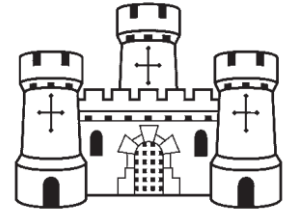


Public Document Pack

Date of meeting Tuesday, 23rd February, 2021
Time 5.30 pm
Venue Hybrid Meeting - Castle
Contact Geoff Durham



**NEWCASTLE
UNDER LYME**
BOROUGH COUNCIL

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

Conservation Advisory Working Party

PLEASE NOTE EARLIER START TIME

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 - 22)**
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),

Contacting the Council:

Switchboard 01782 717717 . Text 07800 140048

Email webmaster@newcastle-staffs.gov.uk.

www.newcastle-staffs.gov.uk

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, 26th January, 2021
Time of Commencement: 5.00 pm

Present:- Councillor Julie Cooper – in the Chair
Councillors June Walklate and Allison Gardner
Representing Outside Bodies Dr Chris Wakeling, Staffs Historic Building Trust
Dr S Fisher, Victorian Society
Mr D Broome, Newcastle Civic Society
Officers Louise Wallace

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. DECLARATIONS OF INTEREST

There were no declarations of interest stated.

2. APOLOGIES

There were no apologies.

3. MINUTES OF PREVIOUS MEETINGS

Resolved: That the minutes of the meeting held on 1 December, 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 were supportive of the amended design of the dwelling including its smaller footprint. They are also generally happy with the detailing but object to the style of door which is in conflict with the arts and crafts style and want the same attention given to the rear elevation. There is a lack of

detail for the guttering, landscaping and garage doors. For example will the downspouts and hoppers be cast metal? Some members also felt that the chimneys appeared too small in proportion to the dwelling for this style of house. Subject to these changes and clearer details as set out above, the group were generally now supportive of this application

Domvilles Farmhouse, Audley 20/01053/FUL & 20/01054/LBC

The group supported the principle of this proposal but felt that changes were required to make the conversion acceptable in terms of its impact on the historic asset. Firstly the number of rooflights needs to be considerably reduced – they should only used where absolutely necessary and it was suggested that some should be raised higher to gain maximum benefit. The pitching iron/round window should be deleted in accordance with the proposed amendment. Members noticed that the window details were not correct on the survey drawings and that the proposed style of windows was not appropriate to the original character of the barn. This detail needs to be amended on the plans. Also some windows are recessed into the brickwork and this should be retained within the conversion. There was a large crack in the gable end which would need to be rectified and members were disappointed to see that neither of the units were accessible. They would like to see at least one unit altered to make one of the bathrooms DDA compliant. Floor plans indicate that one bedroom is missing a doorway into the room on the ground floor.

6. CONSERVATION AND HERITAGE FUND

1 Gladstone Villas, Newcastle 20/210005/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. URGENT BUSINESS

There was no Urgent Business.

COUNCILLORS ALLISON GARDNER AND JULIE COOPER
Chair

Meeting concluded at 6.10 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 |
|--------------|---------------------------------|--|---|---|
| 20/00923/FUL | Wilbrahams House, Audley | First floor and ground floor extensions to existing care home. | The WP expressed the unfortunate way that this building has been disproportionately and incrementally added to over the years, at the expense of the original house. 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. | Permission granted by delegated authority on 3 February 2021 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00923/FUL |
| 20/00478/FUL | The Barn, 9a The Village, Keele | Alterations to existing barn and 2 storey extension to rear | The Working Party is generally happy with this approach to extend the barn providing the bricks are a good match. They want to ensure that the window details complement the existing windows. | Permission granted by delegated authority on 22 January 2021 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00478/FUL |

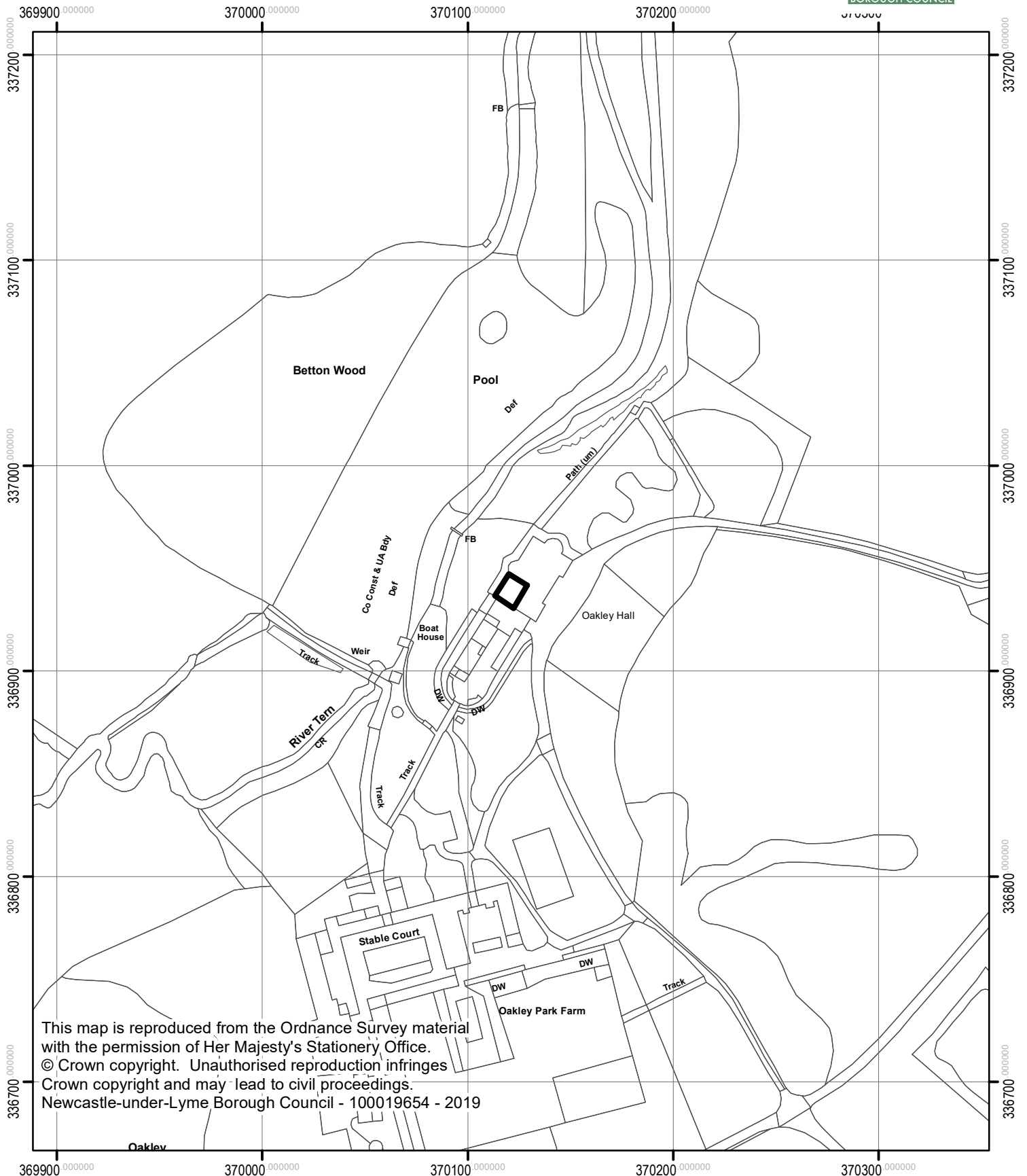
| | | | | |
|--------------------------------|--------------------------------------|-----------------------------|--|--|
| 20/00751/FUL & 20/00788/LBC | Linnen Cottage, Main Road, Betley | Replacement conservatory | The WP is extremely disappointed with this proposal, plans are not accurate enough. New lean-to roof will interfere with timber frame and decorative gutter brackets. The structure will harm the integrity of the existing building and will probably present breathability and drainage issues given the irregular plane of the walls. WP felt that more thought and sensitivity to the practicality of this proposal was required by an architect not an interior designer. | Permission granted by delegated authority on 20 November 2020 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00751/FUL |
|--------------------------------|--------------------------------------|-----------------------------|--|--|

CONSERVATION ADVISORY WORKING PARTY

| Reference | Location | Development | Remarks | Link |
|-----------------------------|--|--|--|---|
| 21/00056/LBC | Oakley Hall, Oakley, Market Drayton | Repairs refurbishment and alterations to the rear façade and interior of Oakley Hall | Affecting a Grade II* Listed Building | http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00056/LBC |
| 21/00039/FUL & 21/00040/ADV | Adjacent to 23 Ironmarket, Newcastle | Installation of freestanding digital display unit providing passenger transport information using digital advertisement to be displayed on a 300 second loop | Within Newcastle Town Centre Conservation Area | http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00039/FUL |
| 21/00041/FUL & 21/00042/ADV | Adjacent to Lancaster Buildings High Street, Ironmarket, Newcastle | Installation of freestanding digital display unit providing passenger transport information using digital advertisement to be displayed on a 300 second loop | Within Newcastle Town Centre Conservation Area | http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00041/FUL |
| 21/00043/FUL & 21/00044/ADV | Adjacent to Wilkinson Store, 1 Castle Walk, Newcastle | Installation of freestanding digital display unit providing passenger transport information using digital advertisement to be displayed on a 300 second loop | Within Newcastle Town Centre Conservation Area | http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00043/FUL |
| 20/01076/FUL | Keele University, Keele | Permanent installation of electrolyser and grid entry unit (as approved 18/00456/FUL) at sports field | Within Keele Registered Historic Park and Garden | http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/01076/FUL |
| 21/00021/FUL & 21/00022/LBC | Former Madeley Manor Nursing Home, Heighley Castle Way, Madeley | Part demolition and restoration of Listed Building and change of use to 10 residential apartments and 1 mews house and construction of 52 new apartments | Affecting a Grade II Listed Building and its setting | http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00021/FUL |
| 21/00064/FUL & 21/00065/LBC | Church School Woore Road, Madeley | Installation of biomass boiler and associated fuel store adjacent to existing boiler room to rear of building | Affecting a Grade II Listed Building and | http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00064/FUL |

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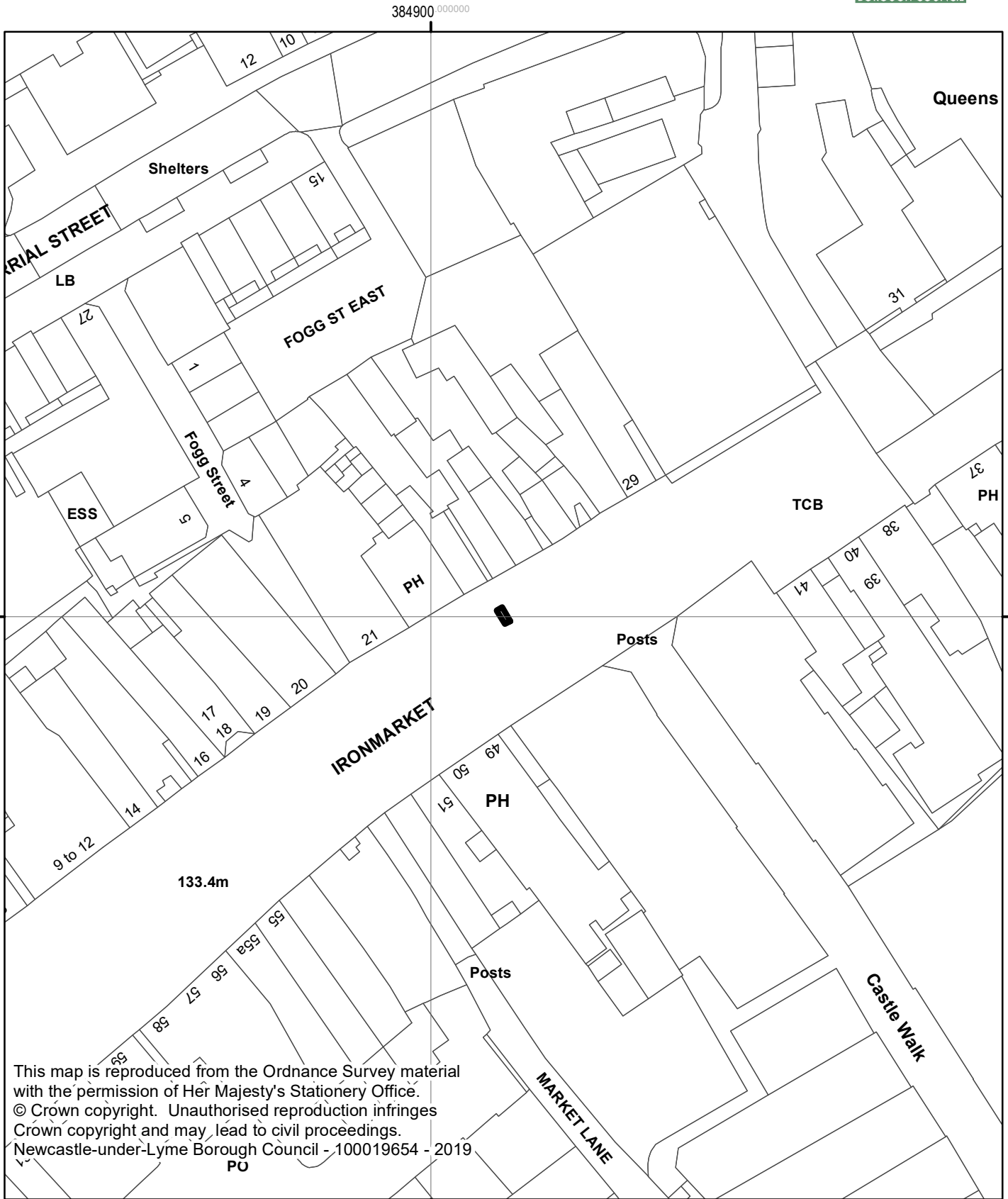
**21/00056/LBC
Oakley Hall, Oakley,
Market Drayton
TF9 4AG**



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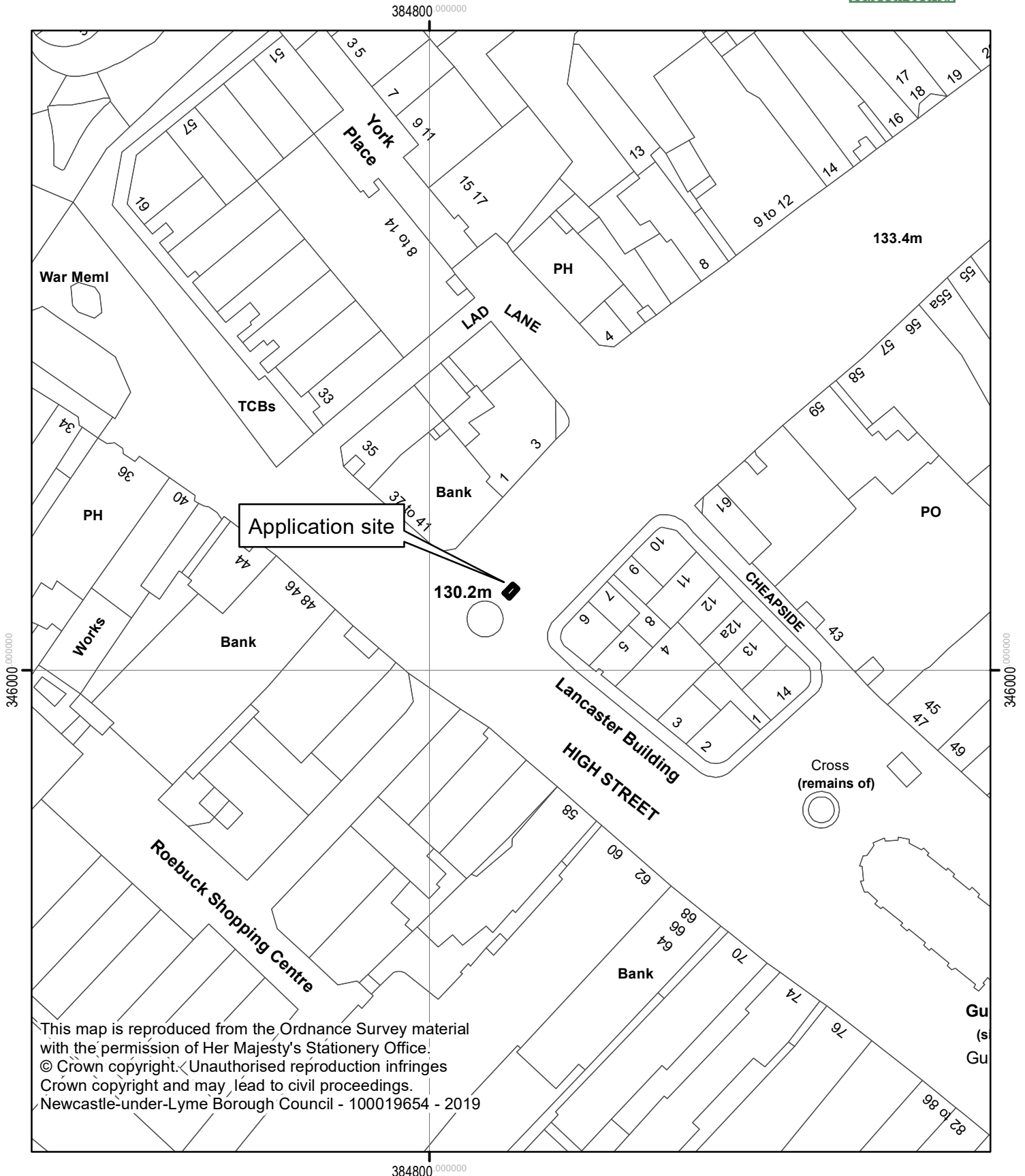
21/00039/FUL & 21/00040/ADV
Adjacent to 23 Ironmarket,
Newcastle



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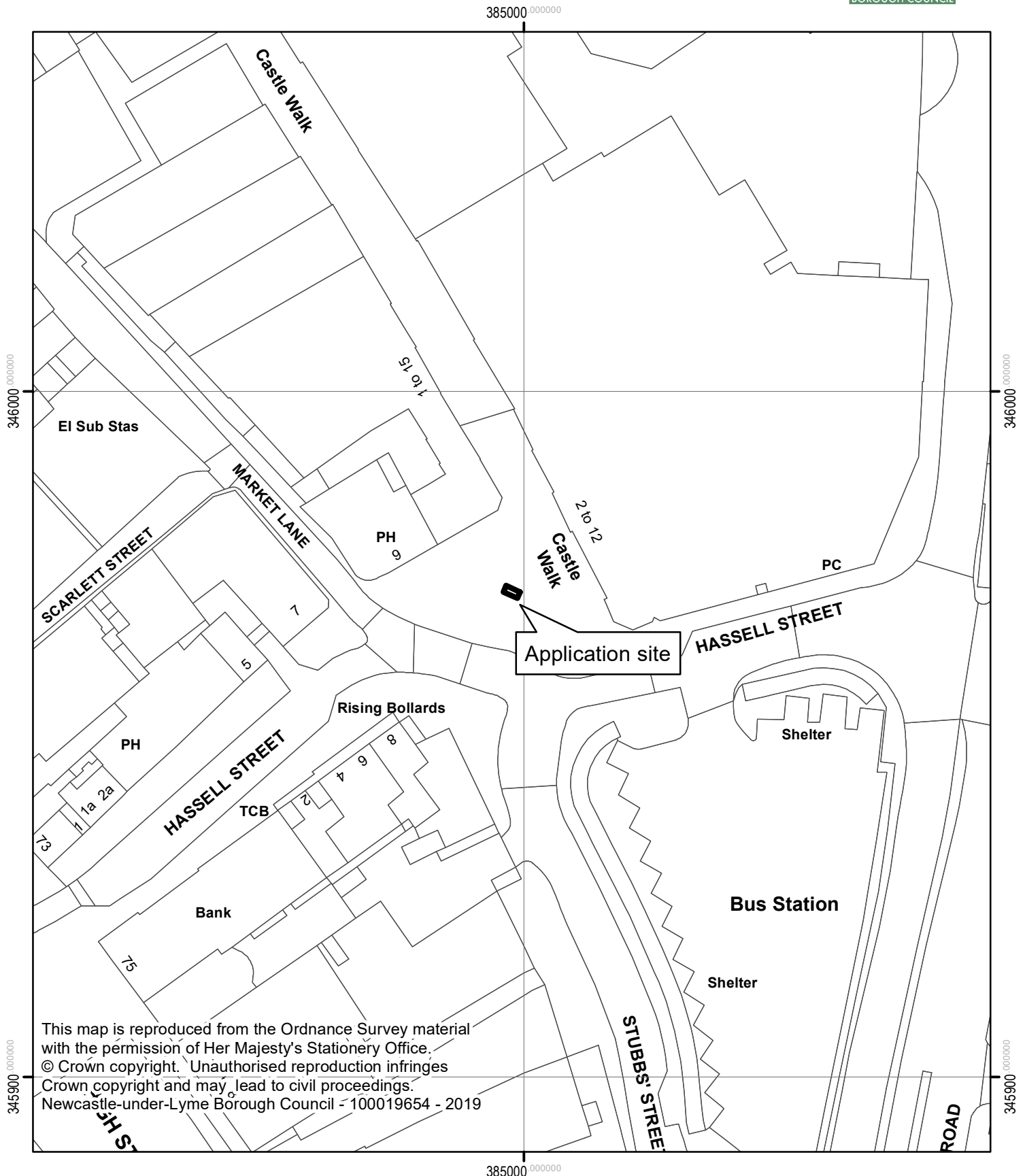
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21/00041/FUL & 21/00042/ADV
Adjacent to Lancaster Buildings
High Street, Ironmarket,
Newcastle



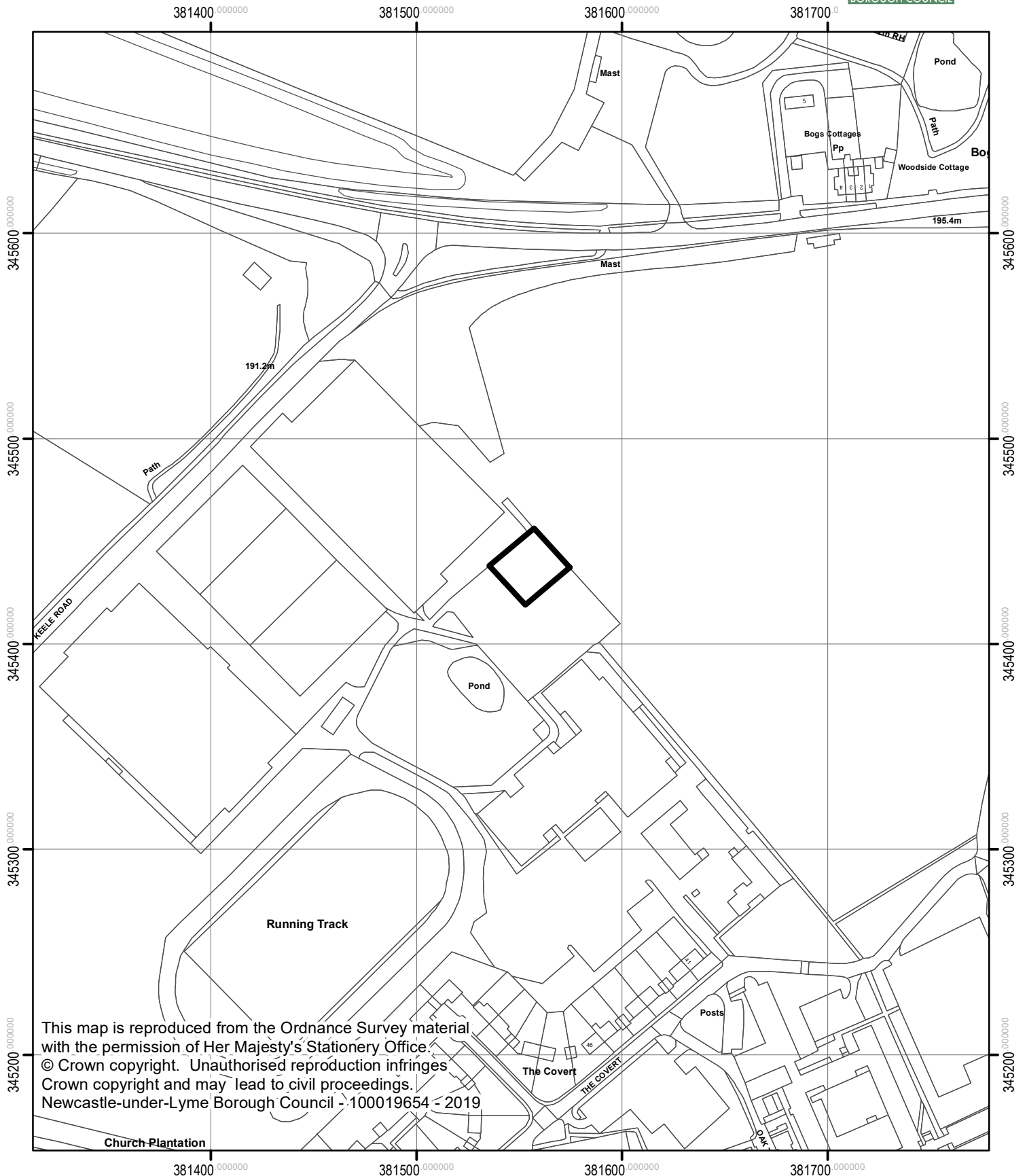
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21/00043/FUL & 21/00044/ADV
Adjacent to Wilkinson Store,
1 Castle Walk, Newcastle



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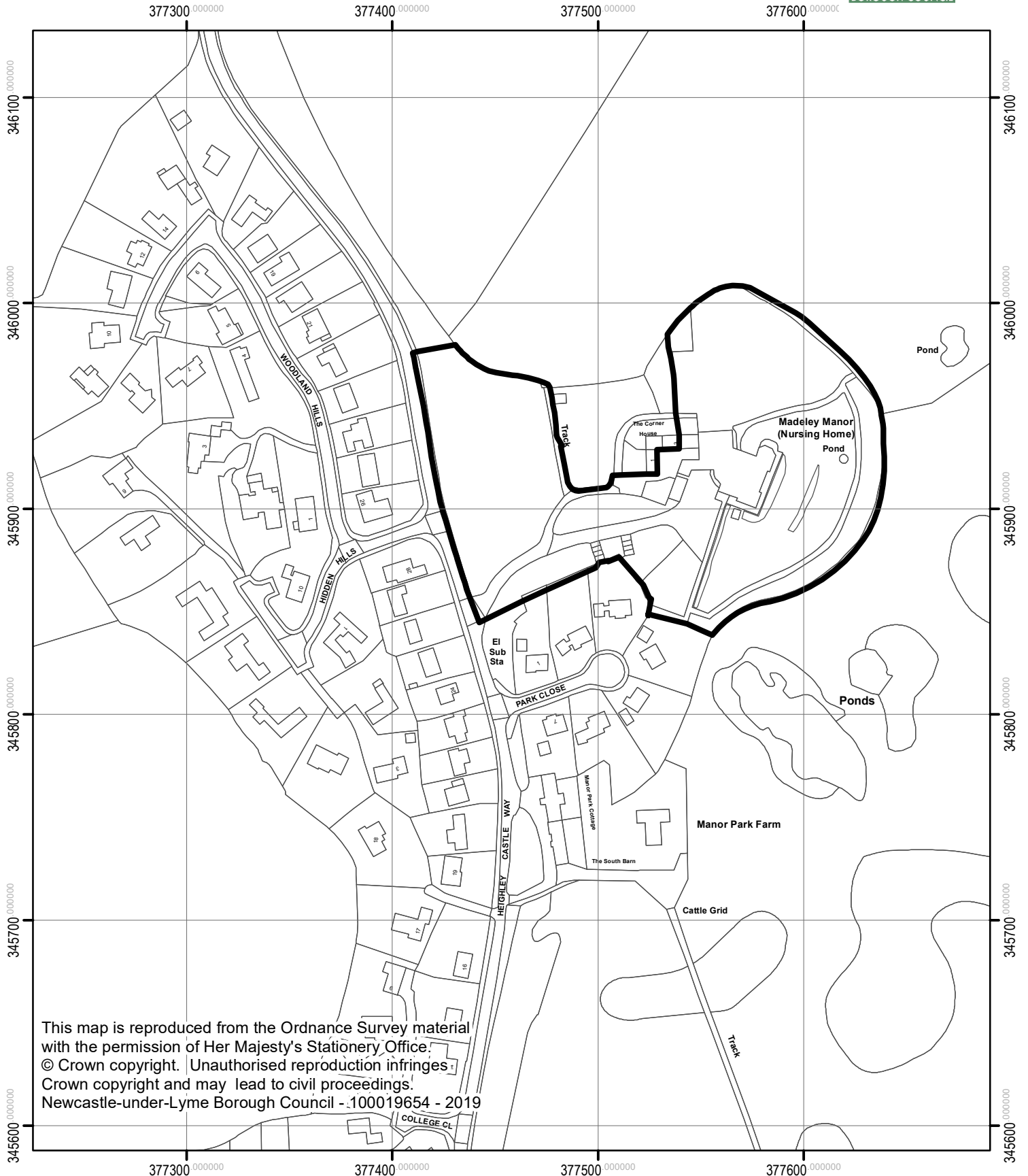
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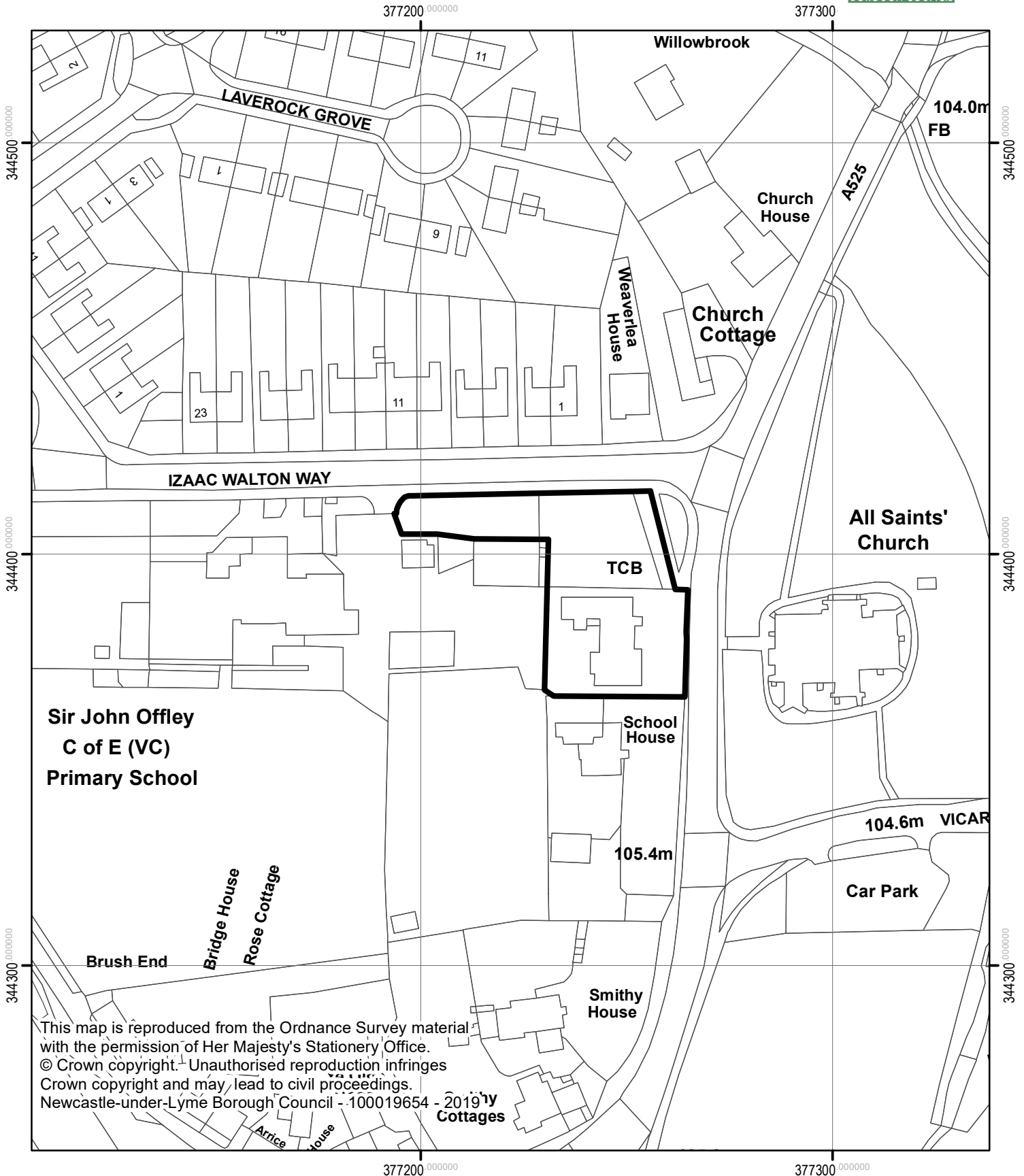
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**21/00021/FUL & 21/00022/LBC
Former Madeley Manor Nursing Home,
Heighley Castle Way, Madeley**



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