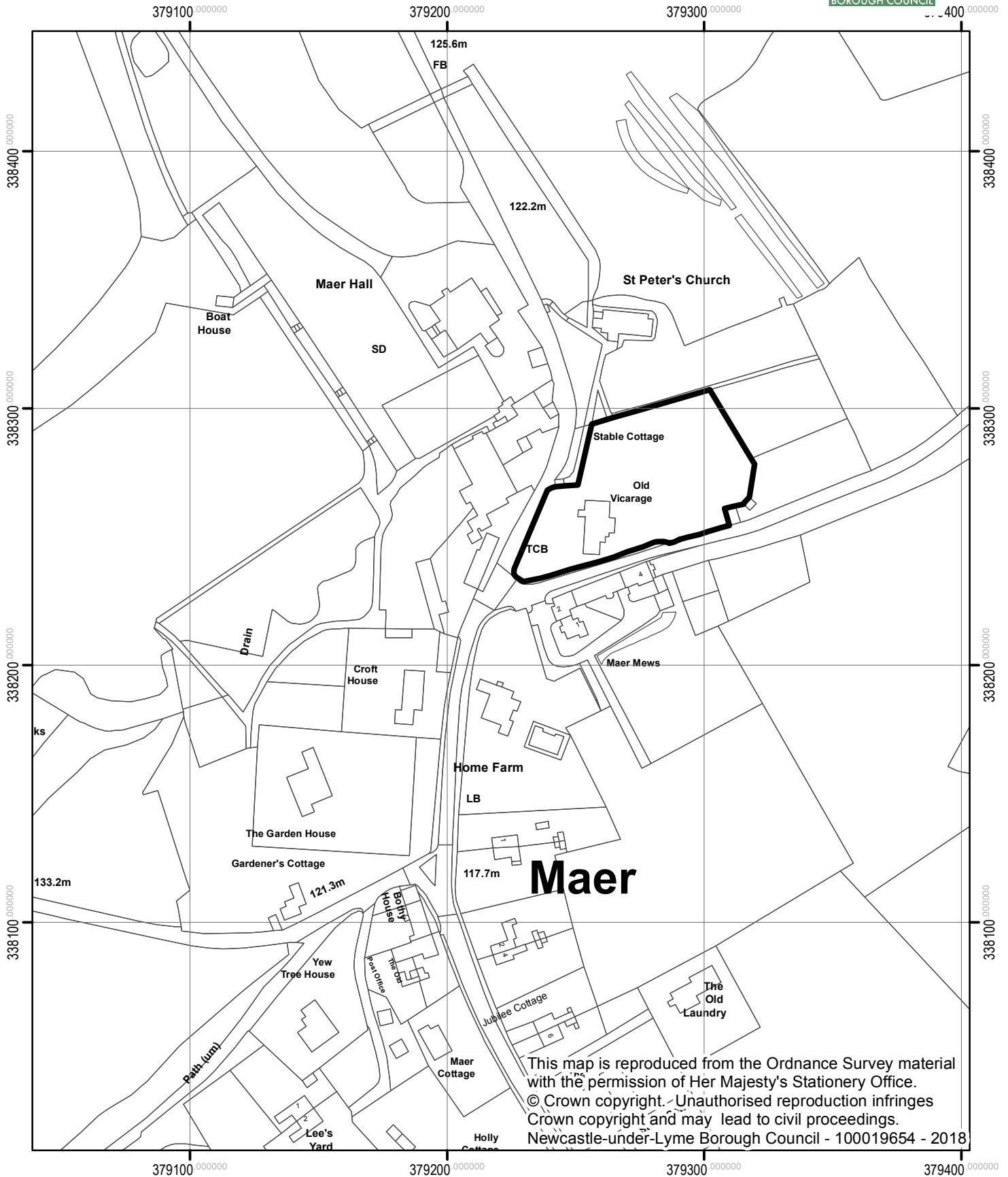
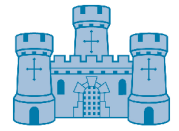
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Land adjacent to Mayfield, Church Lane, Betley.



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Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund –The Beehive, Main Road, Betley (Ref: 18/19004/HBG)

RECOMMENDATION:

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

- 1. £5,000 Historic Building Grant to repair a timber framed gable, including propping, new timber framing with joints/pegs, replacement brick infills with lime mortar, making good the internal walls, subject to the appropriate standard conditions**

Purpose of report

To inform the Working Party of applications for financial assistance towards the cost of repairs to the west gable fronting the roadside, known as Gable 1, and give the Working Party an opportunity to express its views on the application.

The Beehive (Grade II) is a cottage originally of cruck construction, probably 15th Century with 17th additions. The timber framing has painted brick infill panels. The Listing description states the building is of T-shaped plan with a single cell baffle-entry plan hall range with cruck frame aligned north-south. It also has a 17th century two bay crosswing on the north side, aligned east west. The cruck framing is largely complete.



Following removal of some vegetation to the soleplate at the bottom of the cruck on the south gable and some movement of the brick panels the owners undertook some investigation of both the west and south gables by an appropriately qualified conservation builder. This work has cost in the region of £7,000 but they have covered the cost of this to enable the two full quotes to be received for the main repair work.

This initial work included erection of scaffolding and careful investigation which has revealed severe structural problems within both of the gables. The south cruck gable, has problems which have originated because the soleplate has rotted, compressed and many of the joints have failed and caused movement in the framing and panels have started to loosen. Previous work on this gable, prior to the current owners purchasing the property, have been poorly carried out by not fixing the new repairs into the oak frame with mortice and tenons creating an unstable frame. The west gable has also been investigated and the soleplate has also completely failed and requires complete replacement and vertical studs also require sections of timber to be spliced in. The tie beam at eaves level is of most concern as it appears completely rotten and is moving out taking with it the upper section of wall and the lower gable. This gable also requires tying back to the return walls. The brick panels are also moving out and need to be removed and relaid. Careful shoring and propping is required during this repair so ensure the load is appropriately dealt with.

It is unfortunate that the current owners are suffering the great cost of previous neglect and the typical inappropriate repair of such buildings by patching up, painting over the cracks and using cement mortar to repair joints and fill holes. The application of years of paint and applying bitumen to the timbers only traps moisture into these buildings and allows rot to set in.

This grant application is for repairs to the west gable (gable 1), the worst affected by rot and movement and will be tackled within the next month or so. The other gable will be targeted in the second phase although this is still relatively urgent and will be undertaken when gable 1 is complete, and subject to the owners being able to raise the necessary funds. The south gable repair is estimated to cost £73,388.

The total cost of the works for gable 1 (west gable) is estimated at £90,973.00. 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 this grant application with £23,788 in the Fund; allowing for commitments. This Fund will receive additional funding of £10,000 on 1 April 2019.