

# Public Document Pack

**Date of meeting** Monday, 15th July, 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 - 12)  
To make observations on new applications received.
- 5 CONSERVATION AND HERITAGE FUND**  
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 2019 CONSERVATION AREA APPRAISAL AND MANAGEMENT PLANS PROGRAMME** (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 (Chair), A. Gardner, T. Johnson (Vice-Chair), A. Lawley and I. Wilkes

Contacting the Council:

Switchboard 01782 717717 . Text 07800 140048

Email [webmaster@newcastle-staffs.gov.uk](mailto:webmaster@newcastle-staffs.gov.uk).

[www.newcastle-staffs.gov.uk](http://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.**

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, 4th June, 2019  
Time of Commencement: 6.30 pm

**Present:-** Councillor Miss Julie Cooper – in the Chair

Councillors A. Gardner, T. Johnson and I. Wilkes

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

Officers Head of Planning and Development - Guy Benson

Apologies Councillor A Lawley and Dr S Fisher

1. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

2. **MINUTES OF PREVIOUS MEETINGS**

The officer advised of the withdrawal by Loggerheads Parish Council of their request that the Borough Council consider designating Ashley Heath as a Conservation Area and the Parish Council's thanks to the Working Party

**Resolved:** That the minutes of the meeting held on 24th April be agreed as a correct record subject to the following correction –that with respect to item 7 Conservation Area at Ashley Heath, Loggerheads the second sentence to read as follows “The Working Party suggested that the Parish Council should be invited to submit additional information including maps and photographs on any buildings which they considered to be of special interest within the suggested Conservation Area, and that officers make further enquiries about whether similar areas to Ashley Heath had been designated as Conservation Areas”.

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:-

Kidsgrove Heritage Trail, Kidsgrove (8 locations)

The Working Party consider that the design of the signs to be unduly complicated, as a result of the inclusion of the arms supporting the interpretation panel and the oval shape. A simpler design (as shown on the

photographs) would be more appropriate for the Conservation Areas within which these signs are proposed and would be less likely to have any adverse impact on the setting of any nearby Listed or Local Register buildings in the vicinity. The Working Party express concern that the precise location of the signage was not indicated but accepted that this matter could be dealt with by a condition. The views of the Canal and Rivers Trust on those signs within the vicinity of the Canals should be obtained by the Local Planning Authority.

24 Nantwich Road, Audley 19/00374/FUL

The Working Party has no objections.

Maer Cottage, Maer 19/00306/FUL

The Working Party has concerns about this proposal considering the proportions of the windows, the size of the extension, its relationship to windows at first floor level on the end elevation. The Working Party consider the development not to be in keeping with either the house and to be detrimental to the character and appearance of the Conservation Area.

7 Woodland Avenue, Wolstanton 19/00333/FUL

The Working Party consider the roof extension to be awkward and suggested that consideration should be given to whether a taller roof top extension might actually result in a more appropriate design. With respect to the balustrade this is considered to be an overcomplicated and inappropriate feature for this property and consideration should be given to reducing it in length.

**5. PROPOSED ARTICLE 4 DIRECTION FOR MAER CONSERVATION AREA**

**Resolved :-** The Working Party is supportive of the proposed Article 4 direction and its scope, which is an appropriate recognition of the contribution made by walls an boundary features to the character and appearance of this conservation area and the desirability of bringing alterations to these features within the scope of planning control

**6. CONSERVATION AND HERITAGE FUND**

19/200001/HBG – Betley Court, Main Road, Betley

**Resolved :-** The Working Party supports the giving of this grant.

**7. URGENT BUSINESS**

There was no Urgent Business.

**COUNCILLOR MISS JULIE COOPER  
Chair**

Meeting concluded at 7.55 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
19/00183/FUL	Betley Court Farm, Main Road, Betley	Conversion of piggery outbuilding to form holiday accommodation	The WP has no objections to the principle of the scheme if the details can be kept simple. The WP also supports the retention of the feeding troughs but would like the building to be properly recorded prior to any development taking place.	Approved by delegated powers on 23 May 2019  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00183/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00183/FUL</a>

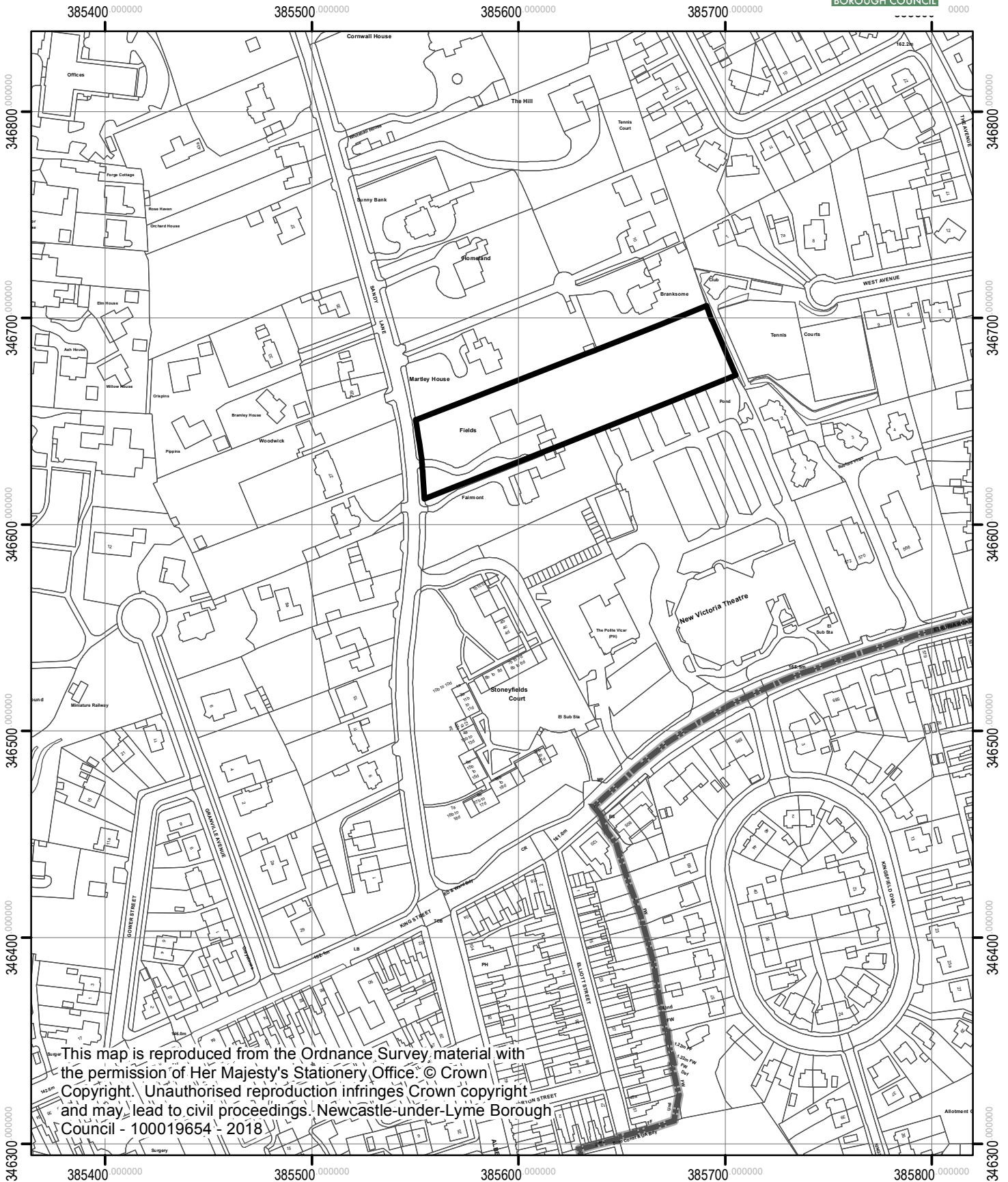
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**CONSERVATION ADVISORY WORKING PARTY**

<b>Reference</b>	<b>Location</b>	<b>Development</b>	<b>Remarks</b>	<b>Link</b>
19/00365/OUT	Field House, Sandy Lane, Newcastle	Residential development for 4 detached dwellings on land to rear of Field House and retention of existing building as dwelling.	Affects a building on the Register of Locally Important Buildings	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00365/OUT">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00365/OUT</a>
19/00385/TDET	Roof of Copthall House, King Street, Newcastle	Proposed telecommunications rooftop installation upgrade and associated works.	Within Newcastle Town Centre Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00385/TDET">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00385/TDET</a>

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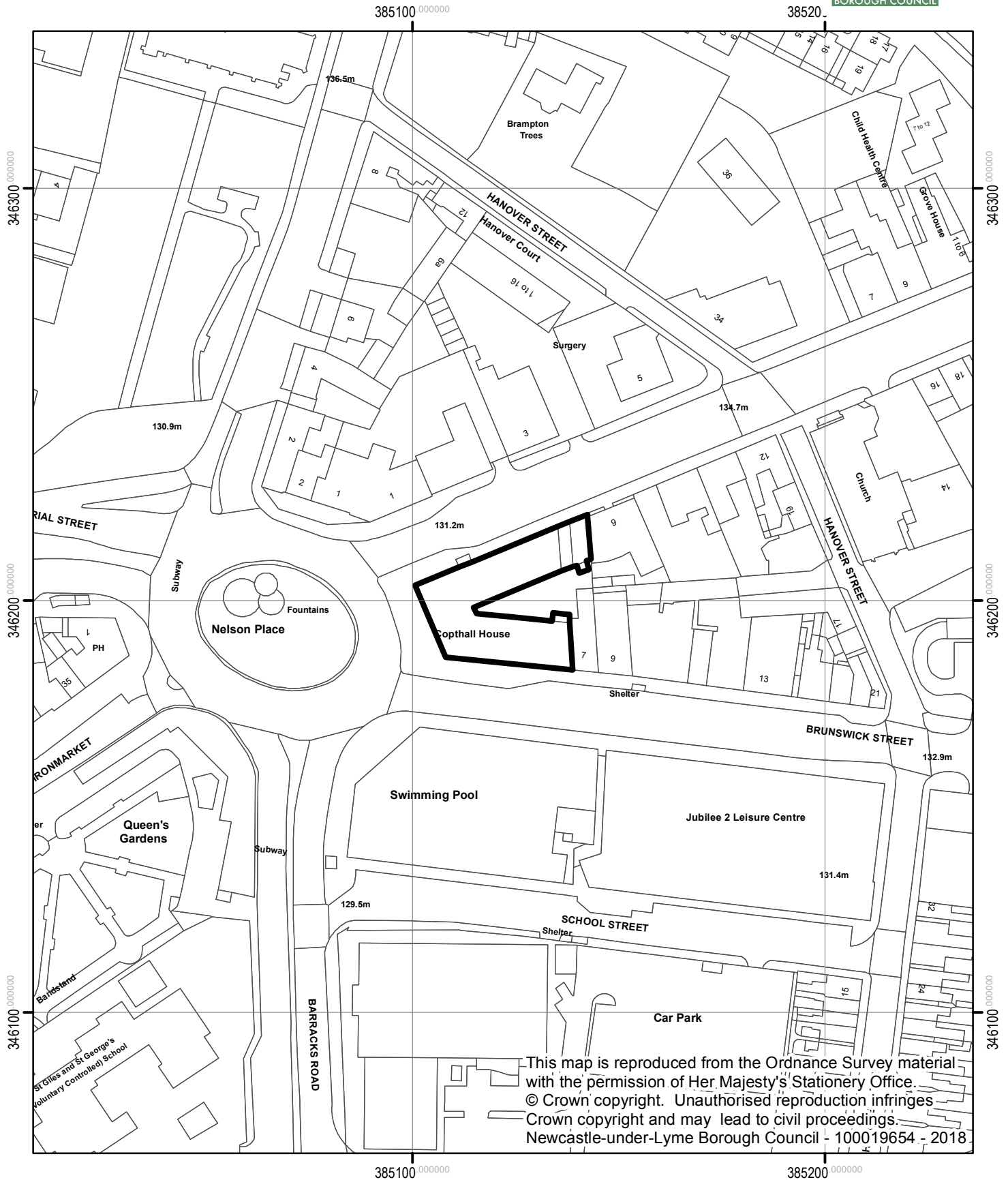




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Copthall House  
King Street / Brunswick Street  
Newcastle



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## 2019 CONSERVATION AREA APPRAISAL AND MANAGEMENT PLANS PROGRAMME

### Purpose of the Report

To give the Working Party the opportunity to consider the report which will determine a revised programme for the preparation of a Conservation Area Appraisal and Management plans for the Conservation Areas for the Borough.

### Recommendations

**That the Working Party give their views, which will be reported to the Planning Committee, on the proposed programme for the preparation of Conservation Area Appraisal and Management Plans for the Conservation Area of the Borough, as set out in Table 3 of this report.**

### Reasons

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas. A realistic programme for the preparation of Conservation Area Appraisals and Management Plans, therefore, needs to be in place. The planning status of these documents as supplementary planning documents would ensure that the documents can be afforded appropriate weight when determining planning applications.

## 1. Background

- 1.1 In February 2011, the Council undertook a review of its programme of Appraisals and Management Plans for the 20 Conservation Areas then in the Borough. 11 Conservation Areas have relatively recent Appraisals with associated Management Plans and some have Supplementary Planning Document (SPD) status to the Local Plan. An additional Conservation Area has also been designated at Watlands Park, Wolstanton, and is also subject to an Appraisal and Management Plan SPD.

## 2. Conservation Area Duties

- 2.1 A Conservation Area is defined in the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69, as “**an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance**”. The Council as local planning authority is responsible for designating Conservation Areas and for reviewing these areas from *time to time*. Section 71 of the Act places a duty to publish proposals for the enhancement of Conservation Areas.
- 2.2 There are currently 21 Conservation Areas for which reviews will be required in the coming years. The Conservation Areas are set out below in Table 1 in order of their designation date, or their review date if applicable, and indicating if an Appraisal has been undertaken.

<b>Table 1</b>	Conservation Area	Designation Date and review	Appraisal in place
1	Whitmore	1971	Yes
2	Mucklestone	1977	Yes
3	Shropshire Union Canal	1984	Yes
4	Trent and Mersey Canal (Kidsgrove)	1988	Yes
5	Clayton	1992	No
6	Keele Hall	1993	No
7	Silverdale	1993	No
8	Kidsgrove (Town Centre)	1997	No

9	Wolstanton	1993	No
10	Talke	2000	No
11	Butterton	2006	Yes
12	Basford	2006 & Review 2007	Yes
13	Newcastle Town Centre	1973 & Review 2008	Yes
14	Betley	1970 & Review 2008	Yes
15	Madeley	1972 & Review 2012	Yes
16	Audley	1976 & Review 2013	Yes
17	Stubbs Walk	1993 & Review 2016	Yes
18	The Brampton	1984 & Review 2016	Yes
19	Watlands Park	2016	Yes
20	Keele (village)	1989 & Review 2018	Yes
21	Maer	1970 & Review 2019	Yes

### 3. **Conservation Area Appraisal and Management Plans**

- 3.1 An appraisal outlines the special character and appearance of the Conservation Area in question, defining its important architectural or historic elements or features and highlighting any positive, negative or neutral aspects within the area. This overarching character and significance of the place is unlikely to change.
- 3.2 Management Plans seek to preserve or enhance the special character and appearance of the Conservation Area and assist in managing change without compromising the quality of the historic environment. The Management Proposals indicate actions and policies and ways of managing the areas and helping to retain the special character of an area.
- 3.3 11 of the 21 Conservation Areas have Appraisals and Management Plans. 10 do not. All of the Conservation Area Appraisal and Management Plans are listed on the Council's Website. [www.newcastle-staffs.gov.uk/conservation](http://www.newcastle-staffs.gov.uk/conservation). As it is some time since the original programme was compiled and then reviewed in January 2011, a further programme for the preparation of appraisals and management plans is considered in this report. This has been drawn up by considering factors in addition to that of the date of the original designation. An approach based solely on the latter would be based upon the assumption that there is likely to have been the most change the longer ago the designation, which may well not be the case. This revised programme has also considered the size and complexity of the area, development pressure and expected level of change.
- 3.4 The appraisals of an area are quite unlikely to date because a complete historic village and town centre are unlikely to lose their overall special character. Some of course may need a refresh as Whitmore, for example was designated with an Appraisal in 1971. It is the opinion of your officers that the Appraisals should only be updated on the basis of need but where they are over 10 years old it is considered that it would be worth undertaking a full review of the existing Appraisal. To avoid certain Conservation Areas never being the subject of a further appraisal it is recommended that this criterion only apply now, not during the programme.
- 3.5 It is proposed as a first step to prepare a summary of the character and make a short statement for the 6 Conservation Areas where no appraisal exists for that Conservation Area and those 4 where it is more than 10 years old. These 10 are indicated in Table 1. This work is to ensure that the evidence base which will inform the Joint Local Plan process is up to date and accessible, in line with guidance in the National Planning Policy Framework (NPPF 2019). The intention is that these summary statements will be published on the Conservation Area pages of the website by December 2019.
- 3.6 Where there is no Conservation Area Appraisal and Management Plan, this will be undertaken as resources allow in the order indicated by the ranking set out in Table 2 below. The task of completing the Conservation Area Appraisal and Management Plans can be lengthy and taking account of resources available, it is considered that no more than one Appraisal is likely to be completed each year.

**Table 2**

Conservation Area	Review	Complexity	Pressure	Change	Total	Rank
Newcastle Town Centre	13	1	1	1	16	1
Keele Hall	5	12	3	2	22	2
Betley	14	2	7	8	31	3
Stubbs Walk	17	6	5	4	32	4
Madeley	15	3	8	7	33	5
Keele Village	20	7	4	3	34	6
The Brampton	19	5	6	5	35	7
Watlands Park	18	10	2	6	36	8
Whitmore	1	8	19	9	37	9
Trent & Mersey Canal (Kidsgrove)	4	13	10	11	38	10
Audley	16	4	9	10	39	11
Clayton	6	16	11	13	46	12
Mucklestone	2	11	17	19	49	13
Silverdale	7	18	13	15	53	14
Butterton	11	15	12	18	56	15
Wolstanton	9	20	16	12	57	16
Shropshire Union Canal	3	14	21	20	58	17
Talke	10	19	14	16	59	18
Basford	12	17	15	17	61	19
Maer	21	9	20	14	64	20
Kidsgrove (Town Centre)	8	21	19	21	69	21

- 3.7 Table 3 highlights the order of next reviews, based on the assessment, suggesting that either a full Appraisal is required, a summary update, if within 10 years, or no action is necessary at this time. The programme can be reviewed if capacity comes available with officers, other than the Conservation Officer, to give assistance to the process but this is considered unlikely.

Conservation Area	Programme Proposals
Newcastle Town Centre	Summary 2019
Keele Hall	Summary 2019 & Appraisal 2020
Betley	Summary 2019
Stubbs Walk	
Madeley	
Keele (Village)	
The Brampton	
Watlands Park	
Whitmore	Appraisal 2020/21
Trent and Mersey Canal (Kidsgrove)	Appraisal 2021
Audley	
Clayton	Summary 2019 & Appraisal 2022
Mucklestone	Appraisal 2023
Silverdale	Summary 2019 & Appraisal 2024
Butterton	Summary 2019 & Appraisal 2025

Wolstanton	Summary 2019 & Appraisal 2026
Shropshire Union Canal	Appraisal 2027
Talke	Summary 2019 & Appraisal 2028
Basford	Summary 2019 & Appraisal 2029
Maer	
Kidsgrove (Town Centre)	Summary 2019 & Appraisal 2030

4. **Next Steps**

- 4.1 Should the recommendations be endorsed by the Committee steps will be taken to publish the revised programme on the Council's website along with the summary statements where required and this will be used as information for the emerging Joint Local Plan evidence base.

Date report prepared: 19th June 2019