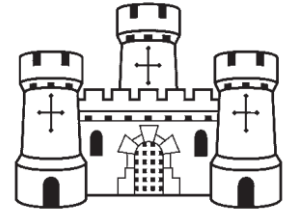


Public Document Pack

Date of meeting Tuesday, 12th July, 2022
Time 6.30 pm
Venue SF01 - Castle
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 NEW APPLICATIONS RECEIVED** **(Pages 5 - 12)**
To make observations on new applications received.
- 5 CONSERVATION AND HERITAGE FUND** **(Pages 13 - 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
- 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 Barry Panter (Chair), Trevor Johnson (Vice-Chair), Lilian Barker, Annabel Lawley and Philip Reece

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 :- Where the total membership of a committee is 12 Members or less, the quorum will be 3 members....Where the total membership is more than 12 Members, the quorum will be one quarter of the total membership.

SUBSTITUTE MEMBER SCHEME (Section B5 – Rule 2 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	Ian Wilkes
	Rupert Adcock	Ruth Wright
	Lesley Richards	

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)

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.

Agenda Item 3

Conservation Advisory Working Party - 14/06/22

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 14th June, 2022
Time of Commencement: 6.30 pm

Present: Councillor Barry Panter (Chair)

Councillors: Trevor Johnson Annabel Lawley
Lilian Barker Philip Reece

Apologies: Dr Chris Wakeling, David Broome and Dr Sukie Fisher

Officers: Louise Wallace

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 24 May, 2022 be agreed as a correct record.

3. **NEW APPLICATIONS RECEIVED**

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

Morston House, The Midway, Newcastle 22/00300/LBC

The group felt there were notable improvements on the original proposal and more thought had gone into the design. There was still an uneasiness over the square windows and that these would look further incongruous at night when rooms were lit. The group decided they would also prefer the side extension cladding to blend in with the other cladding and the existing building. Concern was raised again about ensuring no plant equipment was located on the roof and that the cladding was safe.

All Saints Church, Balterley, Newcastle 22/00494/FUL & 22/495/LBC

The group supported the scheme and minimum intervention required for the new office use. No objections.

BT street Hubs, locations within Newcastle town centre

No objections

4. **CONSERVATION AND HERITAGE FUND**

Conservation Advisory Working Party - 14/06/22

There were no applications.

5. **URGENT BUSINESS**

There was no Urgent Business.

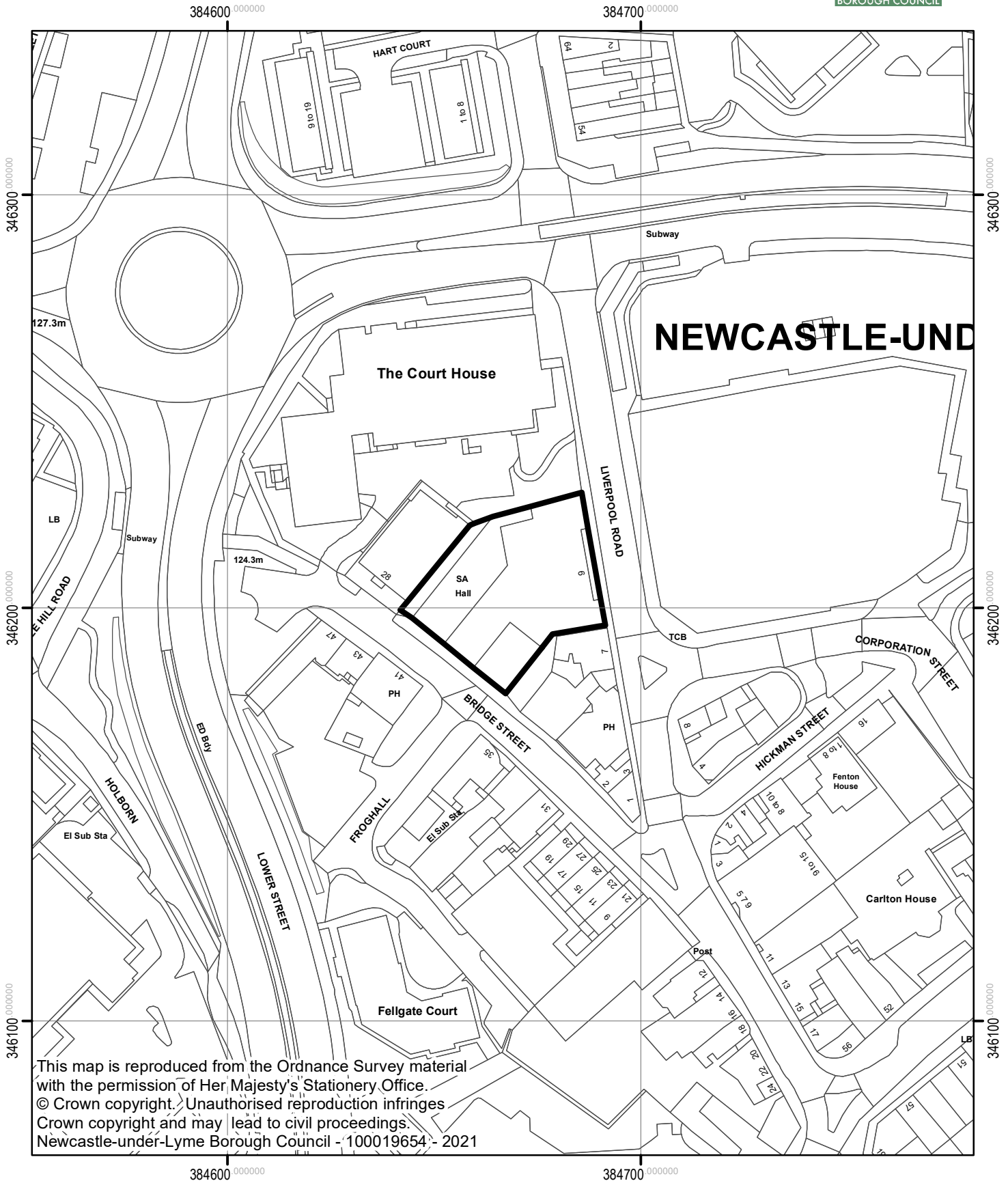
**Councillor Barry Panter
Chair**

Meeting concluded at 7.20 pm

CONSERVATION ADVISORY WORKING PARTY

Reference	Location	Development	Remarks	Link
22/00397/FUL	9-11 Liverpool Road, Newcastle	Partial demolition of building and construction of accommodation comprising Use Classes E(a) & E(b) and 55 student flats with associated communal, ancillary accommodation and amenity spaces	Adjacent to the town centre conservation area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00397/LFUL
22/550/FUL & 22/00551/LBC	Old Hall, Madeley	Replace current roof which of three UPVC skylights, with one new aluminium powder coated skylight in the centre.	Affecting a Grade II* Listed Building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00550/FUL
22/00538/LBC	St James church hall, Church Street, Audley	Essential structural repairs to the roof that necessitate alteration of the roof structure and replacement of roof coverings. Repair and maintenance of existing windows and their stone surrounds.	Affecting a Grade II Listed Building within Audley Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00538/LBC

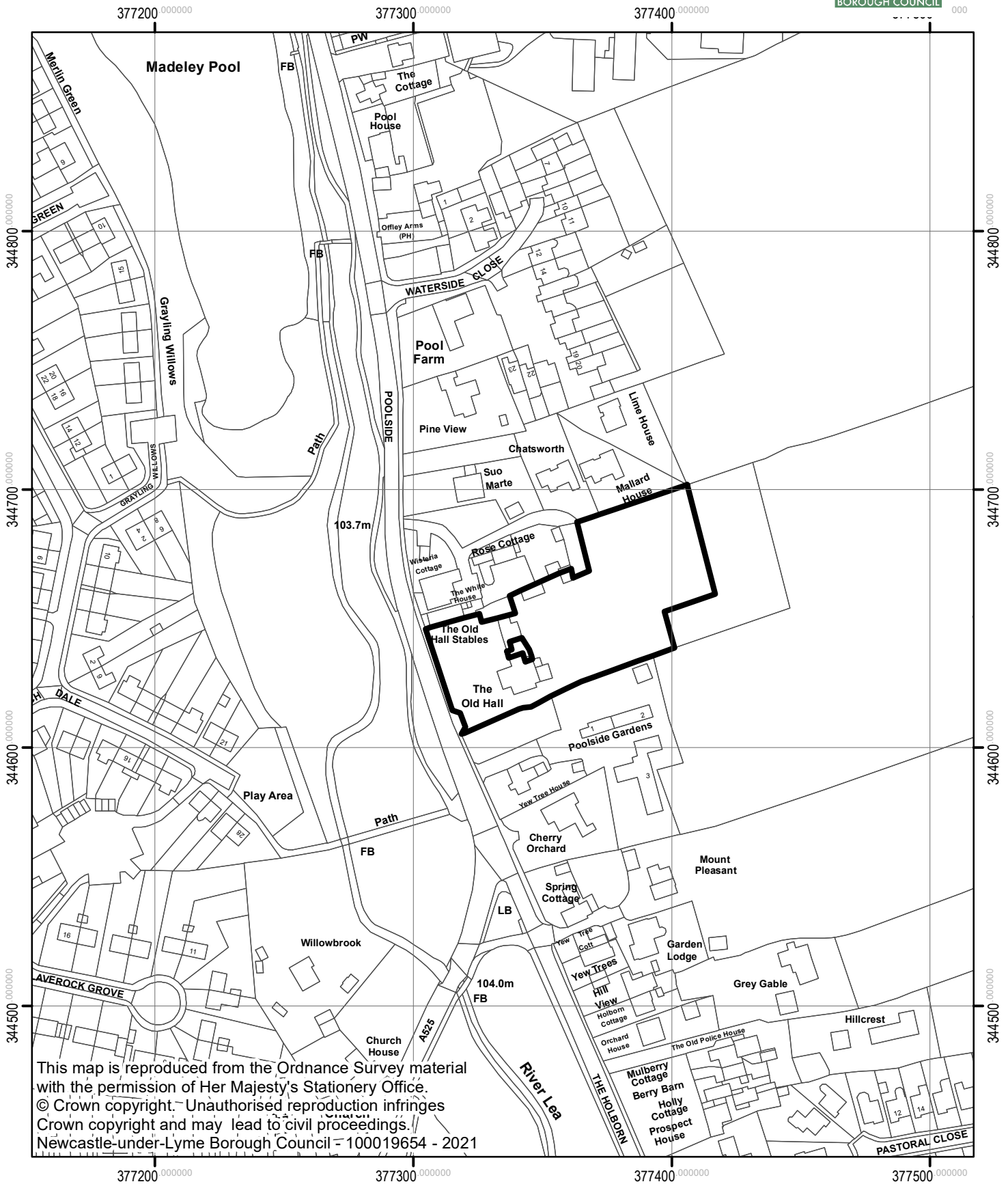
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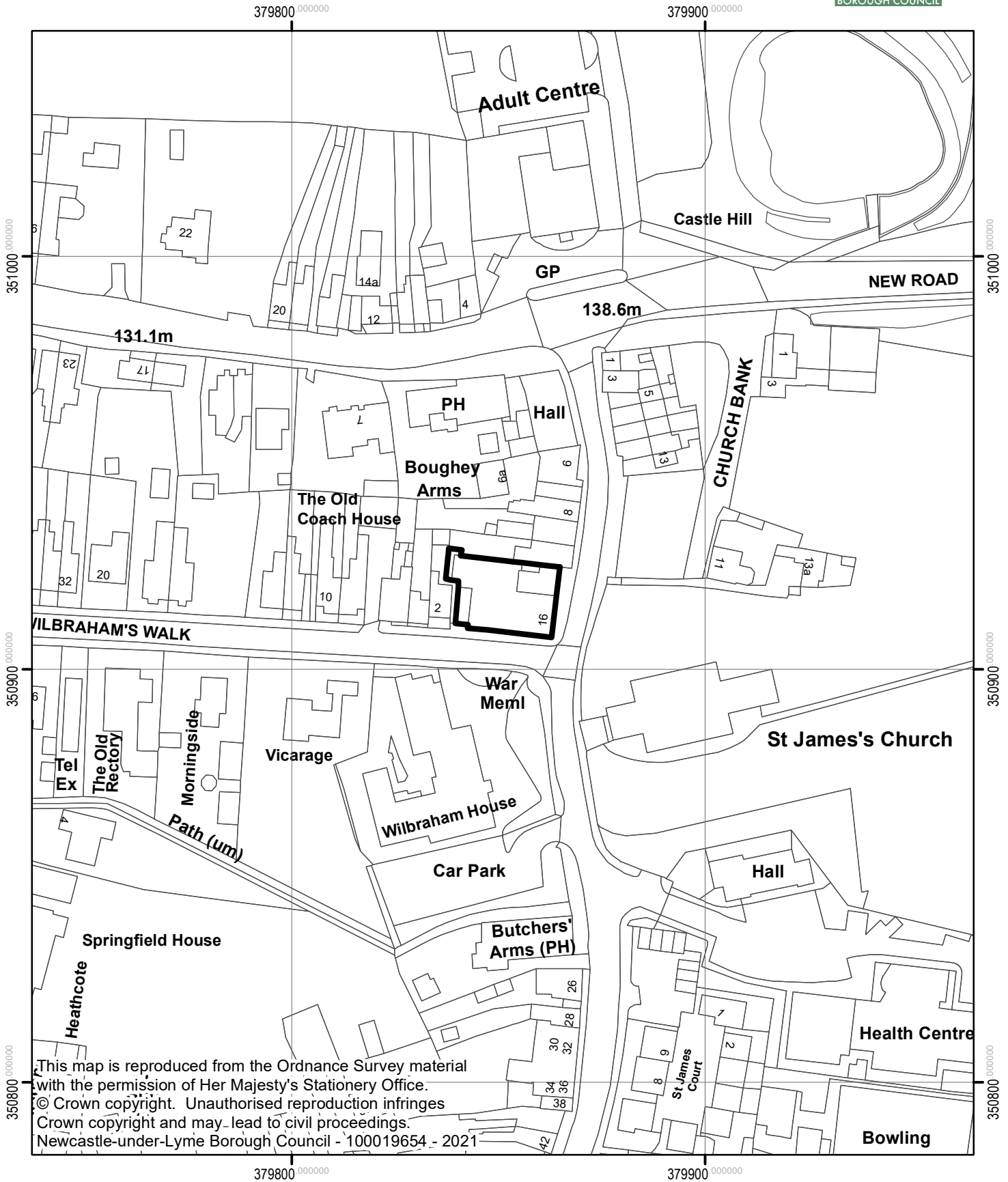
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22/00550/FUL & 22/00551/LBC Old Hall, Madeley.



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Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund for Maer Village Hall, Maer (Ref: 22/23001/HBG) and St James Church Hall, Audley (22/23002/HBG)

RECOMMENDATION:

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

- 1. £ 3,423 Historic Building Grant be given towards external stonework repairs roof repairs to Maer Village Hall.**
- 2. £ 5,000 Historic Building Grant to be given towards roof repairs and window repairs at St James Church Hall, Audley.**

Purpose of report

To inform the Working Party of applications for financial assistance towards the cost of repairs the village hall at Maer and the church hall in Audley and give the Working Party an opportunity to express its views on the applications.

1. Maer Village Hall

The hall is located in the centre of Maer village and was the former school built by the Harrison family in the 19th century. The application is for assistance to help pay for repair works to external stone walls and the roof and repointing at Maer Village Hall.

The Hall committee have received advice and a specification of work from a heritage accredited architect to deal with the red sandstone, which has eroded and is very friable in places and needs dressing back and re-facing and repointing with a lime mix. Some roof tiles have also slipped or are missing and the ridge tiles need rebedding. There is also potential work to the chimney flashing which will be investigated once the scaffolding is in place.

Two quotations have been received. The total cost of this work is £34,236 including VAT.

The church hall is a historic building within Maer Conservation Area, and the work is eligible for 10% grant towards the cost which equates to £3,423.



2. St James Church Hall, Audley

The listed building includes a house and attached church hall, built in a gothic style in the late 19th century of red brick and forms a group with the attached terraces. It lies within the Audley Conservation opposite the church. It was originally built as the National School and the school masters house. The application includes a comprehensive heritage statement which describes in much detail the state of the buildings including plans and the complex issues which have arisen over the years and the core of the proposed works.

There is evidence to show that some of the original construction practices were flawed, however aesthetically this group of buildings contribute significantly towards the quality of the environment and to the conservation area. They are also invaluable to the community and are well used providing a vital income to the church.

There was essentially a defect with a roof purlin over the main hall, during some planned repair works and other defects were found, showing another defective repair of a purlin which was exacerbating the instability of the whole roof, purlins were generally undersized for the job they needed to do and two roof trusses have significant splits in them where 1990s tie beams had been bolted to them and were now twisted and no longer structurally viable. In addition rafters were found to be considerably undersized as well as sections of failing rafters as well as the ridge board showing significant deflection. This has caused the fascia and wall plate to dislodge and the external wall had also bowed. All this movement meant that the roof was also leaking. The consulting engineer deemed the building unsafe and all work stopped for analysis of the best way forward. The method is an improved structural approach to allow original trusses to be secured and retained whilst stabilising the overall structure.

The grant application is for emergency repairs and partial replacement of the church hall roof structure and coverings and associated repair and redecoration of window and roof and chimney repairs to the attached dwelling. Although the contractors were on site, the level of work required continued to unfold and was more extensive than originally planned for so a new scheme and new costings were put forward. The church have managed to get an emergency loan from Lichfield Diocese for this additional work.

The total cost of the works including fees and VAT is £149,000 meaning 20% of these costs would be over £29,000. As the maximum grant given is capped at £5,000 it is proposed to offer the maximum amount to the church.

The church contacted the council in 2021 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 Hall.



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 and 10% for historic buildings on the Local Register or in Conservation Areas.

10% of the cost of the repair work to Maer Village Hall is £3,423. In the case of St James Church Hall, the maximum grant of £5,000 is eligible work. A total of £8,423 for both grants.

There is sufficient funding to meet this grant application with a little under £10,991 in the Fund; allowing for commitments. This will leave £2,568 available to offer subsequent heritage assets within the Borough.

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