

Public Document Pack

Date of meeting Tuesday, 29th November, 2022

Time 6.30 pm

Venue Astley Room - 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 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 - 16)
To make observations on new applications received.
- 6 REGISTER OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES IN NEWCASTLE-UNDER-LYME- 2022 REVIEW** (Pages 17 - 18)
- 7 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
- 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 Panter (Chair), Johnson (Vice-Chair), Barker, Lawley and Reece

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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 :- 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:	Burnett	Wilkes
	Adcock	Wright
	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.

Conservation Advisory Working Party - 01/11/22

proportions and scale of the extension, the development would negatively disrupt the relationship between the house and the furnace. Some members also noted that little justification was offered in relation to the scale of the extension and any associated benefits. Members of the group also raised concerns with the proposed alterations to the retaining wall and the implications that this would have on the stability of the monument and any underlying archaeological features. The group did however accept that the removal and replacement of the existing UPVC conservatory was a benefit. The group also identified that greater attention should be paid to the architectural detail of the main house and how this could be reflected in the proposal.

Oakley Hall 22/00847/FUL & 22/00848/LBC

The group welcomed the proposals to the house and had no objections with the changes to the existing permissions as they seemed more refined. As the windows were not 18th century and technically the proposed works reversible, they also did not object to the slim double glazing. More information is required for the lift. With regard to the Brewhouse wall, they were content with the widening and reduction in height. Although it would change the screening element into the courtyard it was felt that this was an acceptable loss as it would provide replacement bricks to reinstate the wall. There was some discussion over the replacement finials and it was felt that perhaps the urn finials would provide a better aesthetic rather than re-constituted replacements which may fail.

4. CONSERVATION AND HERITAGE FUND

There were no applications.

5. URGENT BUSINESS

There was no Urgent Business.

**Councillor Barry Panter
Chair**

Meeting concluded at 8.00 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 - summary	Planning Decision
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.	The majority of the group had no objections to proposal providing that the renewal of the roof was undertaken in appropriate materials such, as lead and had longevity. Some questioned the need for the rooflight at all, and if so, it should be positioned the other way around.	Permission APPROVED at Planning Committee on 18 August 2022 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00550/FUL
22/00589/FUL	Newcastle Lodge Keele University Three Mile Lane	Erection of timber gazebo, permeable base and path within curtilage of Newcastle Lodge	No major objections were raised against proposal but some questioned how necessary the works were given that the gazebo is unlikely to be used by students all year round. Temporary nature of the proposal would limit its impact and that this could be secured through a condition. The use of timber was challenged by some members of the group as it is slightly contrasting with the more traditional styled brick built lodge nearby.	Permission granted by delegated powers on 25 th October 2022 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00589/FUL

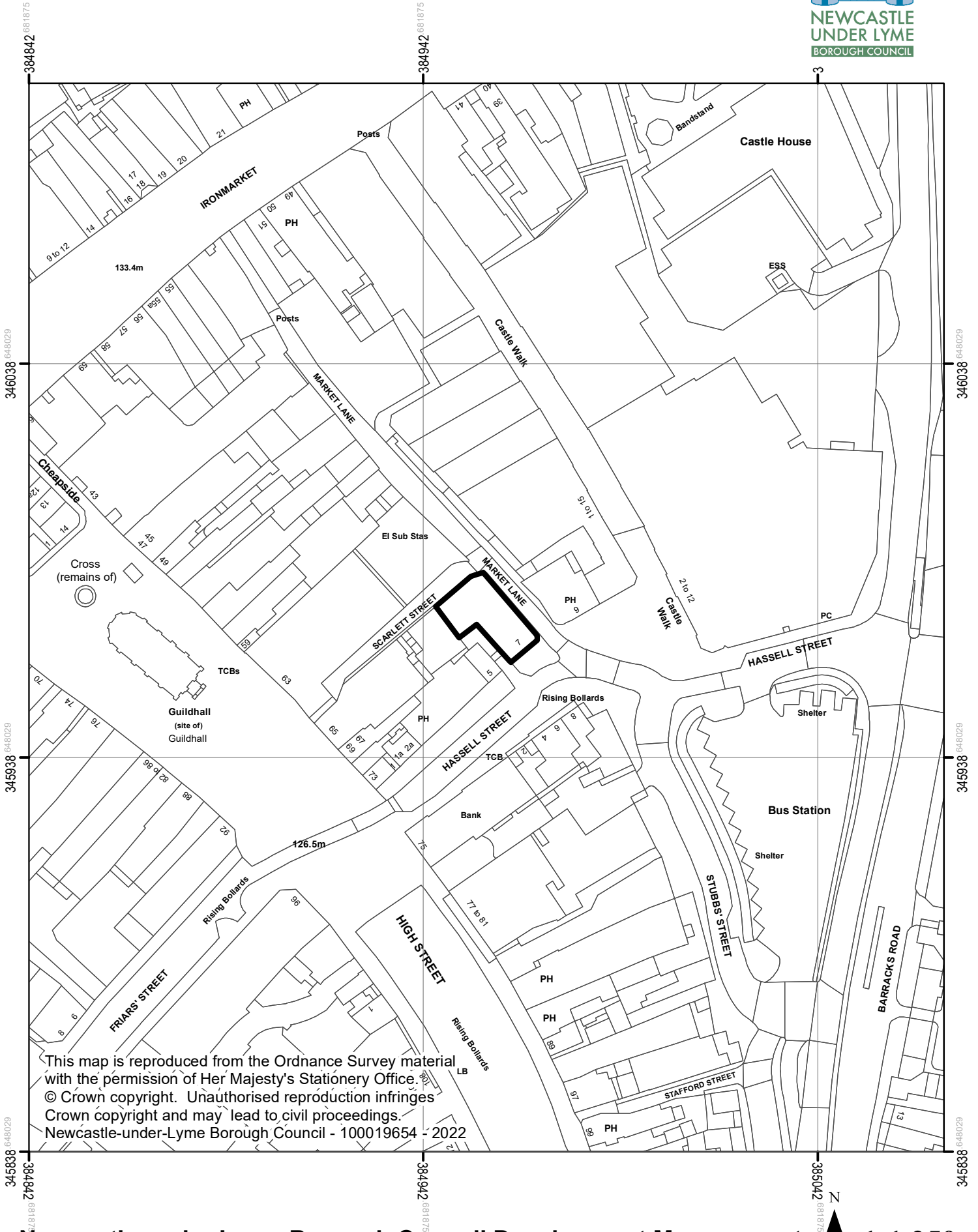
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CONSERVATION ADVISORY WORKING PARTY

Reference	Location	Development	Remarks	Link
22/00911/ADV	Revolution 7 Hassell Street, Newcastle	Retention of advertisements – illuminated Letters, re-cover the existing canopy, banner and mural	Within town centre conservation area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00911/ADV
22/00397/FUL	9-11 Liverpool Road, Newcastle	Partial demolition of former ground floor and first floor flats and construction of 55 student flats – amended plans	Adjacent to Newcastle town centre conservation area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00397/FUL
22/00904/LBC	Byrne Cottage, Main Road, Betley	Proposed internal alterations at ground and second floor	Affecting a Grade II Listed Building and within Betley Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00904/LBC
22/00883/FUL	Kidsgrove Pentecostal Church, The Avenue, Kidsgrove	Change of use to form 12 supported housing apartments	Affecting a non-designated heritage asset andpdolw nominated for the Register of Locally Important Buildings.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00883/FUL

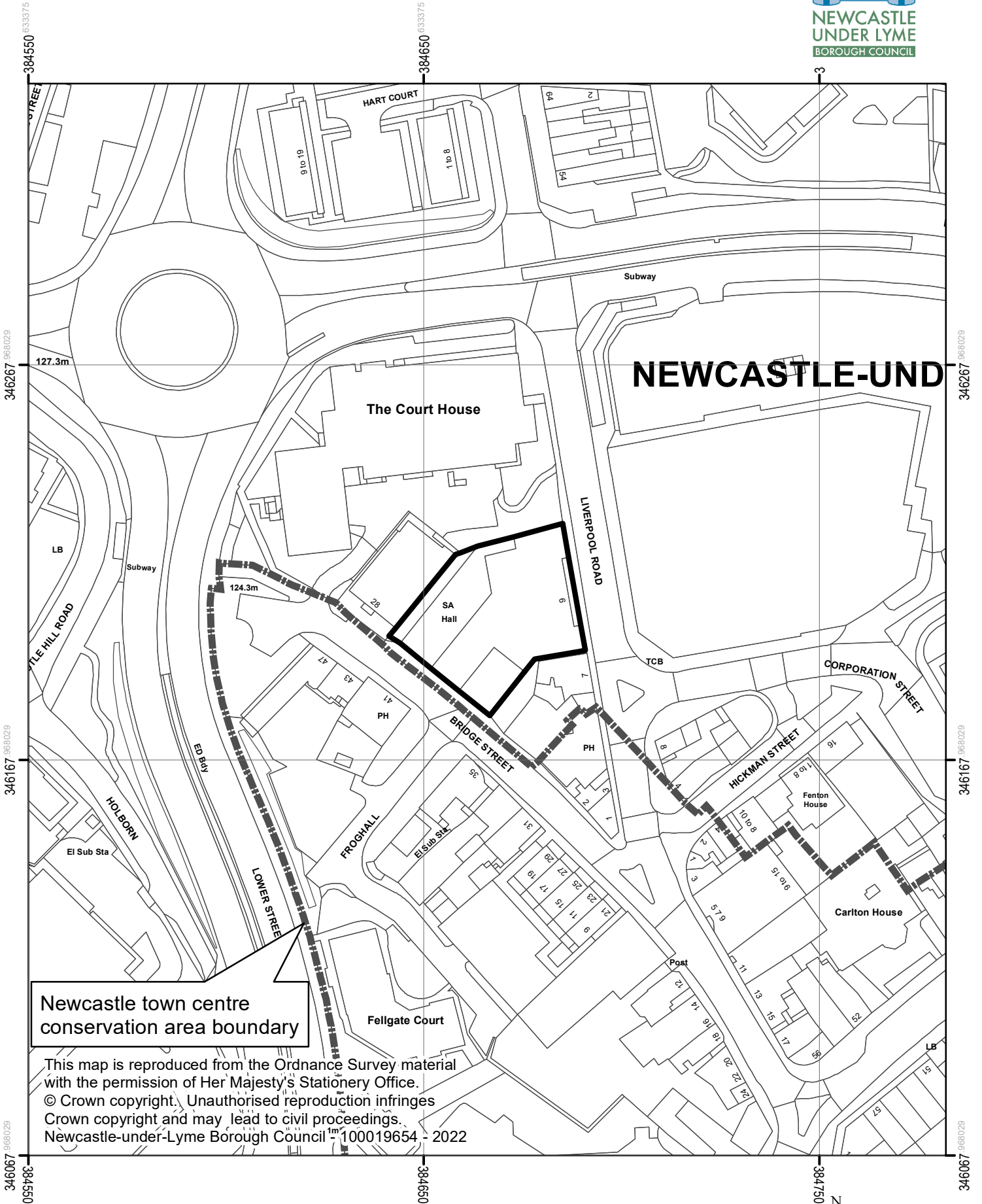
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22/00911/ADV □
Revolution 7 Hassell Street, Newcastle



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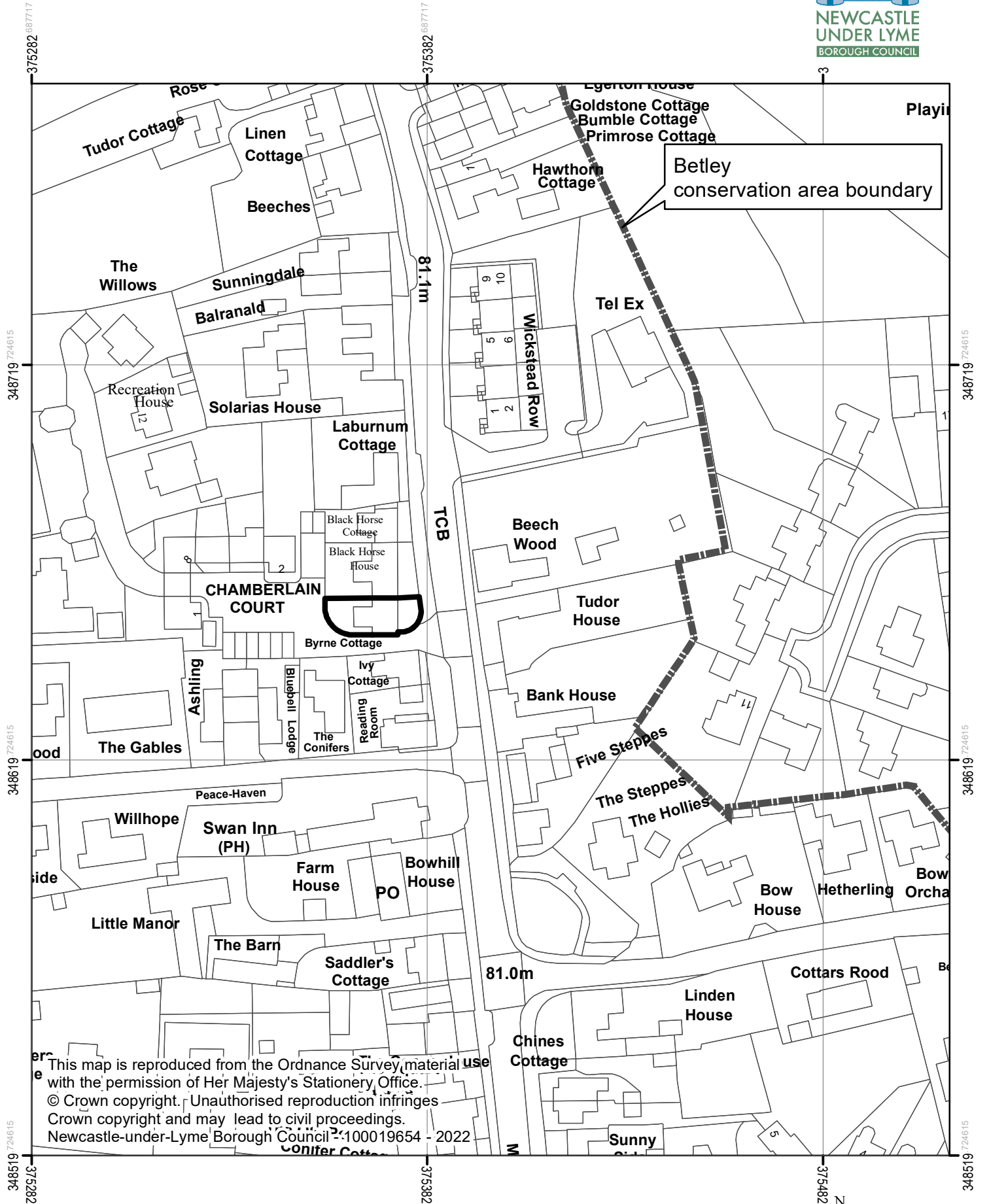


Newcastle town centre conservation area boundary

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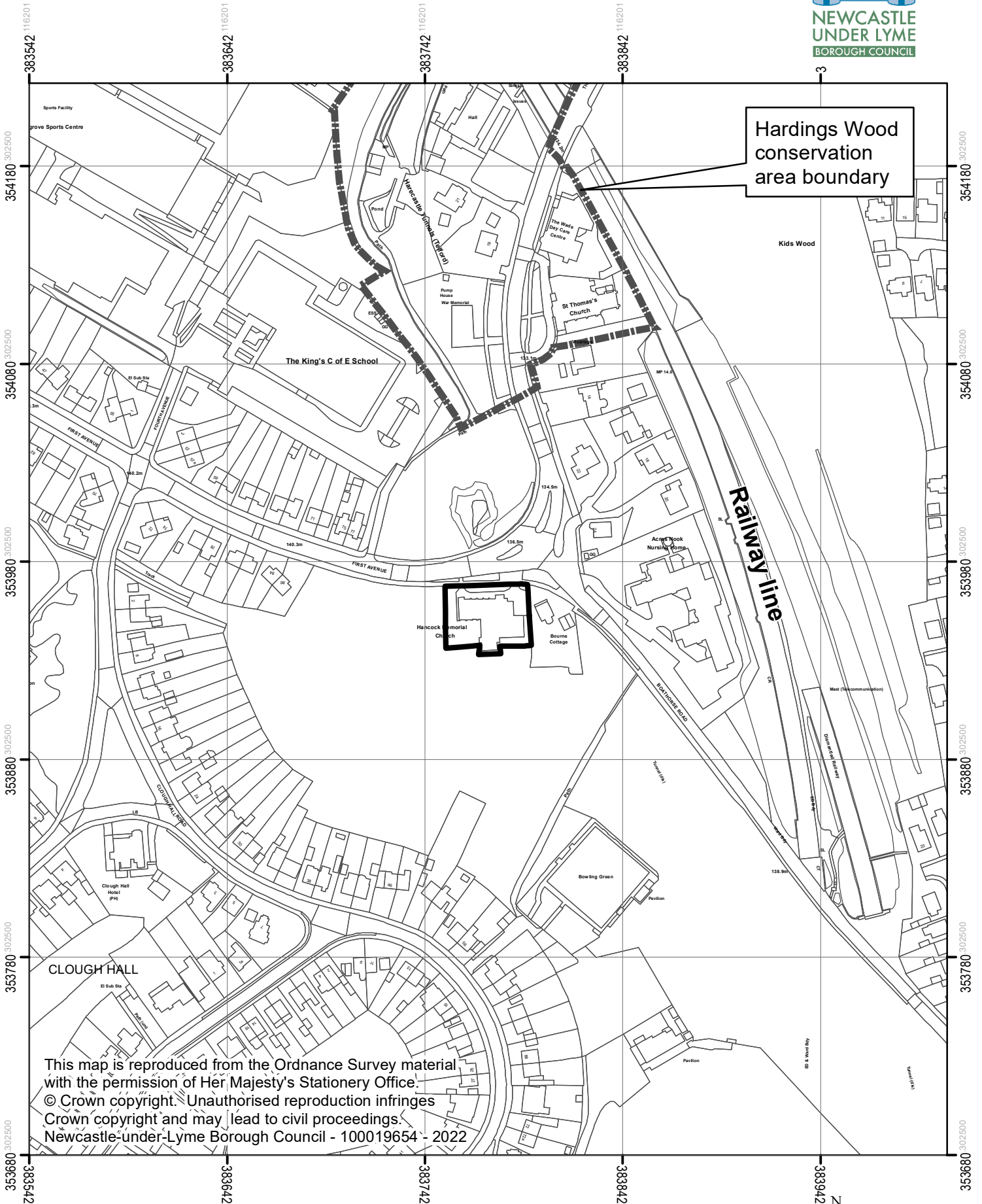
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22/00904/LBC
 Byrne Cottage, Main Road, Betley



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Hardings Wood conservation area boundary

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Register of Locally Important Buildings and Structures in Newcastle-under-Lyme – 2022 Review

Purpose of the Report

To inform the Working Party of the proposal to update Register of Locally Important Buildings and Structures following the 2022 review.

1.0 Additions to the Register

1.1 A review of the Register has been undertaken and the proposed additions to the Register following consideration of the nominations by the Assessors' Panel are set out below. 5 nominations were considered by the Panel in the review. 5 buildings and structures are now proposed to be added to the Register. These are as follows:-

1	Pig sty, Ganllwyd, Main Road, Wrinehill	score 7.5
2	Halmerend Methodist Church, High Street Halmerend	score 9
3	Kidsgrove Pentecostal Church, 22 The Avenue, Kidsgrove	score 7.5
4	Beehive sign, 16 Brunswick Street, Newcastle	Score 8.5
5	(Former) Methodist Church, Merrial Street, Newcastle	Score 9

1.2 There are currently 134 entries for buildings and structures on the Register and if the above 5 entries are added to the list, this will make 139 entries. The additions will be considered by Planning Committee on 6 December 2022.

3.0 Next Steps

3.1 The nominators and owners of the buildings and structures 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.

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

4.0 Background Papers

English Heritage: Good Practice Guide for Local Listing: 2012 <http://www.english-heritage.org.uk/publications/good-practice-local-heritage-listing/>

Supplementary Planning Document – Register of Locally Important Buildings and Structures 2012

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