

# Public Document Pack

**Date of meeting** Tuesday, 6th August, 2019  
**Time** 6.30 pm  
**Venue** FF01 - Castle House  
**Contact** Geoff Durham



**NEWCASTLE  
UNDER LYME**  
**BOROUGH COUNCIL**

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

PLEASE NOTE CHANGE OF VENUE

## 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 - 6)  
To consider the minutes of the previous meeting(s)
- 3 PREVIOUSLY CONSIDERED APPLICATIONS** (Pages 7 - 10)  
To receive the decisions of applications which have been previously considered by this Working Party
- 4 NEW APPLICATIONS RECEIVED** (Pages 11 - 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 (Chair), A. Gardner, T. Johnson (Vice-Chair), A. Lawley 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

Monday, 15th July, 2019  
Time of Commencement: 7.00 pm

**Present:-** Councillor Allison Gardner – in the Chair

Councillors *Miss J Cooper and A Gardner*

Representing Outside Bodies Mr D Broome – Newcastle Civic Society  
Dr S Fisher – Victorian Society  
Dr C Wakeling – Staffordshire Historic Buildings Trust

Officers Head of Planning and Development - Guy Benson

### 1. APOLOGIES

There were no apologies.

### 2. DECLARATIONS OF INTEREST

There were no declarations of interest stated.

### 3. MINUTES OF PREVIOUS MEETINGS

The officer advised of the decisions of the Planning Committee with respect to the Article 4 Direction for the Maer Conservation Area and the Betley Court Historic Buildings Grant application

**Resolved:** That the minutes of the meeting held on 4th June be agreed as a correct record subject to the following correction – that with respect to item 4 New Applications Received – Maer Cottage, Maer 19/00306/FUL the second sentence to read as follows “The Working Party consider the development not to be in keeping with the house, and to be detrimental to the character and appearance of the Conservation Area”.

### 4. PREVIOUSLY CONSIDERED APPLICATIONS

**Resolved:** That the decisions on applications previously considered by this Working Party be received.

### 5. NEW APPLICATIONS RECEIVED

**Resolved:** That the following observations be made on the applications listed below:-

Field House, Sandy Lane, Newcastle 19/00356/OUT

The Working Party welcomed the proposal to bring back into use as a single

dwellinghouse Field House as a building on the Register of locally important buildings, however they wished to have more information on the two storey extension that it is proposed to demolish before commenting on this aspect of the proposal (noting that such demolition is indicated on the indicative site layout). The Working Party considers that the proposal to build four new dwellings within the curtilage of Field House to have a detrimental impact on the setting of Field House and on the character and appearance of the area, and that planning permission should not be granted for such a development. At most 2 dwellings located towards the rear of site and of a scale that would indicate a subservient role to Field House would be acceptable. The Working Party considered that any future proposals should be submitted in detail rather than in outline.

*Councillor Julie Cooper in the Chair*

Roof of Copthall House, King Street, Newcastle 19/00385/TDET

The Working Party noting the simplicity and prominent location of Copthall House and the views obtainable of it, is concerned about the level of telecommunication development that is now proposed considering it to have a significant and detrimental impact on the character and appearance of the Conservation Area. The Working Party noting the number and height of the structures (up to 8 m above the existing roof level), that they are close to or even overhang the face of the building), and the absence of any screening even to the lower parts of the development, recommends that permission for the siting, design and external appearance of these telecommunication developments should be refused.

**6. CONSERVATION AND HERITAGE FUND**

There were no applications.

**7. 2019 CONSERVATION AREA APPRAISAL AND MANAGEMENT PLANS PROGRAMME**

The Working Party whilst welcoming an evidence based and informed approach to the establishment of a programme of future Conservation Area Appraisals and Management Plans considers that an exception to the adopted approach should be made with respect to the Newcastle Town Centre Conservation Area. The Working Party suggests that an early date should be set for a review of the 2008 Newcastle Town Centre Conservation Area Appraisal and Management Plan having regard to the pace of change and development pressures within that Conservation Area. The Working Party also suggests that a review of the programme be undertaken within the next 4 -5 years; that consideration be given to using the expertise of those members of the community who have been involved in past appraisals to assist those becoming involved for the first time; and that it would be helpful if officers brought to the Working Party an annual report on progress with the programme when common issues could be discussed.

**8. URGENT BUSINESS**

There was no Urgent Business.

**COUNCILLOR ALLISON GARDNER  
CHAIR**

**COUNCILLOR MISS JULIE COOPER  
CHAIR**

Meeting concluded at 8.55 pm

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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   |
|--------------|--|---|---|---|
| 18/00933/FUL | Land adj to Springpool Wood, S of Phase 3 and West of Newcastle Gold Course, Keele University. | Two wind turbines 77m to tip and 67m to tip and associated infrastructure as part of Low Carbon Energy Generation Project | The WP does not object to wind turbines in general but the turbines 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 CA and the RPG given 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 smaller turbines could be utilised in greater numbers as an option. The WP also raised concerns over the equipment required to facilitate the turbines and the solar panels. The WP 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 | Approved by Planning Committee on 16 July 2019 subject to conditions<br><br><a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00933/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00933/FUL</a> |

|              |  |  |   |   |
|--------------|--|--|---|---|
|              |  |  | the harm caused to the tranquil environment with noise from the turbines and equipment.   |   |
| 18/00934/FUL | Land adj to Springpool Wood, S of Phase 3 and West of Newcastle Gold Course, Keele University. | Solar photovoltaic farm and energy storage facility as per of the Low Carbon Energy Generation Project and associated infrastructure | The WP has no objections generally to location of solar panels given that they sit lower in the landscape, although again it is the level of obstructive 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 WP had concerns over the number of cctv cameras proposed and suggested that if necessary 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. | Approved by Planning Committee on 16 July 2019 subject to conditions<br><br><a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00934/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00934/FUL</a> |
| 19/00374/FUL | 24 Nantwich Road, Audley   | Replacement conservatory   | No objections   | Approved by delegated powers on 4 July 2019<br><br><a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00374/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00374/FUL</a>                          |



|              |                              |  |   |  |
|--------------|------------------------------|--|---|--|
| 19/00306/FUL | Maer Cottage, Maer           | Side garden room extension   | The WP has concerns about this proposal considering the proportions of the windows size of the extension its relationship to windows at first floor level on the end elevation. The WP consider the development not to be in keeping with either the house and CA   | Approved by delegated powers on 5 July 2019 (amended plans)<br><br><a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00306/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00306/FUL</a> |
| 19/00333/FUL | 7 Woodland Avenue, Wolstaton | Mansard roof extension and kitchen extension to facilitate disable access lift to all floors, with 2 new windows and french door to match existing | The WP consider that the roof extension to be awkward and suggested that consideration should be given to whether a taller roof top extension might result in a more appropriate design. With respect to the balustrade it is considered to be an overcomplicated and inappropriate feature for this property and consideration should be given to reducing it in length. | Approved by delegated powers on 15 July 2019<br><br><a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00333/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00333/FUL</a>                |

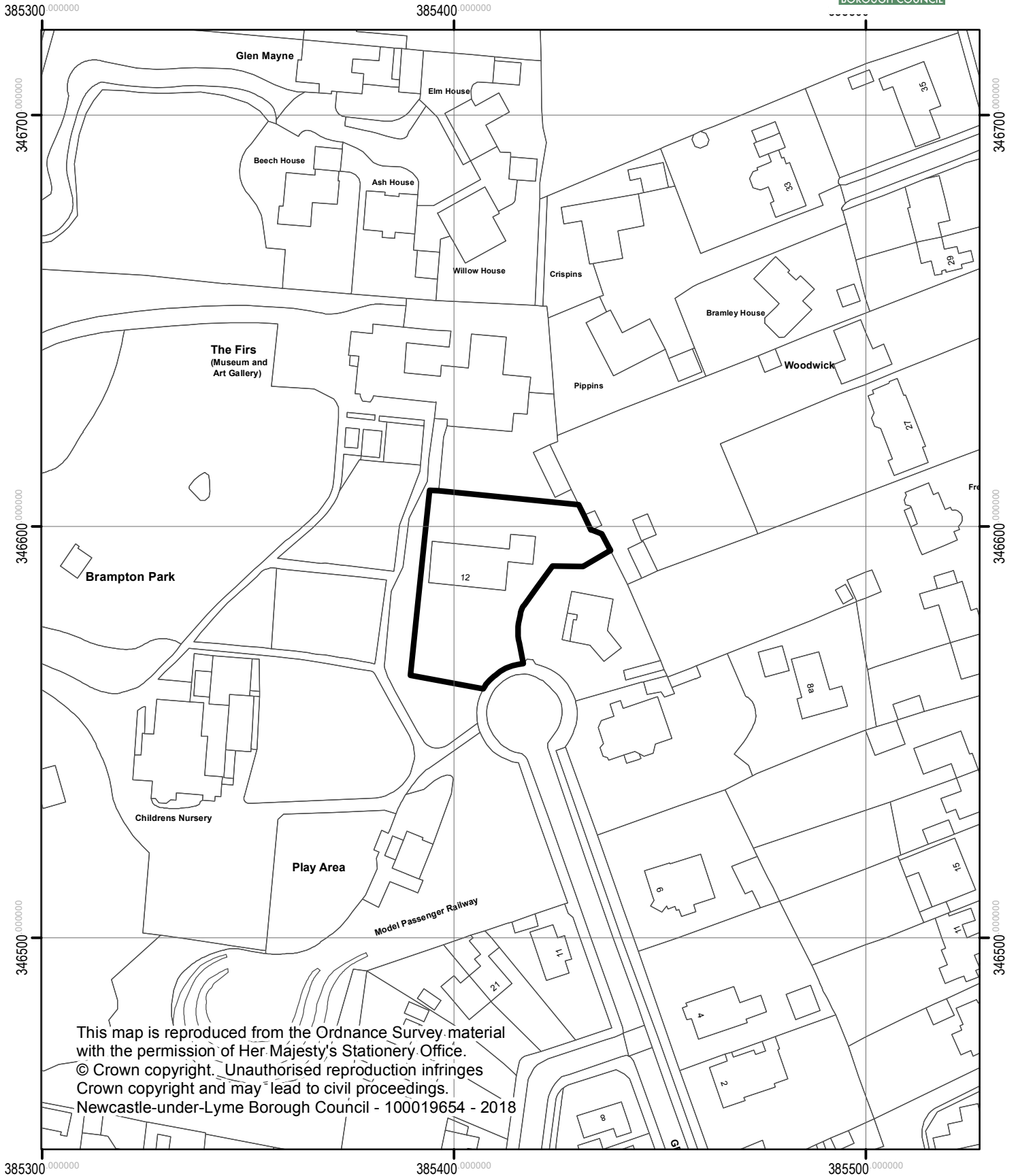
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**CONSERVATION ADVISORY WORKING PARTY**

| Reference      | Location  | Development   | Remarks                               | Link  |
|----------------|---|---|---------------------------------------|---|
| 19/00506/FUL   | 12 Granville Avenue, May Bank, Newcastle          | Installation of iron gates  | Within the Brampton Conservation Area | <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00506/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00506/FUL</a>     |
| 19/00536/FUL   | White Oaks, Main Road, Betley                     | Formation of pitched roof over existing pool and extension to form additional kitchen area, store, energy house and gym                     | Within Betley Conservation Area       | <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00536/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00536/FUL</a>     |
| 19/00552/FUL   | Smithy Cottages, Smithy Corner, Bar Hill, Madeley | Proposed residential development of 2 detached dwellings with detached shared garages and proposed detached double garage to Smithy Cottage | Within Madeley Conservation Area      | <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00552/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00552/FUL</a>     |
| 19/00514/DEEM4 | Land bordering Madeley Pool, Madeley              | Bankside improvements to prevent further erosion and to provide a safer bank  | Within Madeley Conservation Area      | <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00514/DEEM4">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00514/DEEM4</a> |

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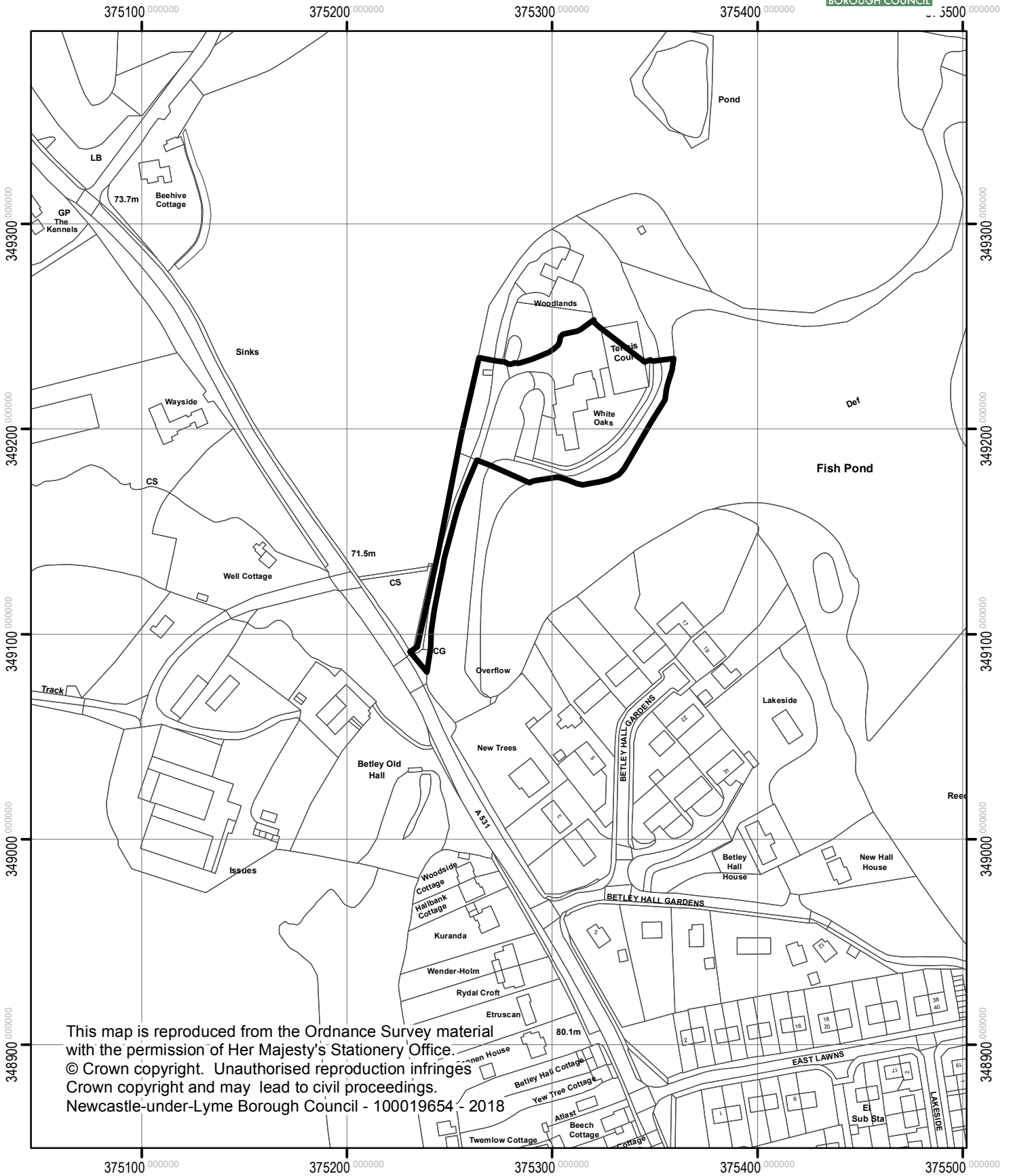
12 Granville Avenue  
Maybank, Newcastle-under-Lyme



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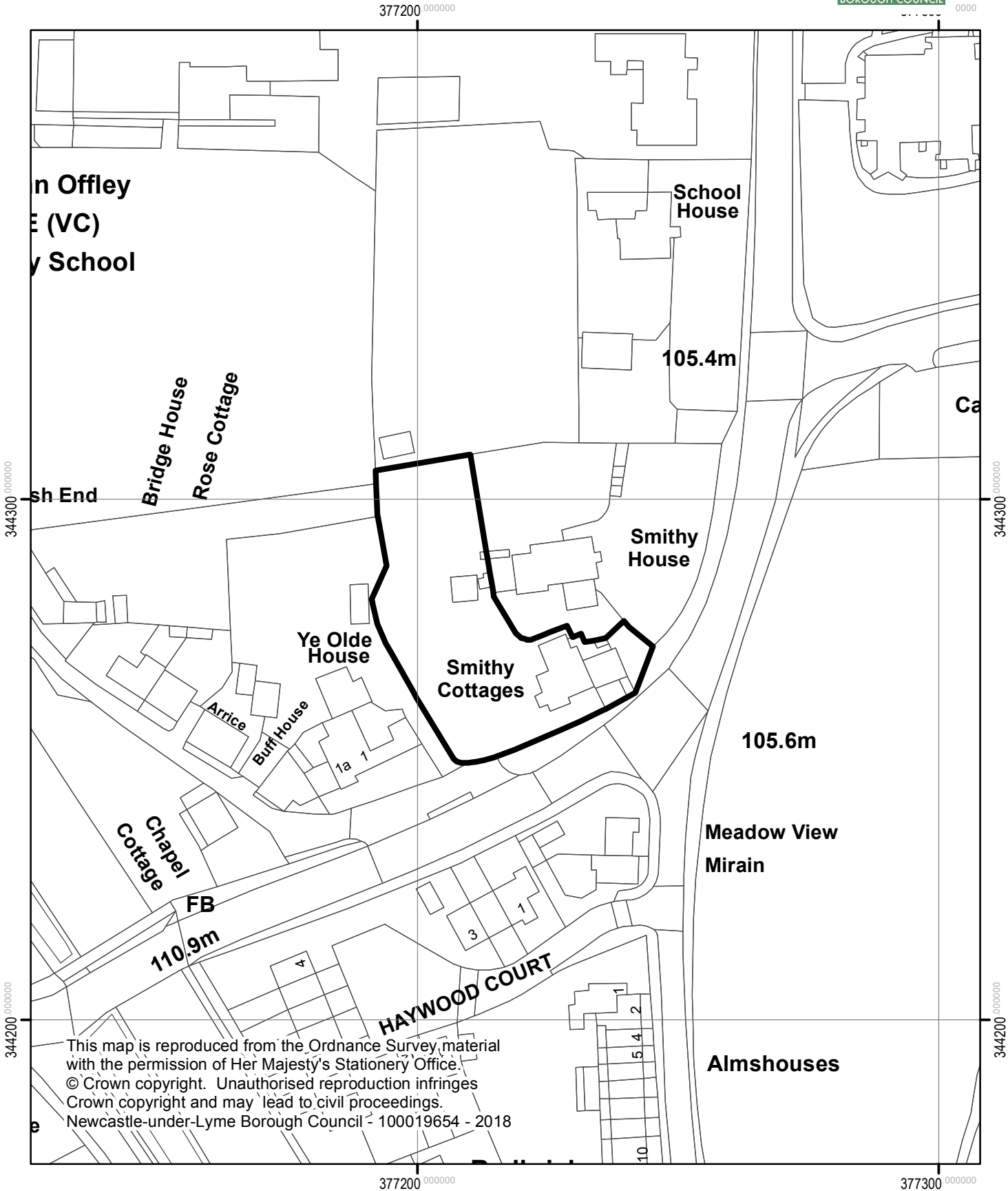
White Oaks, Main Road  
Betley



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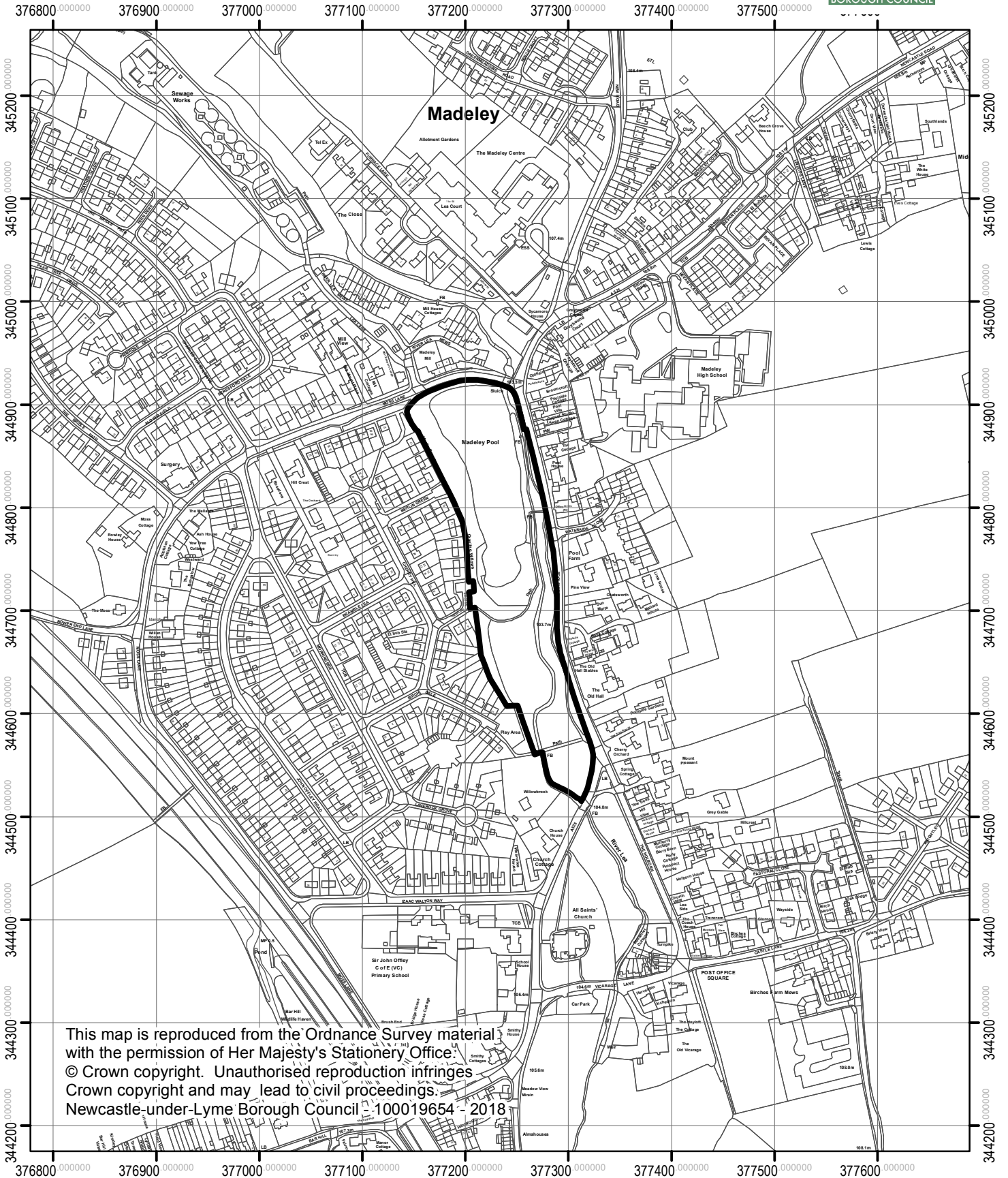


Smithy Cottages, Smithy Corner  
Bar Hill, Madeley



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# Land Bordering Madeley Pool Madeley



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## **Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – Tower, Millrise, Kidsgrove (Ref: 19/20002/HBG)**

### **RECOMMENDATION:**

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

- 1. £1,090 is provided towards masonry repair and vegetation removal at 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 masonry repairs and vegetation removal at 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 Council's Building at Risk Register. The building is thought to be a former late 18th century windmill (although the listing description was amended from Old Windmill to say Tower). The Council acquired the structure from the former owner by gift in 1985.

Following the Buildings at Risk Survey in 2016, the Council's Conservation Officer approached the Facilities Management Section of the Council to see if a survey could be initiated to identify any structural and safety issues the structure may have. Last year the Council undertook the survey and the Conservation and Heritage Fund contributed £138 towards the cost of the survey at £690 with a Historic Building Grant.

The report did not find any significant issues for the tower and the larger cracks appear historic with no signs of recent movement or deterioration. Some maintenance is required to remove tree growth and re-bed loose masonry especially around the perimeter of the tower, and this is proposed to be undertaken shortly. Three competitive quotations by appropriately qualified contractors have been sought to undertake this work and have been presented with the application for grant aid.

The total cost of the initial survey is quoted at £5,451.15, excluding VAT. VAT is recoverable so the grant has not been calculated on this basis. 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 £27,324 in the Fund allowing for commitments.

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