

Public Document Pack

Date of meeting Tuesday, 2nd April, 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

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 - 14)

To make observations on new applications received.

5 CONSERVATION AND HERITAGE FUND

(Pages 15 - 16)

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), 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, 12th March, 2019
Time of Commencement: 6.30 pm

Present:- Councillor Allison Gardner – in the Chair

Councillors Miss J Cooper & T. Johnson

Representing Dr S Fisher, Victorian Society
Outside Bodies Dr Chris Wakeling, Staffs Historic Building Trust
Mr David Broome, Newcastle under Lyme Civic Society

Officers Louise Wallace

Apologies Councillor(s) S. Moffat and I. Wilkes

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 5 February, 2019 be agreed as a correct record.

3. PREVIOUSLY CONSIDERED APPLICATIONS

The officer presented one application which had been previously considered by the Chair. 19/00003/FUL - 60 Ironmarket was considered by the Chair on 12th February 2019. She concluded she had no objections to the proposal. 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:-

Newcastle under Lyme School, Newcastle, adjacent to Victoria Road, 19/00042/FUL

Working Party accepts that the clean and modern approach is the best way to mitigate the impact of the large building. The simpler the building the more invisible it will become. The issue of the rainwater goods was raised and the assumption made that they must be internal as well as the importance of dealing with run off, especially on the timber elevation. The issue of signage and directions for the new facility was also raised which could have an impact on the Conservation Area.

23 and 11 Bridge Street, Newcastle 19/00105/FUL

The Working Party has no objections.

Weaverlea House, Izaak Walton Way, Madeley 19/00101/FUL

The Working Party has no objections.

Land adjacent to Mayfield, Church Lane, Betley 19/00080/FUL

The Working Party strongly objects to the design, layout and scale of the proposal, which is directly adjacent to Betley Conservation Area, as harmful to the historic village setting. The plot is set at a high level and any development should be more recessive and honest. The design is inappropriately ostentatious and unlike a late 18th Century house which it purports to mimic. The other adjacent buildings within the Conservation Area are more recessive and it represents a poor contextual approach and will have an oppressive presence in the village. Pastiche on this grandiose scale is an inappropriate imposition on the Conservation Area.

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

The Working Party accepted that some improvements had been made to the proposal by centralising the doors, reducing the size and simplifying the joinery details. The Working Party still feels that the roof lantern needs to sit lower to make this acceptable.

5. CONSERVATION AND HERITAGE FUND

18/19004/HBG – The Beehive, Main Road, Betley

The Working Party fully supports the giving of this grant. Cruck framed buildings are rare within this Borough and of great significance and therefore the conservation of such buildings are important.

6. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR ALLISON GARDNER
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
18/01013/FUL	Cobra Biologics, Keele University	Ground floor extension to East flank of Stephenson Building for revised visitor entrance and adjacent storage facility	The WP 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.	Approved by delegated powers on 11 th March 2019 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/01013/FUL
18/00705/FUL & 18/00706/LBC	Old Vicarage, Haddon Lane, Maer	Timber orangery to replace existing conservatory	The WP accepted that some improvements had been made to the proposal by centralising the doors, reducing the size and simplifying the joinery details. The WP still feels that the roof lantern needs to sit lower to make this acceptable.	Approved (amended plans) by delegated powers on 21 st March 2019 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00706/FUL

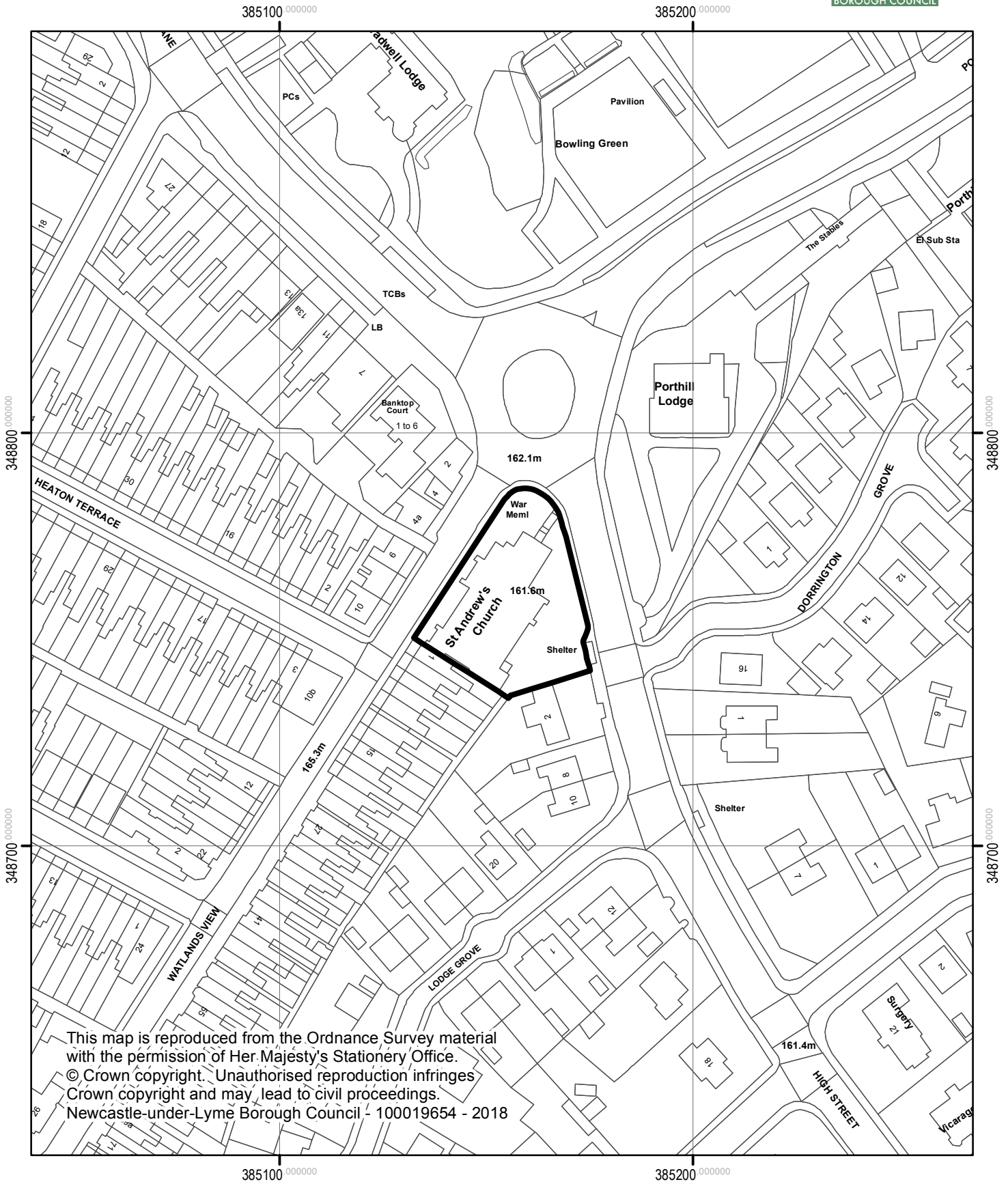
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CONSERVATION ADVISORY WORKING PARTY

Reference	Location	Development	Remarks	Link
19/00093/FUL	St Andrews Church, Watlands View, Porthill	Proposed extension to south porch for easy access lavatory plus ordinary lavatory, external ramp and amendment to path	Affecting a building on the Register of Locally Important Buildings and Structures	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00093/FUL
19/00183/FUL	Betley Court Farm, Main Road, Betley	Proposed conversion of Piggery outbuilding to form holiday accommodation	Within Betley Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00183/FUL
19/00134/ADV	Horwood Energy Centre, Keele University	Fascia signage to front and side elevation of new porch entrance to Horwood Energy Centre	Within Keele Historic Park and Garden	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00134/ADV

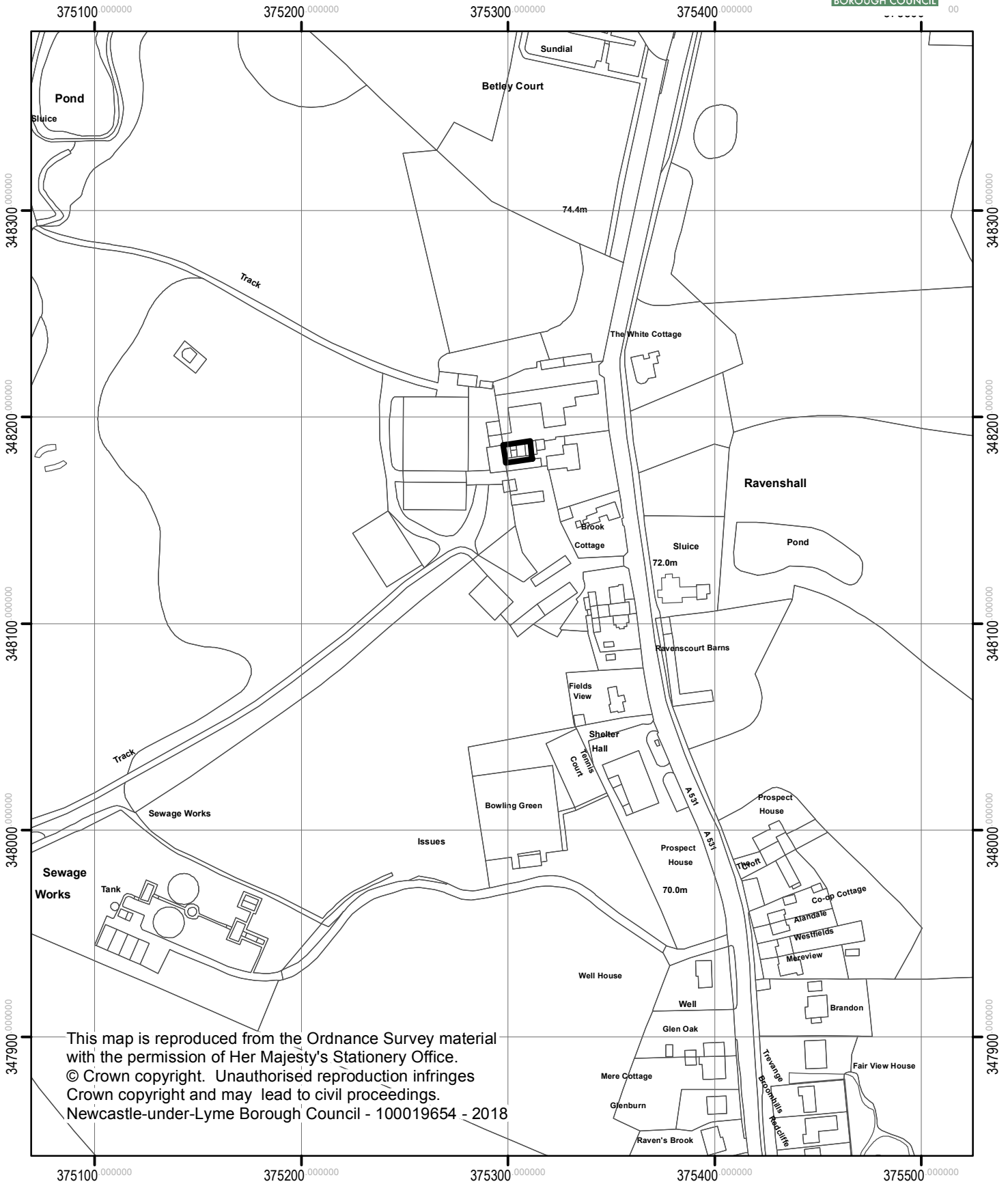
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St Andrews Church, Watlands View, Porthill



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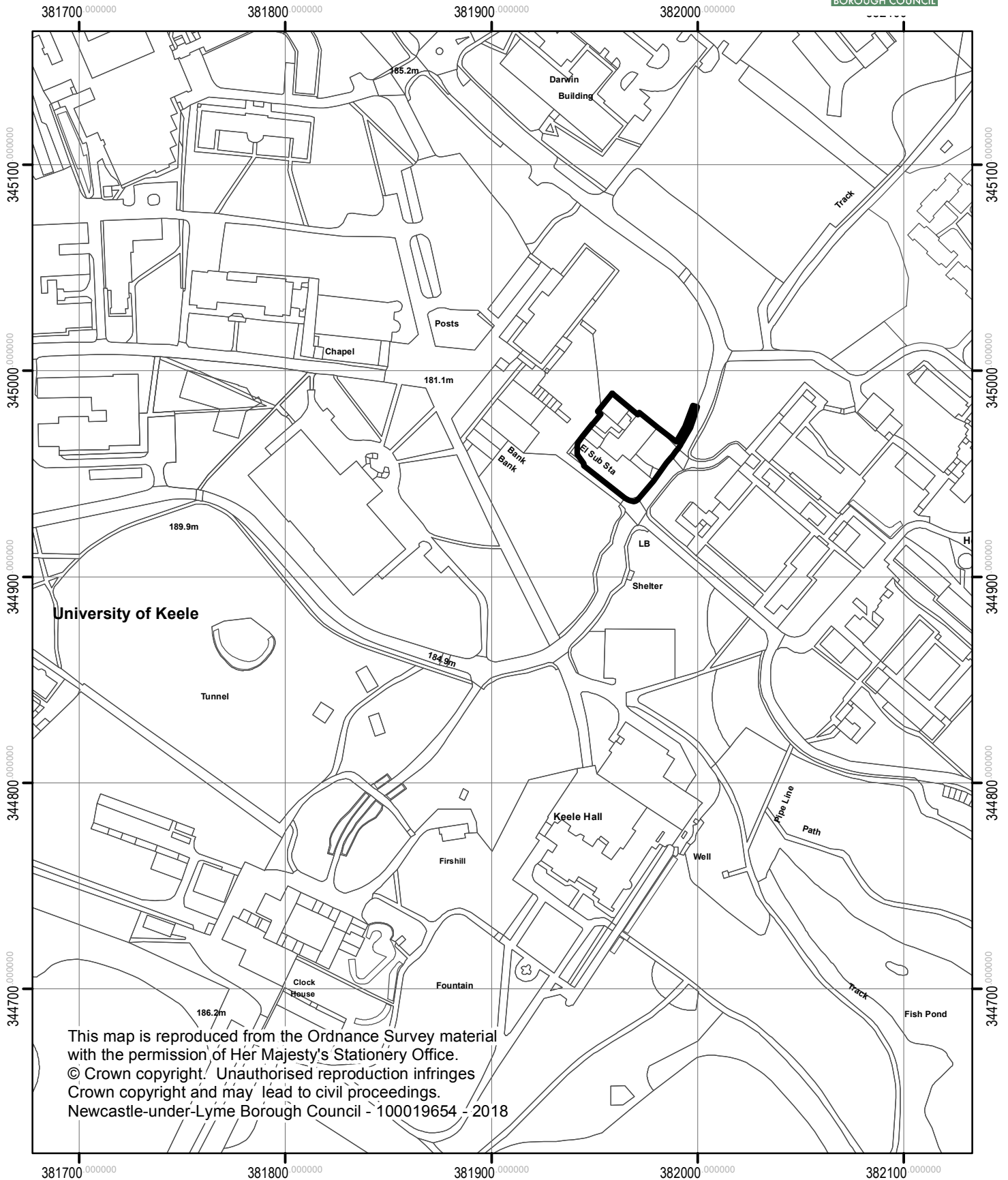
Betley Court Farm, Main Road, Betley.



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Horwood Energy Centre, Keele University.



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Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – Betley Court, Main Road, Betley (Ref: 18/19005/HBG)

RECOMMENDATION:

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

- 1. £423 Historic Building Grant to repair the flat roof bay window and a sash window on the southern elevation, 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 flat roof over the bay window in the main living room which is leaking and to the sash window on the southern elevation, which is rotten, and give the Working Party an opportunity to express its views on the application.

Betley Court is a Grade II* Listed Building built by G Wilkinson but has alterations by John Nash. The 18th Century house is built from brick with slate roof. The bow window on the south elevation is attributed to Nash. This flat roof on top of the bow window is leaking and causing damage internally to the cornice. Additionally a number of windows need some attention on the southern elevation but the one proposed for repair is the worst affected. It currently does not open and elements have rotted.



The owner has received 3 quotations for the work which is estimated to cost £2,113.80 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 this grant application with £18,788 in the Fund; allowing for commitments. This Fund will receive additional funding of £10,000 on 1 April 2019.

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