

Public Document Pack

Date of meeting Tuesday, 26th January, 2021
Time 5.00 pm
Venue Hybrid Meeting - Castle
Contact Geoff Durham



**NEWCASTLE
UNDER LYME**
BOROUGH COUNCIL

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

PLEASE NOTE EARLIER START TIME

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 - 12)
To make observations on new applications received.
- 5 CONSERVATION AND HERITAGE FUND** (Pages 13 - 14)
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 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.

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, 1st December, 2020
Time of Commencement: 6.30 pm

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

Apologies

Note: In line with Government directions on staying at home during the current stage of the CV-19 pandemic, this meeting was conducted as a hybrid meeting with video conferencing in accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

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 3 November, 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:-

The Orchard, Brampton Lodge, Newcastle 20/00856/FUL

The Working Party feels that the proposal is overdevelopment for the site and the loss of land around the house, especially across the site from north to south, is harmful to the Conservation Area. The group wanted to draw attention to the level of quality buildings within the Conservation Area which

could be drawn upon. A new design of a higher quality and reduced in scale would make a less anti-social development within a site that has many opportunities for a development and which makes a positive contribution to the environment.

Former Pykes, Lancaster Buildings, Newcastle 20/00945/DEEM3 & 20/00946/LBC

No objections.

Wilbraham House, Church Street, Audley 20/00923/FUL

The Working Party expressed the unfortunate way that this building has been disproportionately and incrementally added to over the years, at the expense of the original house. It required a master plan rather than piecemeal additions. The group was pleased the business had survived the pandemic and was viable and although the lack of architectural strategy was regrettable it felt that given the restrictions of the site this was the limit of any further additions.

6. CONSERVATION AND HERITAGE FUND

Butterton Grange Farmhouse 20/210003/HBG

The Working Party supports the application and recommends that Planning Committee accepts the giving of the grant in accordance with the report and terms and conditions.

7. REGISTER OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES IN NEWCASTLE-UNDER-LYME - 2020 REVIEW

The officer informed the Working Party of the additional buildings which had been added to the Register at this year's Review, as set out in the report.

8. URGENT BUSINESS

1 Gladstone Terrace, Victoria Road, Newcastle 20/210004/HBG

The Working Party considered the application for a Historic Building Grant going to Planning Committee in December and recommends that the Committee supports the giving of the grant in accordance with the report and terms and conditions.

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
20/00747/FUL	Playing fields off Manor Road, Madeley	Erection of club house, gates, boundary fencing, portable viewing areas – amended plans	The WP are concerned over the height of the proposed fence and its adjacency to the listed well head. It is inappropriate in terms of its materials design and height. Concern was also raised regarding retention of the hedge. They recommended that if essential the fence should be timber and much lower than the proposed for this part of the playing fields.	Permission granted by delegated authority on 30 November 2020 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.	An encouraging scheme which lends itself well to residential conversion. Some members felt that the upper floors would make a larger more desirable flat. It was regrettable that the main entrance was not the main entrance into the building anymore and comments were raised over lack of disabled access and that the rear stepped access might be ramped.	Permission granted by delegated authority on 2 December 2020 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00858/COU

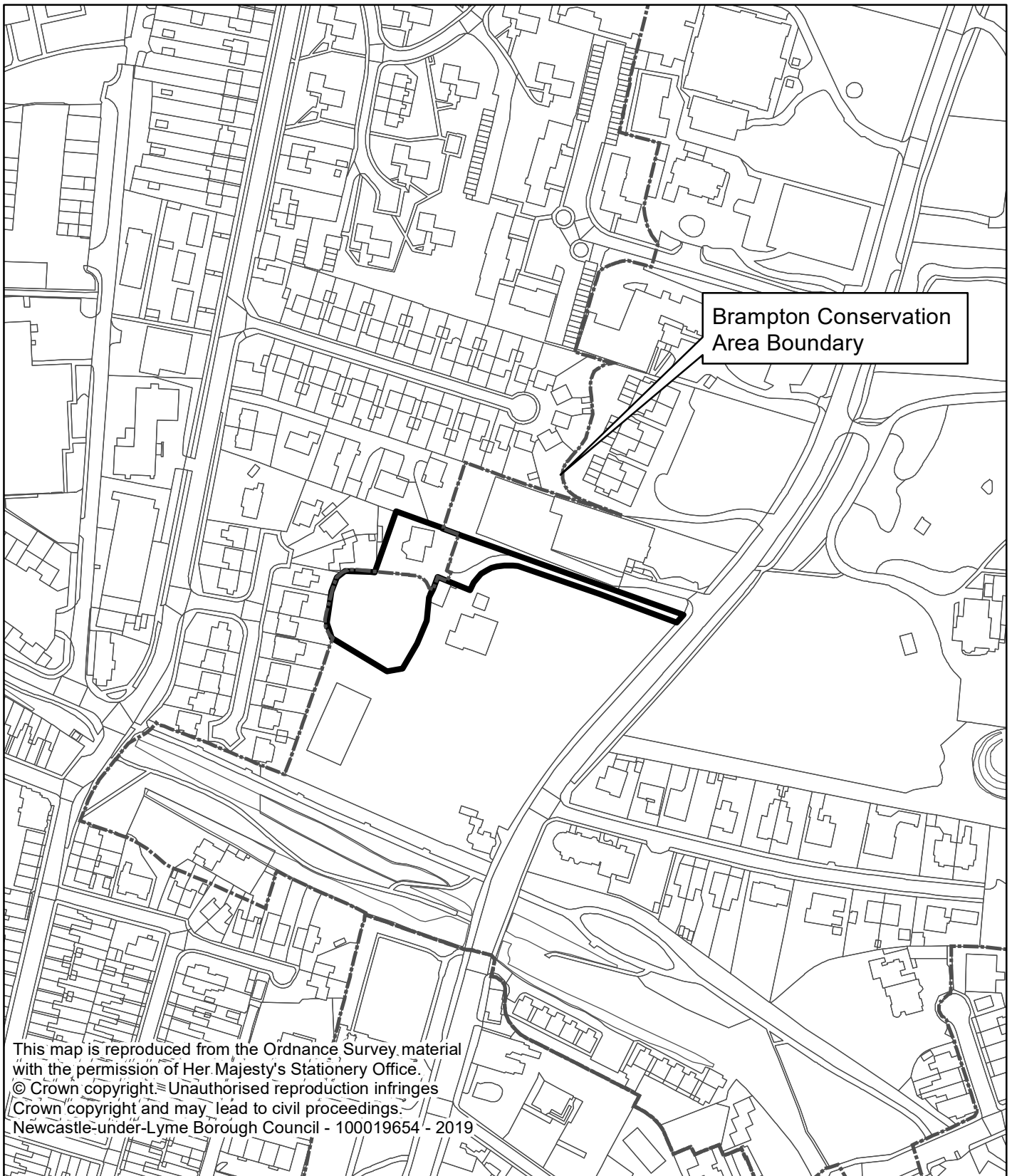
20/00945/DEEM3 & 20/00946/LBC	Former Pyke & Son, Unit 4, Lancaster Buildings, Newcastle	Internal and external alterations	No objections	Permission granted by delegated authority on 14 December 2020 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00945/DEEM3
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CONSERVATION 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 – revised plans	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
20/01053/FUL & 20/01054/LBC	Domvilles Farmhouse, Barthomley Road, Audley	Conversion of shippon to holiday let accommodation	Affecting curtilage Grade II listed farm buildings	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/01053/FUL

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



Brampton Conservation Area Boundary

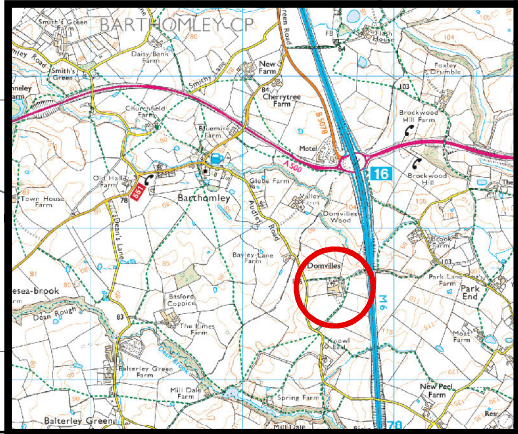
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Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – 1 Gladstone Villas, Victoria Road, Newcastle (Ref: 20/21005HBG)

RECOMMENDATION:

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

- 1. £1,390 Historic Building Grant be given towards roof repairs.**

Purpose of report

To inform the Working Party of applications for financial assistance towards the cost of repairs to the roof at the above property and give the Working Party an opportunity to express its views on the application.

No. 1 Gladstone Villas is one of a pair of Victorian Villas situated within Stubbs Walk Conservation Area. The house is of red brick construction with blue brick banding and has tile roof with decorative timber barge boards.

The owners applied for a grant (£348) in June 2020, which was approved, to repair some storm damaged roof barge boards and a finial. The owners have since identified further work is needed to the roof due to water ingress. This grant application will replace this previous application for roof works and will include removing all tiles, replacing battens and re-felting with breathable membrane, re-lead with code 5 lead the front and rear gullies between number 1 and 2 Gladstone Villas, chimney maintenance will including re-leading of chimneys. Original Staffordshire tiles will be re-laid and any broken or damaged replaced. Additional works include re-pointing of the gable end with a lime mortar mix. All exterior decorative roof woodwork will be retained, repaired where needed, treated and painted. Damaged finials on the side and front of property will be replaced with new hardwood finials of a similar design as per the earlier, now superseded, grant offer.

Two competitive quotations have been received by appropriately qualified contractors. The cost of the work is estimated at £13,900 including VAT. The building is a historic building within the Conservation Area, and the work is eligible for 10% grant towards the cost of the works.

The applicant also applied for a grant of £198 which was approved in December 2020 to repair a sash window. This work is being undertaken whilst the scaffolding for the roof work is in place.

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 10% of the cost of the work for Buildings within Conservation Areas.

There is sufficient funding to meet this grant application with a little over £3,500 in the Fund; allowing for commitments. This will leave £2,474 available to offer subsequent heritage assets within the Borough.

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