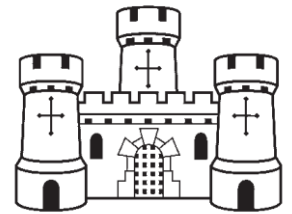


Public Document Pack

Date of meeting Tuesday, 1st December, 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 - 14)**
To make observations on new applications received.
- 6 CONSERVATION AND HERITAGE FUND** **(Pages 15 - 16)**
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 REGISTER OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES IN NEWCASTLE-UNDER-LYME - 2020 REVIEW** **(Pages 17 - 18)**
- 8 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

Contacting the Council:

Switchboard 01782 717717 . Text 07800 140048

Email webmaster@newcastle-staffs.gov.uk.

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.

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, 3rd November, 2020
Time of Commencement: 7.00 pm

Present:- Councillor Julie Cooper – in the Chair
Councillors Trevor Johnson and June Walklate
Representing Outside Bodies Dr Chris Wakeling, Staffs Historic Building Trust
Dr S Fisher, Victorian Society,
David Broome, Newcastle under Lyme Civic Society
Officers Louise Wallace

1. APOLOGIES

There were no apologies

2. DECLARATIONS OF INTEREST

There were no declarations of interest stated.

3. MINUTES OF PREVIOUS MEETINGS

Resolved: That the Minutes of the meeting held on 6 October, 2020 be agreed as a correct record.

4. PREVIOUSLY CONSIDERED APPLICATIONS

Resolved: That the report on the decision 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:-

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

The Working Party were concerned over the height of the proposed fence and its adjacency to the listed wall and well head. It was inappropriate in terms of its materials design and height. Practically access would be needed to maintain both the wall and the hedge and the details did not show the exact location of the fence. Concern was also raised regarding retention of the hedge which was essential to help to preserve the rural setting of the site. They recommended that if essential the fence should be timber and much lower than the proposed for this part of the playing fields.

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

The Working Party felt that overall this was an encouraging scheme which lends itself well to residential conversion. Some members felt that the upper floors would make a larger more desirable flat if taken together rather than 3 one bedroom flats on each floor. It was regrettable that the main entrance was not the main entrance into the building anymore given the car park and rear access and comments were raised over lack of disabled access and that the rear stepped access might be ramped. The existing internal doorways to be blocked up should be revealed, including architraves to show the original plan.

6. CONSERVATION AND HERITAGE FUND

There were no applications

7. URGENT BUSINESS

The following item was considered urgent due to the timescales involved for a decision to be reached on the Planning application.

Linen Cottage, Main Road, Betley 20/00751/FUL & 20/00788/LBC

The Working Party was extremely disappointed with this proposal - the plans were not accurate enough. The new lean-to roof would interfere with the timber frame and the decorative gutter brackets. The structure would harm the integrity of the existing building and would probably present breathability and drainage issues given the irregular plane of the walls at the rear elevation. They felt that more thought and sensitivity to the practicality of this proposal was required by an architect not an interior designer.

COUNCILLOR JULIE COOPER
Chair

Meeting concluded at 7.40 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
20/00729/FUL & 20/00730/LBC	Betley Court, Main Road, Betley	Formation of temporary vehicle access and compound.	The WP 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.	Permission granted by Planning Committee on 13 October 2020 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00729/FUL
20/00717/FUL	Summer House, New Road, Wrinehill	Detached dwelling and double garage	The WP expresses concern over the proposal for a property in this location and that adjacent house was allowed as enabling development for refurbishment of the Listed Building and was considered an acceptable distance away. Trying to locate another house in between is not acceptable. The design is poor as generic modern house, 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	Permission refused by delegated authority on 10 November 2020 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00717/FUL

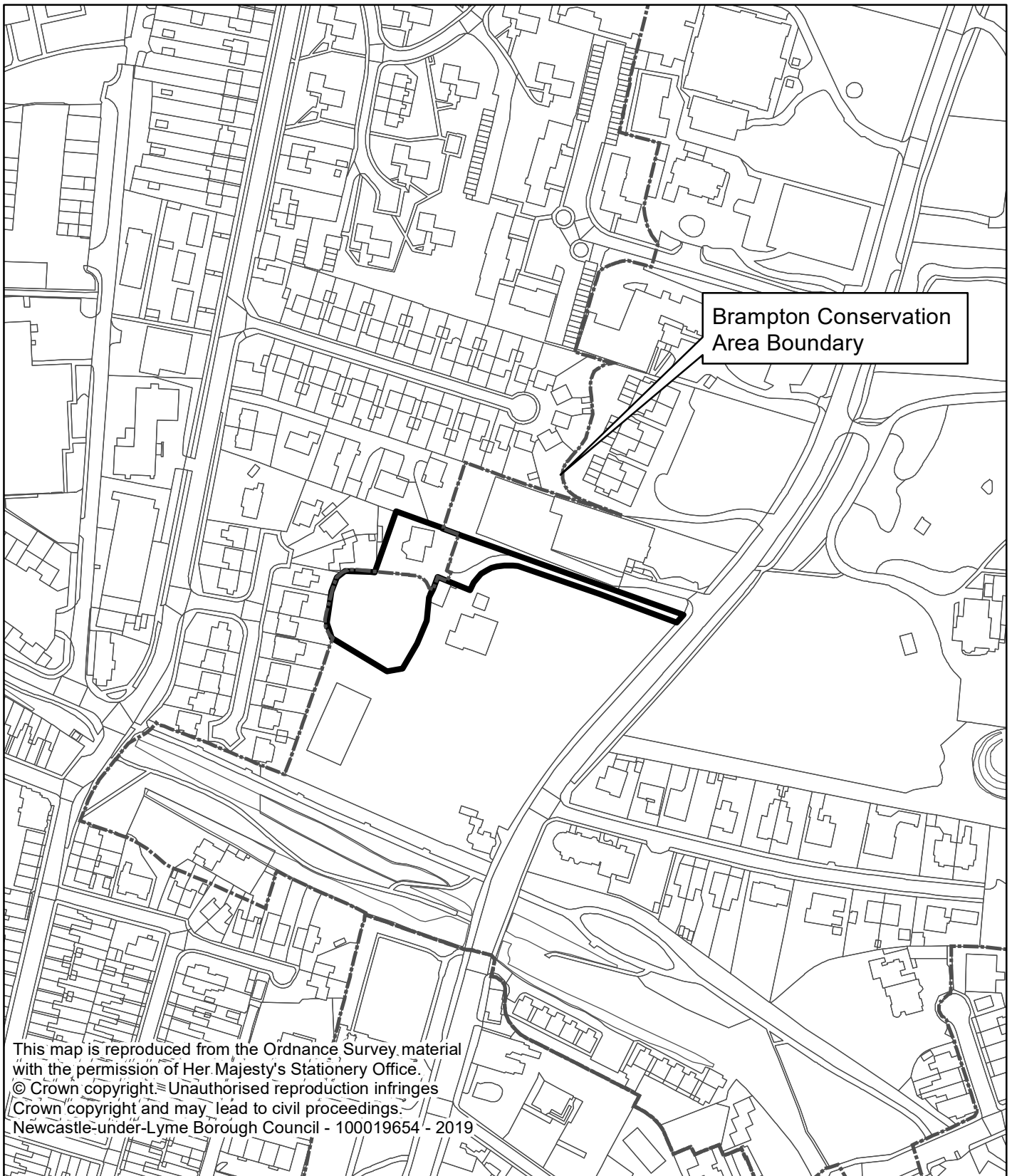
			would prefer a thoroughly modern approach with low flat roof.	
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CONSERVATION ADVISORY WORKING PARTY

Reference	Location	Development	Remarks	Link
20/00856/FUL	The Orchard, Brampton Lodge, Brampton Road, Newcastle	Proposed dwelling and detached garage for The Orchard	Adjacent to a Grade II Listed Building and within The Brampton Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00856/FUL
20/00945/DEEM3 & 20/00946/LBC	Former Pyke & Son, Unit 4, Lancaster Buildings, Newcastle	Internal and external alterations	Affecting a Grade II Listed Building and within Newcastle Town Centre Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00945/DEEM3
20/00923/FUL	Wilbraham House Residential Home, Church Street Audley	Construction of seven beds at first floor, altered lounge and office and ground floor	Within Audley Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00923/FUL

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**The Orchard, Brampton Lodge
Newcastle-under-Lyme, ST5 0QW**

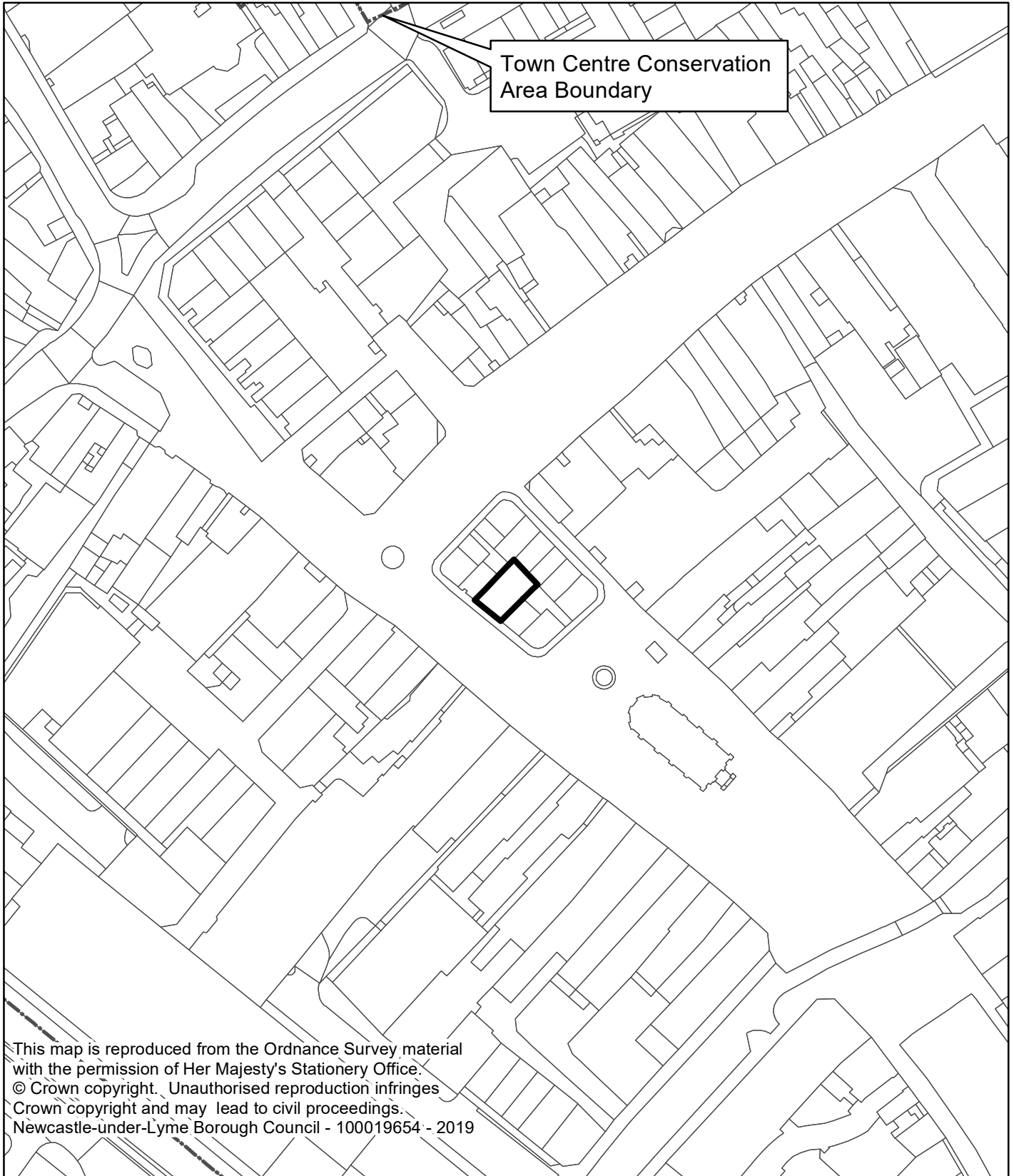


Brampton Conservation Area Boundary

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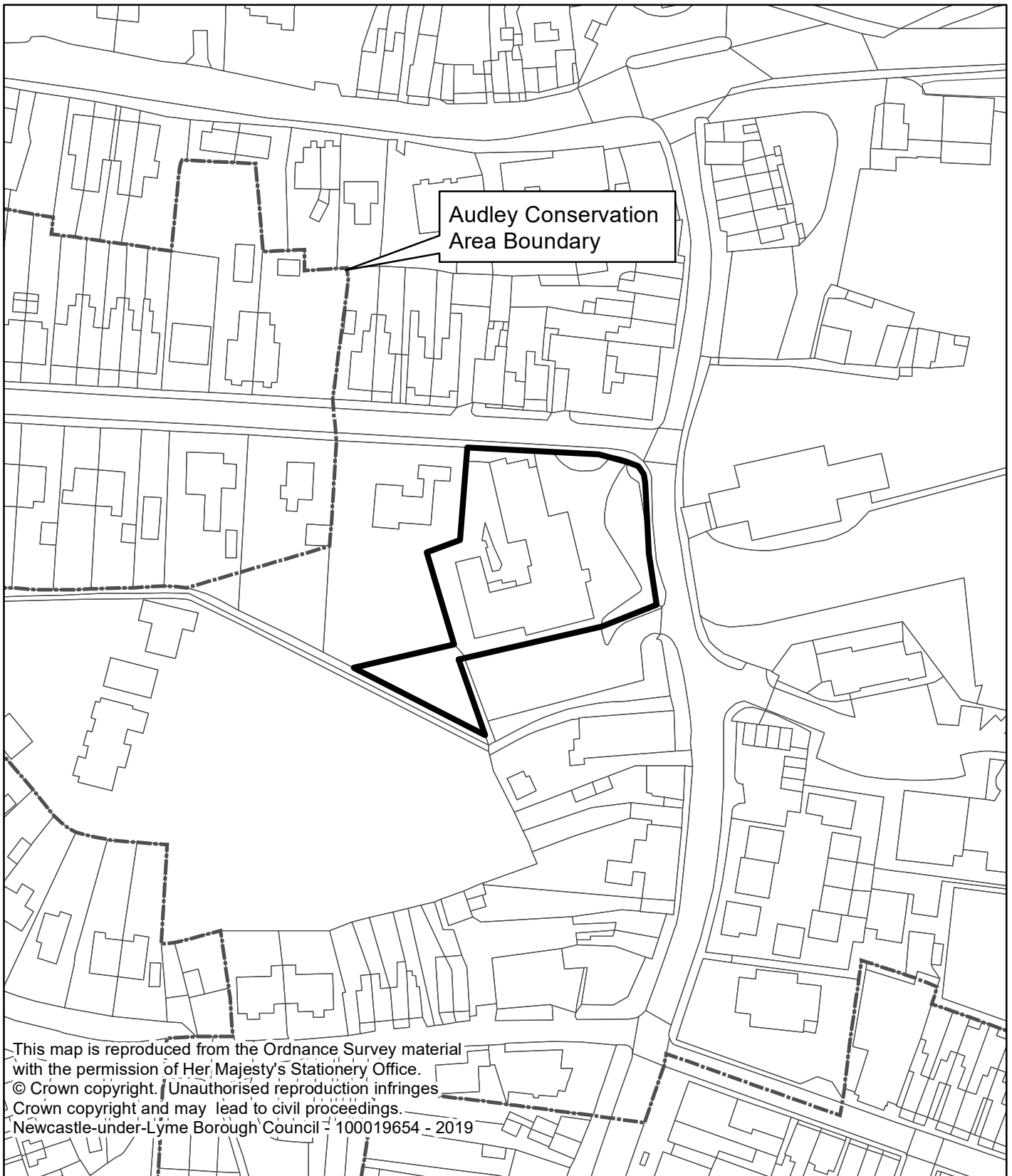
Former Pyke And Son Ltd, Unit 4 Lancaster Buildings,
High Street, Newcastle-under-Lyme, ST5 1PG



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**Wilbraham House Residential Home
Church Street, Audley, ST7 8DE**



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Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – Butterton Grange, Trentham Road, Butterton Newcastle (Ref: 20/21003/HBG)

RECOMMENDATION:

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

- 1. £2,419 Historic Building Grant be given towards the repair of nine original sash windows.**

Purpose of report

To inform the Working Party of applications for financial assistance towards the cost of repairs and restoration of the windows at Butterton Grange Farmhouse and give the Working Party an opportunity to express its views on the applications.

Butterton Grange Farmhouse was built for Sir Thomas Swinnerton of Butterton Hall in 1816 and designed by Sir John Soane. It is built in an elegant villa style. As a Grade II* Listed Building it is recognised as a building of great significance that has more than special interest. Its design has a low-pitched hipped roof with a wide projecting eaves with a deeply recessed central section and 2 flanking bays with large corner canted pilasters. All windows are quartered sash windows with the ground floor having round fanlights at the top.

The sash windows are in need of repair and indeed those to the front elevation are failing considerably and are dangerous in some cases and letting in the weather. The owner has requested help with the cost of these repairs. Repairs vary from replacement of sashes, tenons, cill repairs and making good the putty where it has failed.

Two competitive quotations have been received by appropriately qualified joiners/contractors. The cost of the work is estimated at £12,093.20 excluding VAT as the lowest quotation is not VAT registered. As the building is a Listed Building, the work is eligible for 20% grant towards the cost of the works.

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 a little over £6,000 in the Fund; allowing for commitments. This will leave £3,714 available to offer subsequent heritage assets within the Borough.

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Register of Locally Important Buildings and Structures in Newcastle-under-Lyme - 2020 Review

Purpose of the Report

To inform the Working Party of the updated Register of Locally Important Buildings and Structures following the 2020 review.

1.0 Alterations to the Register

1.1 A review of the Register has been undertaken and the additions to the Register following consideration of the nominations by the Assessors' Panel are set out below. 12 nominations were considered by the Panel in the 2020 review. 4 buildings and structures have now been added to the Register. These are as follows:-

- **Offley Arms, Madeley**
- **Onnerley Village Hall, Onnerley**
- **The Meadows Primary School, Madeley**
- **Pattens, former Coop building 38-40 High Street, Wolstanton**

1.2 There are currently of 134 entries for buildings and structures on the Register.

1.3 These additions were considered and accepted by Planning Committee on 10th November 2020.

2.0 Next Steps

2.1 The nominators and owners of the buildings which are to be added to the Register will be notified and a period of time given for them to send in any representations for consideration by the Council at the next review.

2.2 The buildings and structures will be added to the Council's Geographical Information System (GIS) and the amended Register will be published on the Council's website. The Register will continue to be regularly updated and reviewed as resources permit.

3.0 Background Papers

Historic England Advice Note 7 (second edition) - Local Heritage Listing: Identifying and conserving local heritage <https://historicengland.org.uk/about/what-we-do/consultations/guidance-open-for-consultation/>

Supplementary Planning Document – Register of Locally Important Buildings and Structures.

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