

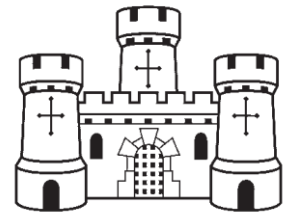
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Date of meeting Tuesday, 22nd March, 2022

Time 6.30 pm

Venue Conservation Advisory Working Party - Hybrid 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 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 CONSERVATION AND HERITAGE FUND

(Pages 5 - 8)

To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the officer

4 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
Barry Panter

Elizabeth Shenton
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.

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 25th January, 2022
Time of Commencement: 6.30 pm

Present: Councillor Julie Cooper (Chair)

Councillors: Trevor Johnson &
June Walklate

Apologies: D Broome

Officers: Louise Wallace

Also in attendance: Dr C Wakeling
Dr S Fisher

1. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

2. **MINUTES OF PREVIOUS MEETINGS**

Resolved: That the minutes of the meeting held on 5 January, 2022 be agreed as a correct record.

3. **NEW APPLICATIONS RECEIVED**

Resolved: That the following observations be made on the application listed below:

Madeley Manor, Heighley Castle Way, Madeley 21/01175/FUL & 21/01176/LBC

The group were happy that the scheme was now workable and practical and were aligned with the general principles and fully supportive of its intentions to restore the listed building with a viable use.

A lot of detail is still missing particularly regarding ventilation and heating, resultant trunking and vents especially between apartments. In addition more detail is needed for the windows, for example any replacements and secondary glazing.

The group were happy with the incorporation of the orangery into a dwelling but felt that the room layout in this apartment could be slightly altered and would prefer it if some glazing could be retained on the roof. Concern was raised on the large amount of glazing within the new room and how this would be dealt with from an energy efficiency and heritage perspective. They felt that the orangery needed a separate more detailed schedule of works and specification.

4. **CONSERVATION AND HERITAGE FUND**

Conservation Advisory Working Party - 25/01/22

There were no grants.

5. URGENT BUSINESS

There was no Urgent Business.

**Councillor Julie Cooper
Chair**

Meeting concluded at 7.30 pm

Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – St Peters Churchyard retaining wall, Maer (Ref: 21/22001/HBG)

RECOMMENDATION:

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

- 1. £ 3,966 Historic Building Grant be given towards repairs and reinstatement of the historic churchyard wall.**

Purpose of report

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

The application is for assistance to help pay for rebuilding and repairs to the graveyard retaining wall at St Peters Church, Maer. The church is located high above the narrow road with the high stone boundary wall holding back the embankment. This section was probably built when the road was created through the village and separated from the hall and the bridge and revetment walls built either side of the church in the mid to late 19th century.

In February 2020 during storm Dennis, a 6 metre section of the high retaining wall collapsed into the road. The parochial church council (PCC) obtained 3 quotations from local contractors and contacted their insurers. The insurers instructed structural engineers to design an appropriate scheme of repair and reinstatement including a schedule of works and obtain competitive tenders. This information has been included as part of this application.



This structural engineers recommended reconstruction of 21 metres of wall. This included an additional section of wall than the section which had collapsed, which was also deemed in poor condition and unsafe and required rebuilding. The insurers said that this was the responsibility of the church and would not be covered by the claim.

Three competitive quotations have been received and considered by the engineers. The total cost of this section for the PCC to cover is £19,831 including VAT. The total cost of the whole wall repair is £143,883.



The church contacted the council in 2020 to ask for financial assistance but at this point in time, due to covid-19, all money had been withdrawn from the fund. The fund was reinstated recently and whilst

some of the works have begun on site and the scheme is not completely retrospective, it seems applicable that the Fund assists the church in the costs of the repair of the wall, now the Fund has been reinstated and given it requested help in 2020 after the collapse. It has taken until now to deal with the insurance.

The church is a Grade II* Listed Building and is within Maer Conservation Area, and the work is eligible for 20% grant towards the cost of the works.

The church received a small grant of £992 in 2018 from the Historic Building Grant Fund, towards the cost of repairs to the church tower and stonework.

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. In this case 20% of the cost of the repair work to the wall to be covered by the PCC is £3,966 which brings to total amount of grant that the church will have received to £4,958 since 2018.

There is sufficient funding to meet this grant application with a little over £18,657 in the Fund; allowing for commitments. This will leave £14,691 available to offer subsequent heritage assets within the Borough.

Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – Audleys Cross Farmhouse, Loggerheads (Ref: 21/22003/HBG)

RECOMMENDATION:

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

- 1. £ 2,666 Historic Building Grant be given towards new timber windows on the front and rear of the farmhouse.**

Purpose of report

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

The application is for assistance to help pay for new timber windows at the farmhouse on a like for like basis. Two windows are large bay windows to the front and the others are two are small windows in the rear upper floor.

Competitive quotations have been received and considered. The total cost of this is £22,600.35 including VAT.

The farmhouse is a Grade II Listed Building, and the work is eligible for 20% grant towards the cost of the works.

Despite the eligible work for the windows currently being £4,520, the farmhouse has already received a grant of £2,334 from the Historic Building Grant Fund towards the cost of replacement windows in 2014, so it is considered that the balance should be made up to the maximum £5,000 per property and that £2,666 be offered to the applicant as a contribution to the windows.

The Conservation Advisory Working Party will consider the grant at its next meeting on 22 March 2022 and its views will be reported to the committee.

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.

There is sufficient funding to meet this grant application with a little over £18,657 in the Fund; allowing for commitments but not including the grant for St Peters Churchyard wall which is also an item for planning committee.

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