

# Public Document Pack

**Date of meeting** Tuesday, 19th November, 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 - 10)**

To make observations on new applications received.

**5 CONSERVATION AND HERITAGE FUND**

**(Pages 11 - 12)**

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), T. Johnson (Vice-Chair), I. Wilkes, A. Lawley and A. Gardner

**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.**

### **SUBSTITUTE MEMBER SCHEME (Appendix 9, Section 4 of Constitution)**

The Constitution provides for the appointment of Substitute members to attend Committees. The named Substitutes for this meeting are listed below:-

Substitute Members:      G. Burnett                                      J. Walklate  
   B. Panter    E. Shenton

*If you are unable to attend this meeting and wish to appoint a Substitute to attend in your place you need to:*

- Identify a Substitute member from the list above who is able to attend on your behalf
- Notify the Chairman of the Committee (at least 24 hours before the meeting is due to take place) NB Only 2 Substitutes per political group are allowed for each meeting and your Chairman will advise you on whether that number has been reached

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, 29th October, 2019  
Time of Commencement: 6.30 pm

<b>Present:-</b>	Councillor Miss Julie Cooper – in the Chair
Councillors	A. Gardner, B. Panter and E. Shenton
Representing Outside Bodies	David Broome, Newcastle under Lyme Civic Society Dr Chris Wakeling, Staffs Historic Building Trust
Officers	Louise Wallace
Apologies	Councillor(s) T. Johnson, I. Wilkes, A. Lawley and Fisher

### 1. DECLARATIONS OF INTEREST

Councillor Panter declared a non-pecuniary interest in the application at Madeley 19/00599/OUT as a neighbour of the site.

### 2. MINUTES OF PREVIOUS MEETINGS

**Resolved:** That the minutes of the meeting held on 8 October, 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. MATTERS ARISING

Amended plans for Sidmouth Avenue 19/00708/DEEM4

The Working Party considers that the changes are not that significant and still dislike the large roof and garages at the front, and would prefer bins located to the rear of to be concealed more. The Working Party would still like a pair of Semi-detached houses and front wall with landscaping to discourage parking. It objects to Unit 2 and would like a more bespoke design, possibly even a more modern approach.

### 5. NEW APPLICATIONS RECEIVED

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

Newcastle Museum and Art Gallery, Brampton Road 19/00687/DEEM3

The Working Party does not object to the internal courtyard extension but wants to ensure the rainwater is dealt with adequately. It objects to the rear extension as incongruous and out of scale with the main house. It feels that the veranda and decking area with pergola could be designed better and would prefer timber railings. It also regrets the loss of garden and the environment impacts. It would expect the rainwater goods to be aluminium. There was also general disapproval with the side entrance door with external steps as an unnecessary alteration which doesn't relate well to the existing building.

Ravens Court House, Ravenshall, Main Road, Betley 19/00788/FUL

The Working Party considers that the scale and detailing of the proposed extension on the north elevation is out of scale and out of character with the Conservation Area. They consider that the walls and gate access are already out of character with the scale of the original farmhouse and any extension to the garage block should be recessive and modest. They expressed that if a dwelling was considered acceptable it should be more like a coach house design. The windows in the existing garage should be retained in the same style as they relate to the farmhouse. The scheme is poorly designed and detailed. The Working Party also raises concerns with the lack of detail of the boundary for the proposed dwelling along which will become the new curtilage, which extends outwards into the field. Concern was raised about the requirement for additional garages to both properties if this is allowed.

Land adjacent to 5 Morningside and 16 Laverock Grove, Madeley 19/00599/OUT

The Working Party feels that from the perspective of the Madeley Conservation Area, the proposal is unlikely to cause harm. Comment was made that the roof dormers are not entirely in keeping with the character of the existing houses. Concerns were raised over the problems of parking and traffic in the area which would be worse if the development was approved by displacing cars and traffic around the already busy and narrow roads. The Working Party recognises that the main issues with this application are `planning` issues, such as refuse, emergency access, neighbour issues and overdevelopment given the narrow access into the backland parking area.

**6. CONSERVATION AND HERITAGE FUND**

There were no applications.

**7. URGENT BUSINESS**

There was no Urgent Business.

**COUNCILLOR MISS JULIE COOPER**  
**Chair**

Meeting concluded at 8.00 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
18/00635/FUL	Newcastle under Lyme School, Mount Pleasant Newcastle	Access and security gates to Lower School site.	The WP has no objections in principle but thinks the design is fussy and the uprights should continue with no gaps, still incorporating the logo. Some members felt that the new fixed section of railings should replicate the wall on this middle section.	Approved by delegated powers on 30 October 2019  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00635/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00635/FUL</a>
19/00712/LBC & 19/00715/ADV	Orme House, Orme Road, Newcastle	Retrospective application for signage.	No objections	Consent granted by delegated powers on 30 October 2019  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00712/LBC">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00712/LBC</a>
19/00680/LBC	Harecastle Farm, Newcastle Road, Talke	Internal alterations	No objections	Consent granted by delegated powers on 21 October 2019  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00680/LBC">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00680/LBC</a> /

19/00709/FUL & 19/710/LBC	Hillside Chapel, Chapel Bank, Mow Cop	Proposed conversion of first floor to residential use.	The WP notes that this is a positive and respectful new use for this part of the Chapel. They would like consideration to be given to the re-use or relocation of the organ if this is found to be of significance.	Consent granted by delegated powers on 8 November 2019  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00709/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00709/FUL</a>
19/00578/FUL	Lotus House, 31 Marsh Parade, Newcastle	Single storey extension and internal alterations including garage conversion	The WP considers that this development is overdevelopment of the site, to the detriment of the Conservation Area leaving no amenity space. Drawings are poor as is the quality of the proposed extension and it is not clear how the proposal would relate to the adjacent boundary walls.	Permission granted by delegated powers on 4 November 2019  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00578/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00578/FUL</a>
19/00734/FUL	181 Holloway Lane, Aston	Variation of conditions 2 and 4 of 15/00972/FUL for the variation to plans and details of the windows and doors	The historic nature of this building has influenced and informed the refurbishment scheme. Only concern was with the repositioning of the flue which is now large and more prominent.	Permission granted by delegated powers on 30 October 2019  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00734/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00734/FUL</a>

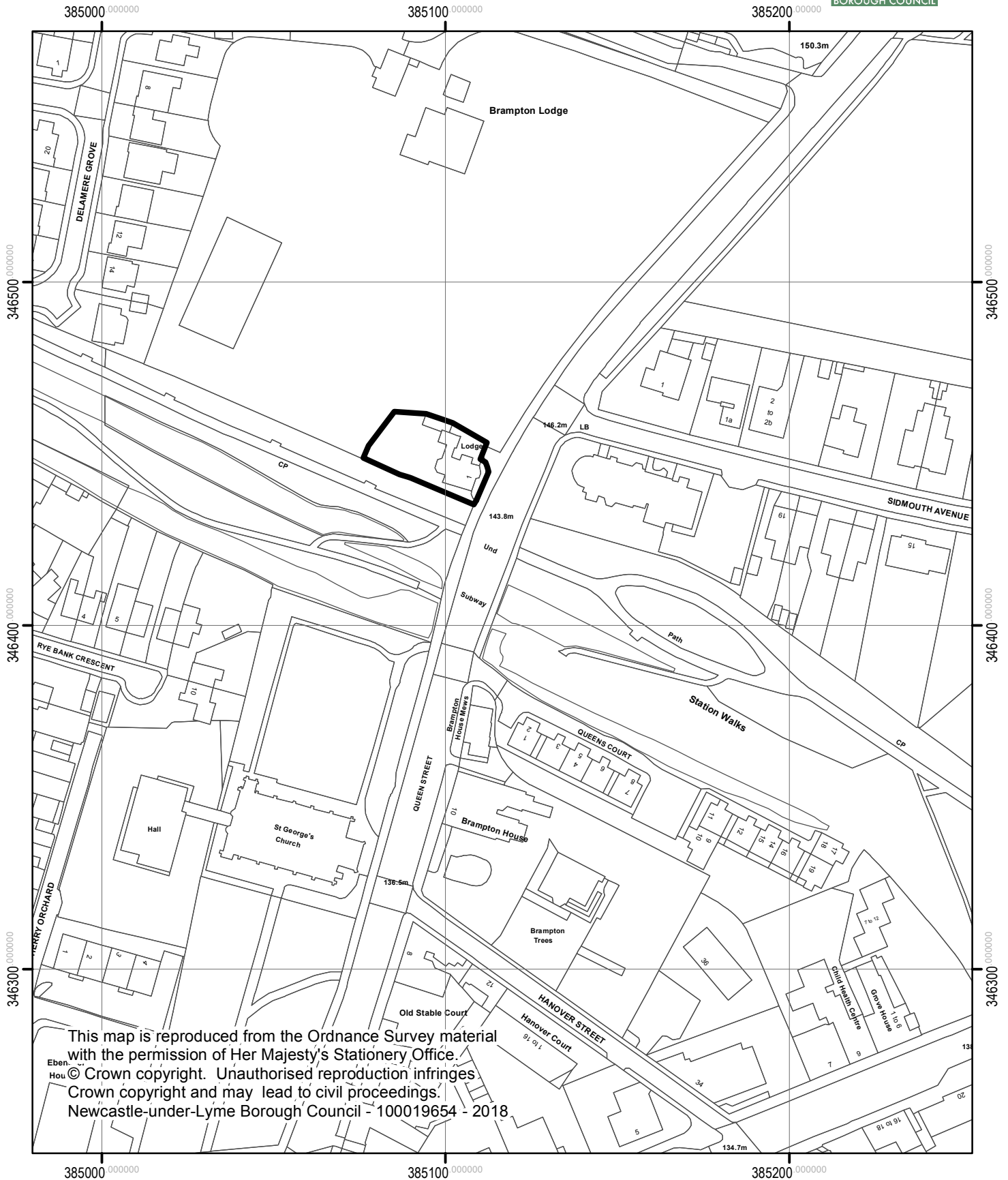
**CONSERVATION ADVISORY WORKING PARTY**

Reference	Location	Development	Remarks	Link
19/00813/FUL & 19/00814/LBC	Gate Lodge, Brampton Road, Newcastle	Proposed demolition of existing conservatory and construction of new sun room to rear	Affecting a Grade II Listed Building and within The Brampton Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00813/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00813/FUL</a>

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Gate Lodge, Brampton Road, Newcastle, ST5 0QW



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**Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – Templar window, St Johns Church, Keele (Ref: 19/20006/HBG) and Churchyard wall, St James Church, Audley (Ref: 19/20007/HBG)**

**RECOMMENDATION:**

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

- 1. £1,584 Historic Building Grant be given towards the restoration of the stained glass window at St Johns Church, Keele, subject to the appropriate standard conditions**
- 2. £5,000 Historic Building Grant be given to repoint a stone section and rebuild sections of the churchyard wall at St James Church, Audley subject to the appropriate standard conditions**

**Purpose of report**

To inform the Working Party of applications for financial assistance towards the cost of repairs and restoration of the stained glass window in Keele and repairs and rebuilding of the church wall in Audley, and give the Working Party an opportunity to express its views on the applications.

1. Stained glass window, St John the Baptist Church, Keele

The medieval glass within the church is limited to one panel on the west elevation at the foot of the tower. This glass is both painted and stained and is subject to a detailed historical study by Dr Robin Studd: `Keele's Templar Window and the Templars Jacques de Molay and Thomas Totty`.

The glass is considered to be in good condition considering its age but there is some corrosion evident to elements of the window. Some glass is broken and this is causing bowing to the lead and a small section appears to have suffered from an impact. Some painted areas of the glass have suffered loss and some panels have been reversed, so the paint is on the outside. It is also suggested that to arrest this loss a protective glazing system is put in place. A full specification and method statement, including careful removal and replacement has been received from a specialist glass conservator.

Two competitive quotations have been received by specialist contractors and an application to the Diocese has been made for approval to carry out the work. The cost of the work is estimated at £7,920 including VAT. St John the Baptist Church is a Grade II\* Listed Church, and the work is eligible for 20% grant towards the cost of the works.

2 Boundary wall to churchyard, St James Church, Church Street, Audley

The Church is a Grade II\* Listed Building. The church and churchyard lie within the centre of the ancient village of Audley which is designated as a Conservation Area. The perimeter boundary wall to the church, also listed, has been identified as dangerous and is currently shored up. Partly built from stone the boundary wall is contemporary with the church with some later additions. Sections of the wall are later brickwork and a mixture of

styles and textures. The Council is responsible for the wall and has received permission, both from the Diocese and the Local Planning Authority to take down and rebuild the most dangerous sections of wall and repoint the stone sections. An appropriate brick match has been chosen and the wall has been archaeologically recorded prior to the works being undertaken.

Three tenders have been received for the work and the lowest quotation for the work is £79,977 plus fees of £5,417.43. Total cost £85,394.43. The work is eligible for 20% of the cost of the works including professional fees which is £17,078.89. However the maximum grant the scheme can offer is £5,000.

### **Financial Implications**

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.

There is sufficient funding to meet this grant application with over £24,786 in the Fund; allowing for commitments.