

Public Document Pack

Date of meeting Tuesday, 3rd November, 2020
Time 6.30 pm
Venue Conservation Advisory Working Party - Virtual Meeting - Conference
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 APOLOGIES**
- 2 DECLARATIONS OF INTEREST**
To receive Declarations of Interest from Members on items included in this agenda
- 3 MINUTES OF PREVIOUS MEETINGS** **(Pages 3 - 4)**
To consider the minutes of the previous meeting(s)
- 4 PREVIOUSLY CONSIDERED APPLICATIONS** **(Pages 5 - 6)**
To receive the decisions of applications which have been previously considered by this Working Party
- 5 NEW APPLICATIONS RECEIVED** **(Pages 7 - 12)**
To make observations on new applications received.
- 6 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
- 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 Julie Cooper (Chair), Trevor Johnson (Vice-Chair), Annabel Lawley, June Walklate and Allison 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: Gillian Burnett Elizabeth Shenton
 Barry Panter Marion Reddish

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.

WATCHING THE MEETING

You can attend the meeting in the following ways:

<https://us02web.zoom.us/j/84258900089>

You can also use the Zoom App or telephone 0330 088 5830 or 0131 460 1196

The Conference ID for telephone and Zoom App users is: 842 5890 0089

You do not require a password or pre-registration to access this committee meeting.

Please note, as an attendee you will only be able to watch the meeting. You will not be able to vote, ask questions or discuss the materials presented to the committee.

Questions and Representations

If you would like to ask a question or make a representation during the meeting, please inform our Committee Services team by emailing geoff.durham@newcastle-staffs.gov.uk

All requests to ask questions or make representations should be submitted two clear days before the meeting.

In your email, please include details of the item you would like to speak on and, if you are asking a question, the question itself. If you cannot be identified to ask your question during the meeting, the meeting Chairperson will ask the question for you.

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 6th October, 2020
Time of Commencement: 6.30 pm

| | |
|--------------------------------|----------------------------------------------------------------------------------------|
| Present:- | Councillor Julie Cooper – in the Chair |
| Councillors | Trevor Johnson, Annabel Lawley, June Walklate, Allison Gardner, Wakeling and Fisher |
| Representing Outside Bodies | Dr S Fisher – Victorian Society Dr Chris Wakeling – Staffs Historic Buildings Trust |
| Officers | Louise Wallace |
| Apologies | David Broome – Newcastle Civic Society |

1. DECLARATIONS OF INTEREST

There were no declarations of interest stated.

2. MINUTES OF PREVIOUS MEETINGS

Resolved: That, subject to Mr Chris Wakeling being marked as in attendance, the Minutes of the meeting held on 8 September, 2020 be agreed as a correct record.

3. PREVIOUSLY CONSIDERED APPLICATIONS

Resolved: That the report on the decision 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:-

Summer House, New Road, Wrinehill 20/00717/FUL

The Working Party expresses concern over the proposal for a property in this location noting that the adjacent Daisy House was allowed as enabling development for refurbishment to the Grade II* Listed Building and that the juxtaposition from the Listed Building was considered an acceptable distance. Trying to then locate another house in between the two, much closer to the Listed Building is not acceptable in terms of the wider setting of the Listed Building.

The design is poor as a generic modern house, there appears to be no effort to understand the architectural character of the Summer House. The roof is too large proportionally within the characterful streetscene of Wrinehill. Some members particularly disliked the bungalow frontage and others would prefer a thoroughly modern approach with low flat roof.

Betley Court, Main Road, Betley 20/00729/FUL & 20/00730/LBC

The Working Party considered the submission for a temporary access into Betley Court gardens for the restoration of the house. They accept the poor state of this section of wall and wish to ensure that investigation is undertaken to fix the problem with the nearby drain before the wall is reinstated. There were no objections to the proposal.

5. CONSERVATION AND HERITAGE FUND

There were no applications.

6. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR JULIE COOPER
Chair

Meeting concluded at 7.15 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 |
|-----------------------------|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 20/00655/FUL | Betley Court, Main Road, Betley | Variation of condition 2 (approved plans) 18/00943/FUL to permit the substitution of revised plans to reflect the details of the visitor centre as built | The WP concludes that the side sheds are unfortunate as the wood colour is very bright, feeling that planting around them will help. It was recommended that the eaves could be painted to match the main building or that they could be painted totally to help them to be more recessive. | Permission granted by delegated authority on 8 October 2020 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00655/FUL |
| 20/00685/FUL & 20/00686/LBC | Betley Court, Main Road, Betley | Repairs and alterations associated with the reroofing works to Betley Court using leadwork and natural slates, including reinstatement of cast iron rainwater goods. Installation of a lightning conductor system and fall arrest system. | The WP is sympathetic to the new roof design solution to deal with the notorious internal gully and problems with the roofs of the period and has no objections to the internal changes and roof structure. It also accepts enormous cost of the project and agrees that timing issue is relevant to preserve the structure. It regrets the proposal to use Welsh slate on the relevant frontage roof slopes. The difference between the slates is colour, texture and thickness and colour chosen to compliment the brickwork. Welsh has a more | Permission granted by Planning Committee on 20 October 2020 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00685/FUL |

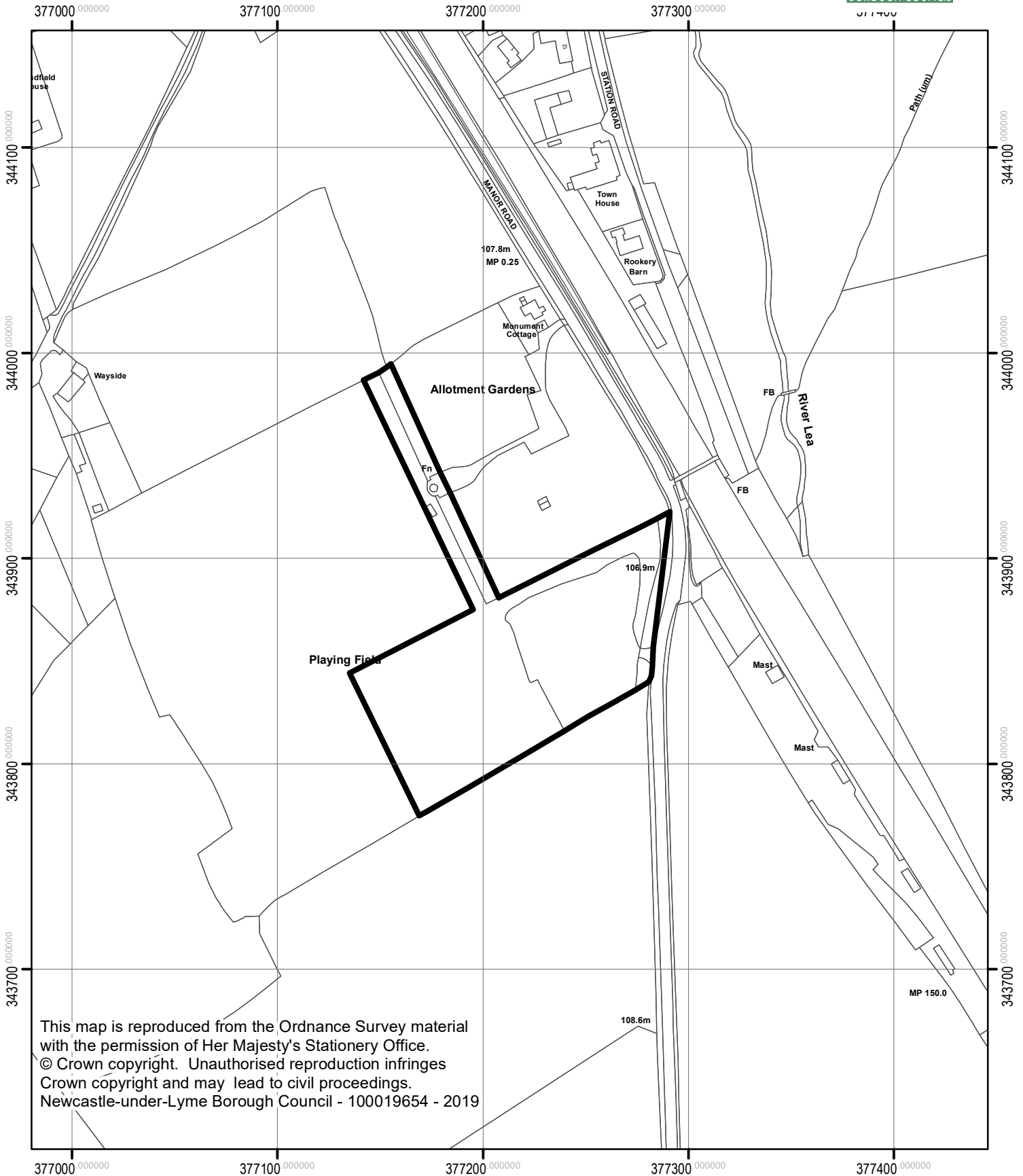
| | | | | |
|--|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| | | | <p>utilitarian colour size and texture. The graduated slates for the new roof are crucial to the appearance of the refurbished building and its conservation. As a Grade II* house of great importance, this monumental task of rescuing the building needs to get it right.</p> | |
|--|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

CONSERVATION ADVISORY WORKING PARTY

| Reference | Location | Development | Remarks | Link |
|-----------------------------|-----------------------------------------|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 20/00747/FUL | Playing fields, off Manor Road, Madeley | Erection of club house, fencing, entrance gates, two portable viewing boxes and patio area | Development is adjacent to Grade II Listed Building | http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00747/FUL |
| 20/00858/COU & 20/00859/LBC | 10 King Street, Newcastle Under Lyme | Change of use from A2 (office) to C3 (residential) and internal alterations to building. | Affecting a Grade II Listed Building within Newcastle Town Centre Conservation Area | http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00858/COU |

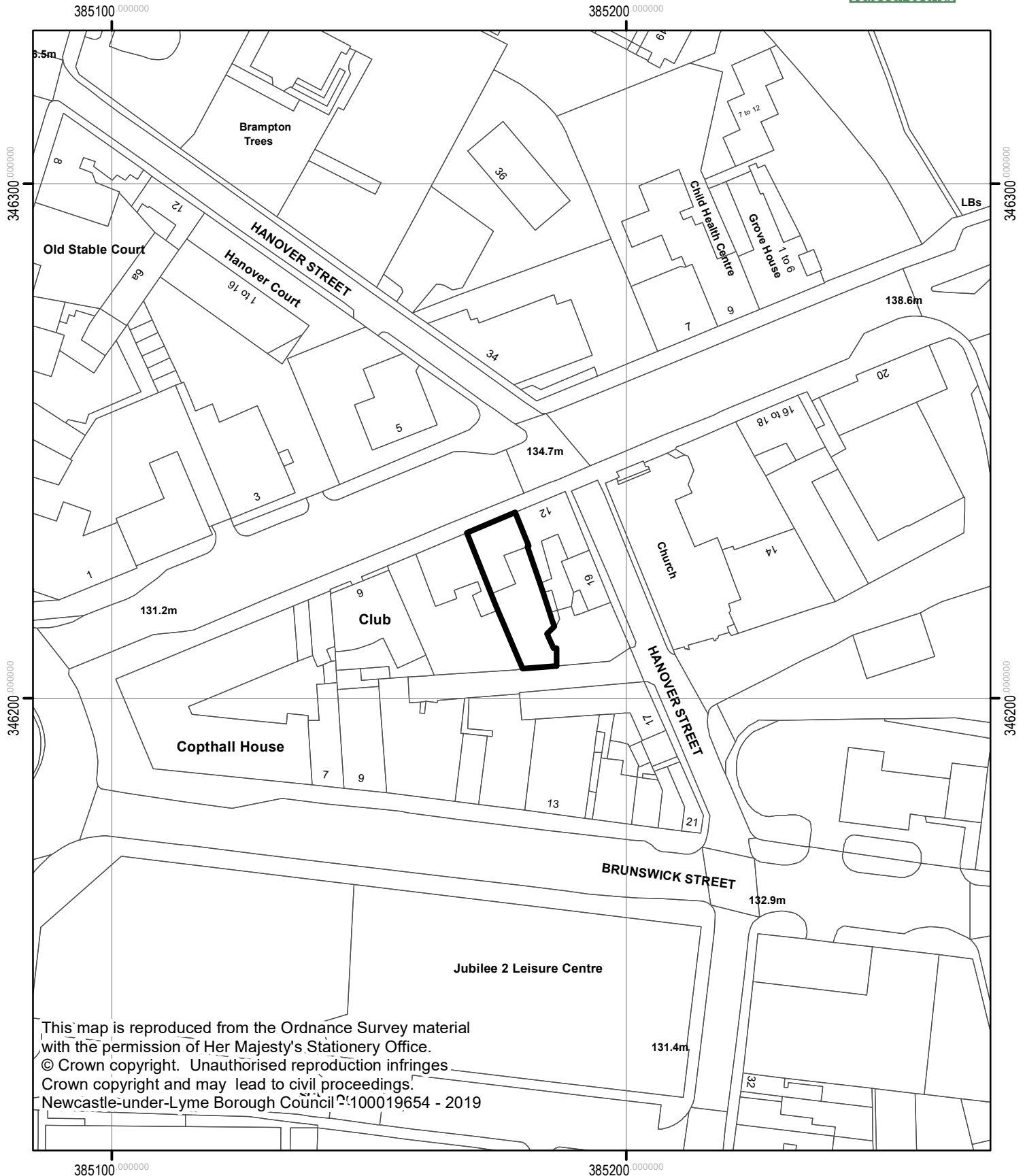
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20/00747/FUL
Playing fields, off Manor Road, Madeley



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20/00858/COU & 20/00859/LBC
10 King Street, Newcastle Under Lyme



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