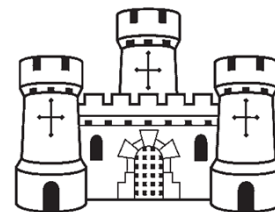


Date of meeting Tuesday, 17th September, 2019

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

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 - 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

Tuesday, 27th August, 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
Dr S Fisher, Victorian Society
Mr David Broome, Newcastle under Lyme Civic Society

Officers Louise Wallace

Apologies None

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 6 August, 2019 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:-

Renford House, 24 High Street, Wolstanton 19/00529/FUL

The Working Party is disappointed in the quality of this development proposal especially given the critique of the previous submission, although some members felt that the amended roofline was a slight improvement on the last submission. This very ordinary flat design lacks any form of modelling and the front entrance to the apartment block is disproportionately small. The detached houses are unremarkable and the development doesn't complement the rest of the area. More finesse is required for this site. Some members feel the apartment block is inappropriate in terms of its scale and should be 2 or 2.5 storeys. The proposal should be refused on grounds of poor quality design.

The Black Friar PH, High Street, Newcastle 19/00594/ADV

The Working Party has no objections.

The Black Friar PH, High Street, Newcastle 19/00609/FUL

The Working Party does not support this poor quality structure on such a prominent corner of the town centre. It feels that the existing ornate balustrade on the staircase contrasts with the timber structure. Staining the timber might help it to be more recessive. The polycarbonate roof material is also considered unacceptable.

8 Ironmarket, Newcastle 19/00597/FUL

The Working Party has major concerns over this development. The front elevation appears to be an improvement but more details are needed to ensure the quality that would be required for this important street frontage. Some members of the Working Party suggested creating a flat at ground floor but this was not unanimous. This proposal is very basic and improvements are needed at the rear to make this development acceptable. The rear of this property is extremely untidy and unsightly and its appearance really needs to be improved so the flat's entrance is safe for the residents who will access the dwelling at the rear. It was noted that the street light was located directly on the building next to the upper floor bedroom window which might be distracting.

10 Church Street, Audley 19/00588/FUL & 19/00589/LBC

This terrace is highly architecturally significant and nationally important and all materials should be appropriate. The Working Party objects to the changes to the front elevation as proposed as this neither reflects the existing window that reflects the upper floors, or the large windows on either side to mimic the previous arcaded frontage. The rear elevation also was intentionally designed and is unique so the outbuildings are also important and sensitive to change. Some members object to the alterations to the rear particularly the skylight.

5. CONSERVATION AND HERITAGE FUND

There were no grant applications to consider.

6. URGENT BUSINESS

The Working Party were saddened to hear about the devastating fire at Betley Court and want to send good wishes to the owner and offer any help and support they can at this difficult time.

COUNCILLOR MISS JULIE COOPER
Chair

Meeting concluded at 8.15 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
19/00506/FUL	12 Granville Avenue, May Bank, Newcastle	Installation of iron gates	The WP had no objections to the principle or height of the gates but did question if the material was meant to say wrought iron or would it actually be mild steel. They felt the design was a little fussy and could be simplified and the uprights should not be too thin.	Approved by Planning Committee on 27 August 2019 subject to conditions http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00506/FUL
19/00514/DEEM4	Land bordering Madeley Pool, Madeley	Bankside improvements to prevent erosion	No objections	Approved by Planning Committee on 22 August 2019 subject to conditions http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00514/DEEM4

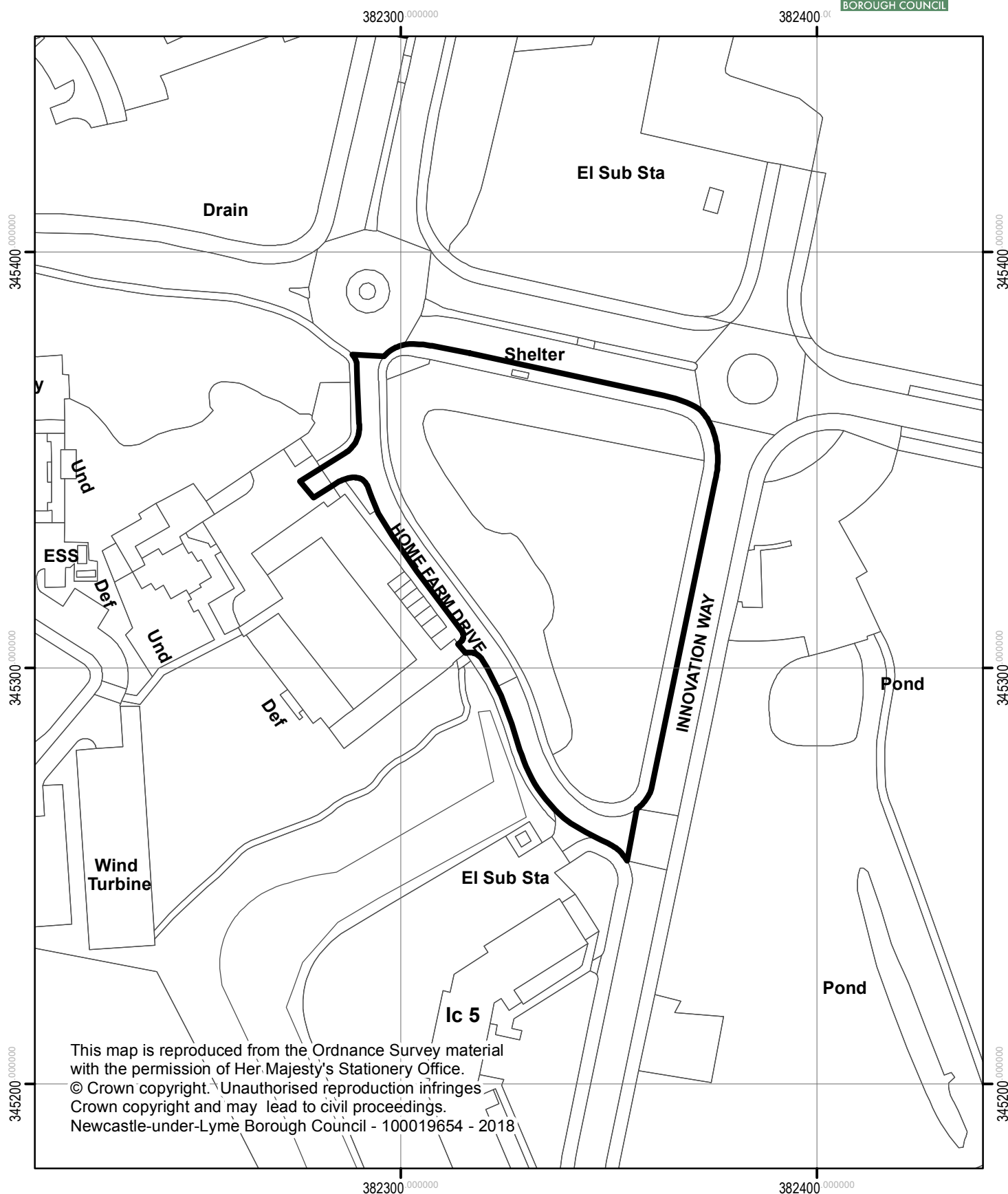
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CONSERVATION ADVISORY WORKING PARTY

Reference	Location	Development	Remarks	Link
19/00612/ADV	Smart Innovation Hub Building (IC6) Keele Road, Keele	Proposed 4 non-illuminated External signs.	Within close proximity to Home Farm, Keele which is on the Register of Locally Important Buildings and the Registered Park and Garden boundary	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00612/ADV
19/00635/FUL	Newcastle under Lyme School, Mount Pleasant, Newcastle	Perimeter access and security improvements to Lower School site at NuL School, comprising new pedestrian and vehicular entrance gates off Victorian Road and Vessey Terrace	Within Stubbs Walk Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00635/FUL
19/00711/FUL	7 Granville Avenue, Newcastle	Proposed single storey orangery extension to rear	Within the Brampton Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00711/FUL
19/00712/LBC & 19/00715/ADV	Orme House, Orme Road, Newcastle	Retrospective application for signage	Affecting Grade II Listed Building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00712/LBC
19/00680/LBC	Harecastle Farm (Miller & Carter) Newcastle Road, Talke	Internal alterations	Affecting a Grade II Listed Building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00680/LBC
19/00614/FUL	Ashfields Grange Sheltered Housing Scheme, Hall Street Newcastle	Demolition of all existing buildings and the development of 89 supported living apartments with communal facilities, car parking landscaping and amenity space	Opposite the boundary Newcastle Town Centre Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00614/FUL

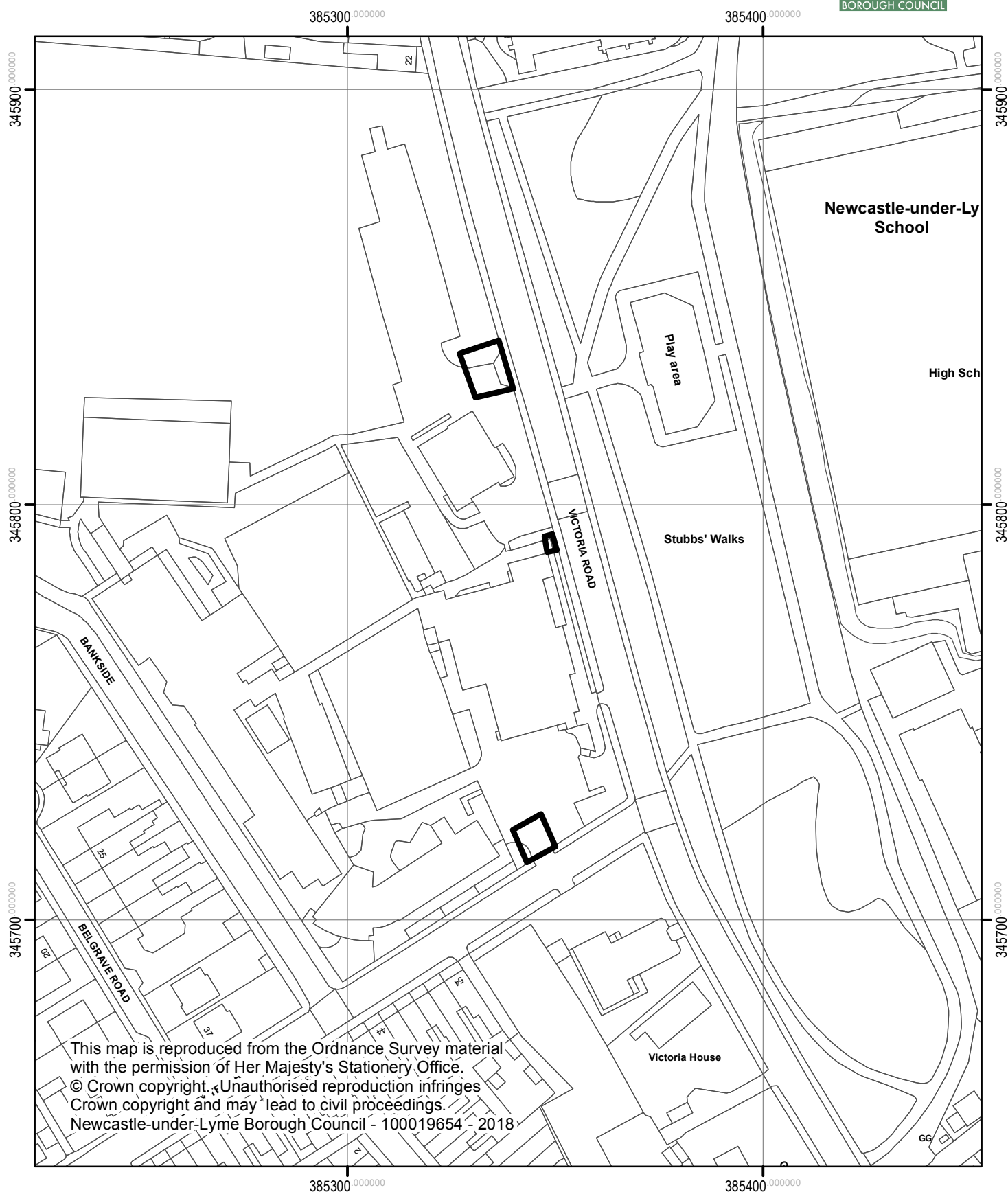
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Smart Innovation Hub Building (IC6) Keele Road, Keele



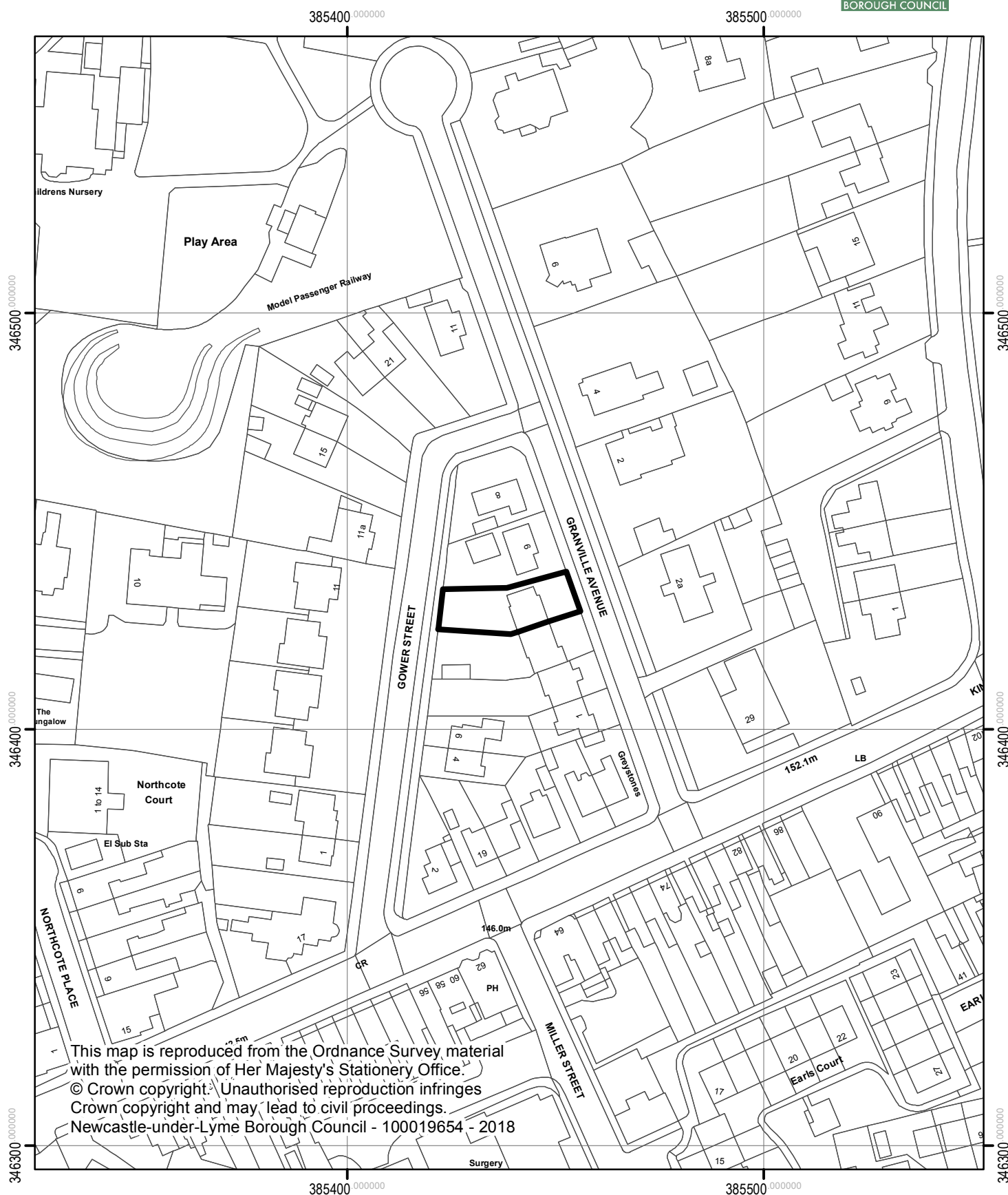
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Newcastle-under-Lyme School Mount Pleasant, Newcastle



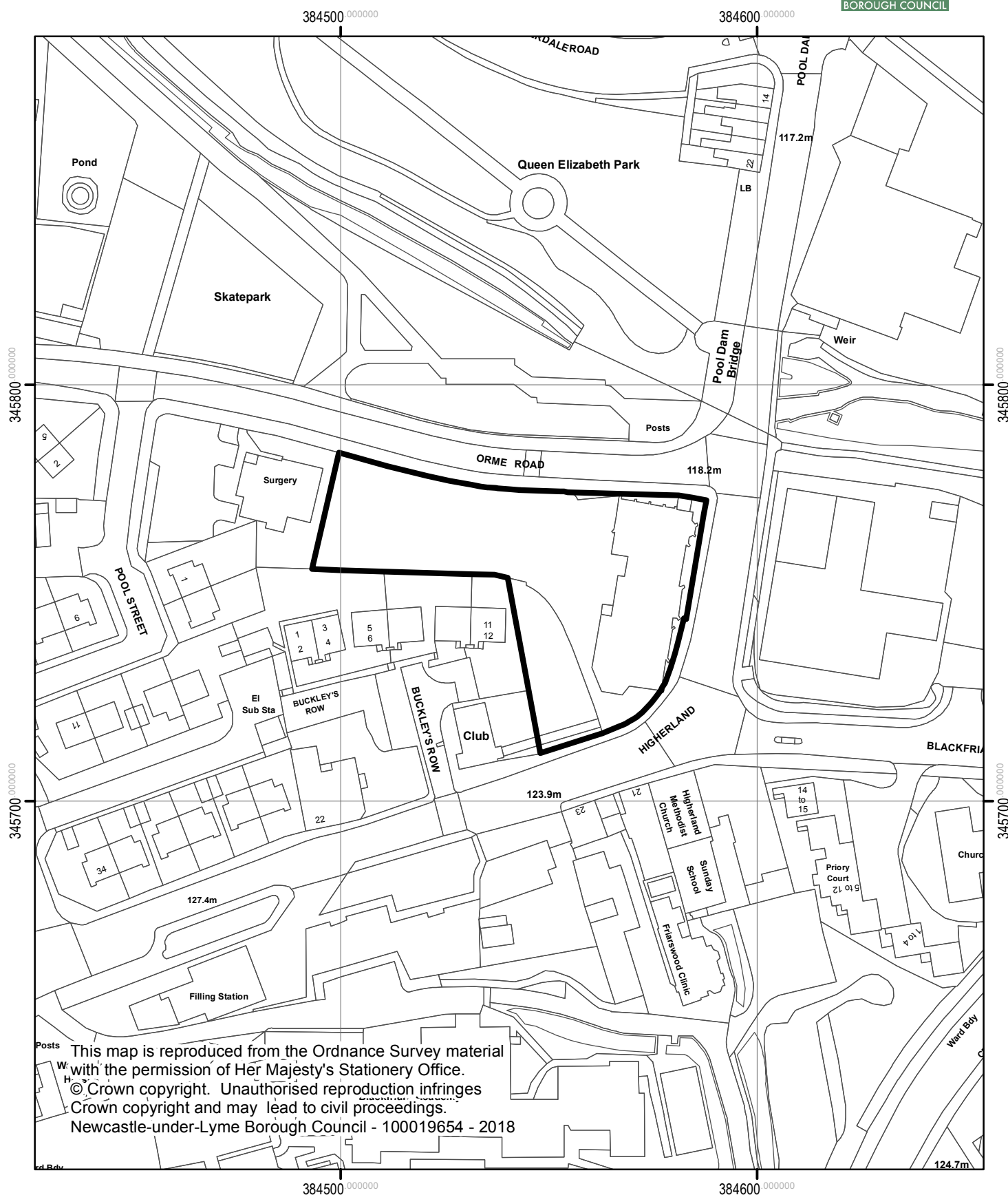
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7 Granville Avenue, Newcastle-under-Lyme



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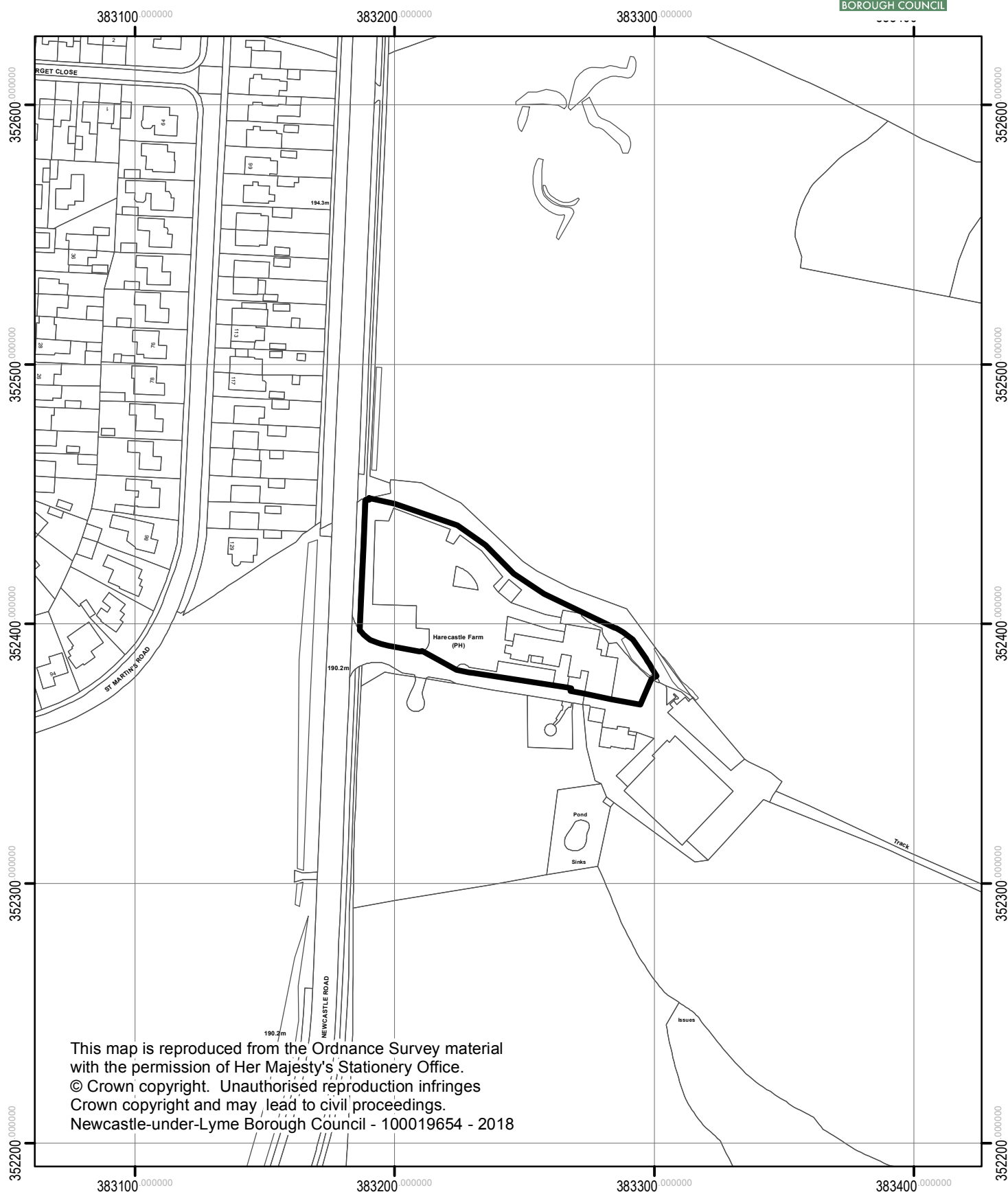
Orme House, Orme Road Newcastle-under-Lyme



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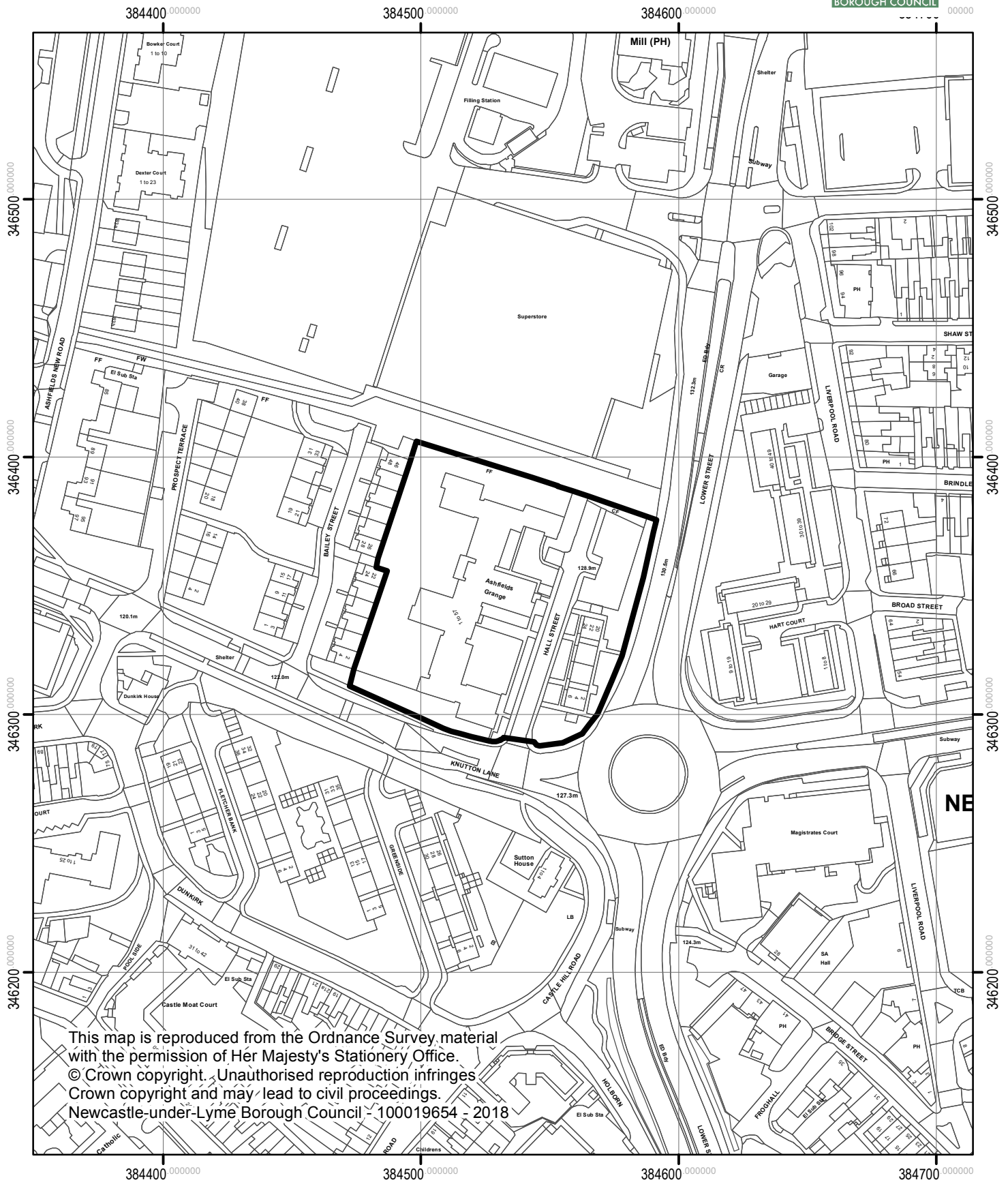
Harecastle Farm (Miller & Carter)

Newcastle Road, Talke



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Ashfields Grange Sheltered Housing Scheme Hall Street, Newcastle-under-Lyme



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Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – 1 Albert Terrace, Wolstanton (Ref: 19/20003/HBG) and Wall to rear of Five Steppes, Main Road, Betley (Ref: 19/20005/HBG)

RECOMMENDATION:

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

- 1. £381 Historic Building Grant be given to carry out sash window repairs to 7 windows at 1 Albert Terrace, Wolstanton, subject to the appropriate standard conditions**
- 2. £1,067 Historic Building Grant be given to rebuild and make safe the former estate wall to the rear garden of Five Steppes, Betley 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 windows at Albert Terrace and repairs to a former estate wall to the rear of Five Steppes, and give the Working Party an opportunity to express its views on the applications.

1. Albert Terrace, Wolstanton

The property is within Watlands Park Conservation Area and located on the corner of Albert Terrace and Silverdale Road. Built in a buff brick this semi-detached pair sit prominently on the corner adorned with decorative red brick window heads with key stones, moulded string course between the first and second floor, dentil course and fine brick faience work over the doorways. It also has original sash windows.

The owner proposes to refurbish the 7 sash windows on the property and has received 2 quotations for the work. Following the work all of the windows repaired will be fully functioning. The cost of the work is estimated at £3,813 including VAT.

2 Wall to the rear of Five Steppes, Main Road, Betley

A brick wall has partially collapsed to the rear of a property fronting Main Road. It is part of the former estate walls of Betley New Hall and runs along the east side of Main Road. Part of the same wall behind the telephone exchange collapsed in 2013 and was rebuilt.

This section forms the boundary wall of two properties and the respective owners intend to rebuild the wall to the same design. The remainder of the wall which is still leaning and dangerous will be taken down, new footings formed, reclaiming the bricks, dressing them for reuse. The wall will be rebuilt to the same design and height reusing or sourcing new coping stones. Two quotations have been received for the work and the lowest quotation for the work is 10,668 including VAT. As a structure on the Register of Locally Important Buildings the rebuilding of this historic estate wall is supported.

Historic buildings and structures are entitled to apply for up to a maximum of £5,000 from the Conservation and Heritage Grant Fund. The intervention rate is 20% of the cost of the work for Listed Buildings. Buildings within Conservation Areas or on the Register of Locally Important Buildings are eligible to apply for 10% of the cost of such work.

Financial Implications

There is sufficient funding to meet this grant application with over £26,000 in the Fund; allowing for commitments.