

Public Document Pack

Date of meeting Wednesday, 4th January, 2023
Time 6.30 pm
Venue Second Floor Meeting Room - Castle (SF01)
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 - 6)**
To consider the minutes of the previous meeting(s)
- 4 PREVIOUSLY CONSIDERED APPLICATIONS** **(Pages 7 - 8)**
To receive the decisions of applications which have been previously considered by this Working Party
- 5 NEW APPLICATIONS RECEIVED** **(Pages 9 - 20)**
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 Panter (Chair), Johnson (Vice-Chair), Barker MBE, Lawley and 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:	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.

Agenda Item 3

Conservation Advisory Working Party - 29/11/22

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 29th November, 2022
Time of Commencement: 6.30 pm

Present: Councillor Barry Panter (Chair)

Councillors: Johnson Reece
Barker MBE
Lawley

Apologies: Parish Councillor A McPhee

Officers: Louise Wallace Urban Design/Conservation
Officer

Representing D
Outside Bodies:

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 1 November, 2022 be agreed as a correct record.

3. **PREVIOUSLY CONSIDERED APPLICATIONS**

Resolved: That the report on the decision on applications previously considered by this Working Party be received.

4. **NEW APPLICATIONS RECEIVED**

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

Revolution 7 Hassell Street, Newcastle 22/00911/ADV

The groups opinions were split with some concern that the signage overall didn't enhance the Conservation Area but still accepted that the nature of the signage and the new use would attract business into the town. Others recognised the history of nightlife within the town and felt that the mural was a well-executed and colourful addition to a building which was of no particular merit, providing the paint was not damaging to the fabric. The group accepted that the Conservation Area was an eclectic mix of types and styles of buildings. Some members felt the canopy design and lettering was not consistent with the other signage and also that the signage did not reflect the guidance set out in the council's shop front design guide

9-11 Liverpool Road, Newcastle 22/00397/FUL

Conservation Advisory Working Party - 29/11/22

The group are pleased with the partial reduction in height but this will still be visible in longer distance views. They were happy with the salvation army building being visually separate. They welcomed the use within the town centre but felt that the appearance was still a little fussy, would prefer no metal cladding even though it was slightly simpler than the previous design. They felt that the Bridge St frontage appeared more complicated on the entrance corner now given there was general support for this elevation on the original scheme. Overall the design was trying too hard to bring variety in the elevations. Concern was expressed with the use of buff colour bricks.

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

The group were all supportive of the need for a full and proper assessment of the significance of the building with a heritage statement, particularly the roof structure. Concerns were raised that there was no structural engineers report to ensure that such changes would not be harmful to the building given the structure has settled over hundreds of years. Some members accepted that the occupants needed to create a usable space and the trusses needed to be modified in order to enable this.

Kidsgrove Pentecostal Church, The Avenue, Kidsgrove 22/0883/FUL

Members were unhappy with the scheme which was over intensification of use that did not respect the character and nature of the former chapel and the area. It lies adjacent to a Grade II listed bothy on the edge of the former Clough Hall estate and the church makes an important contribution to the townscape.

They felt that even as a non-designated heritage asset the building should have a scheme which was informed by a statement of significance. The roof lights were considered an unacceptable addition and there were clear issues with the external appearance of the windows by the introduction of a floor and partitions. The loss of the interior features was poorly thought out given the fittings were originally oak. The gothic aesthetic may enable well designed dormers as a better addition, particularly on the road side elevation and the group would like consideration to be given to the stained glass.

5. REGISTER OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES IN NEWCASTLE-UNDER-LYME- 2022 REVIEW

Resolved: That the additions to the list be supported.

6. CONSERVATION AND HERITAGE FUND

There were no applications.

7. URGENT BUSINESS

There was no Urgent Business.

Councillor Barry Panter

Conservation Advisory Working Party - 29/11/22

Chair

Meeting concluded at 8.00 pm

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**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
22/00820/FUL	Old Furnace House, Springwood Road Newcastle	Two storey rear extension and re-location of garden retaining wall and associated engineering operations.	The group raised concerns on the scale of the proposed extension and the impact that this would have on the setting of the adjacent Monument which is a striking feature. As a result of the proportions and scale of the extension, the development would negatively disrupt the relationship between the house and the furnace. Little justification was offered in relation to the scale of the extension and any associated benefits. Concerns with the proposed alterations to the retaining wall and the implications on 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.	Permission REFUSED by delegated powers on 23 November http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00820/FUL
22/00847/FUL & 22/00848/LBC	Oakley Hall	Proposed alterations / refurbishment of external elevations and internal layout of the Grade II* listed manor house	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	Permission granted by delegated powers on 30 November 2022 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00847/FUL

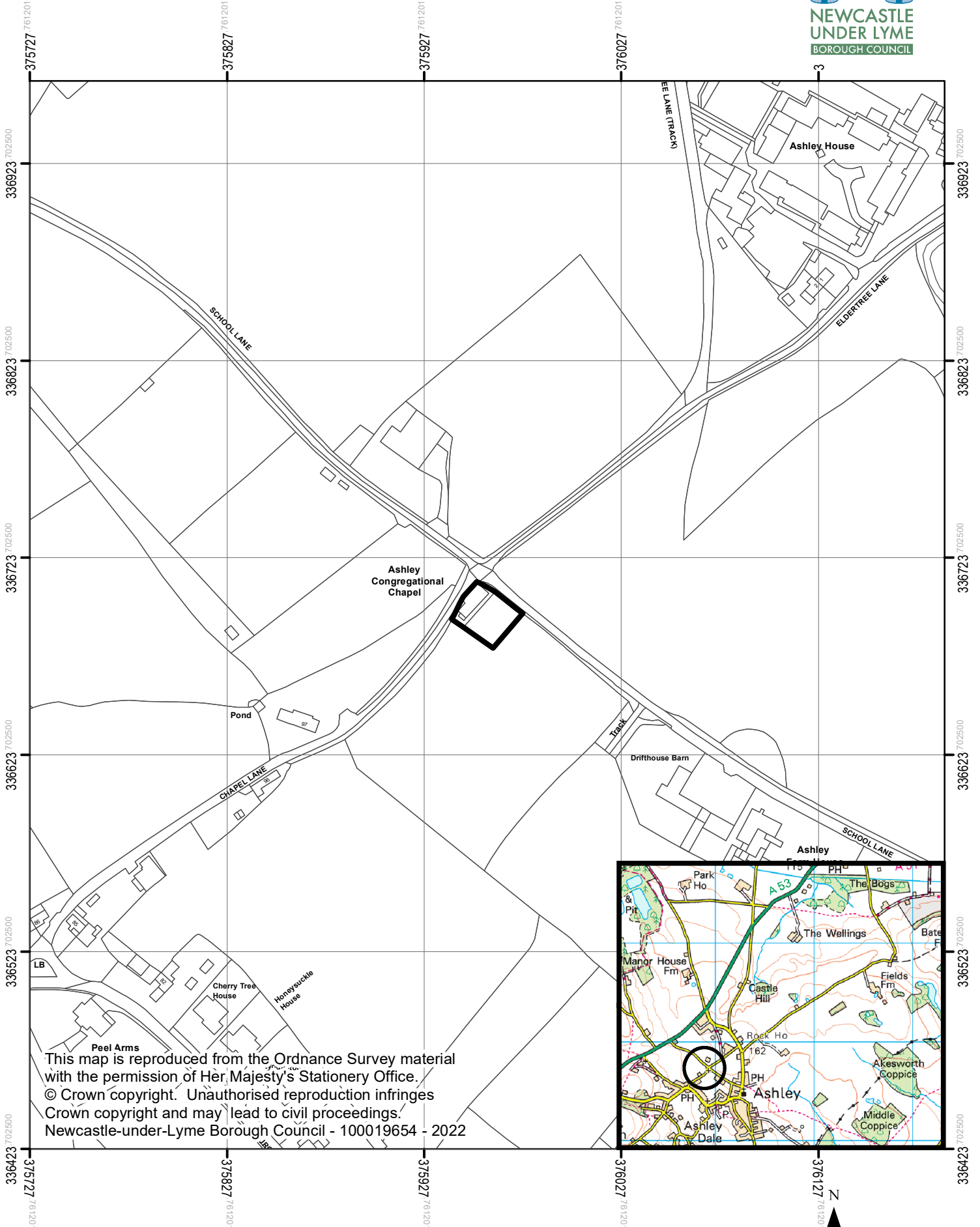
			<p>glazing. More information is required for the lift. With regard to the Brewhouse wall, they were content with the widening and reduction in height. It was felt that perhaps the urn finials would provide a better aesthetic rather than re-constituted replacements which may fail.</p>	
<p>22/00438/FUL</p>	<p>17 Nantwich Road Audley</p>	<p>Proposed front open porch and replacement front boundary wall and retaining wall. AMENDED PLANS</p>	<p>Existing dry stone wall is unsightly and in need of repair and that whilst proposed brick wall was not significantly harmful, the dry stone walls removal should only be a last resort and that more evidence and justification is needed to demonstrate that repair works are not feasible. Concerns to the proposed porch, given that there is a lack of other examples which would make the proposal look out of place with the street scene.</p>	<p>Permission granted by delegated powers on 16 December 2022</p> <p>http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00438/FUL</p>

COONSERVATION ADVISORY WORKING PARTY

Reference	Location	Development	Remarks	Link
22/00923/FUL & 22/00924/LBC	Congregational Chapel, Chapel Lane Ashley	Conversion of existing chapel to single residential unit	Affecting a Grade II Listed Building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00923/FUL
22/00948/FUL & 22/01025/LBC	Manor Farm, Manor Road, Madeley/Baldwins Gate	Conversion of former barn to form 3 single bed units to be used as holiday lets or farmworkers accommodation.	Affecting curtilage listed barns	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00948/FUL
22/00858/FUL	Bradwell Hall Nursing Home, Old Hall Drive, Bradwell	Installation of solar equipment on non-domestic premises	Affecting setting of a Grade II Listed Building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00858/FUL
22/01026/ADV	Bus Station, Stubbs Street, Newcastle	Installation of 3 passenger transport screens displaying travel information and advertisements.	Within town centre conservation area.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/01026/ADV
22/00736/FUL	Old Springs Hall, Market Drayton	New garages to estate lodge and cottage	Affecting the setting of a Grade II curtilage listed lodge within historic parkland estate (unregistered)	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00736/FUL

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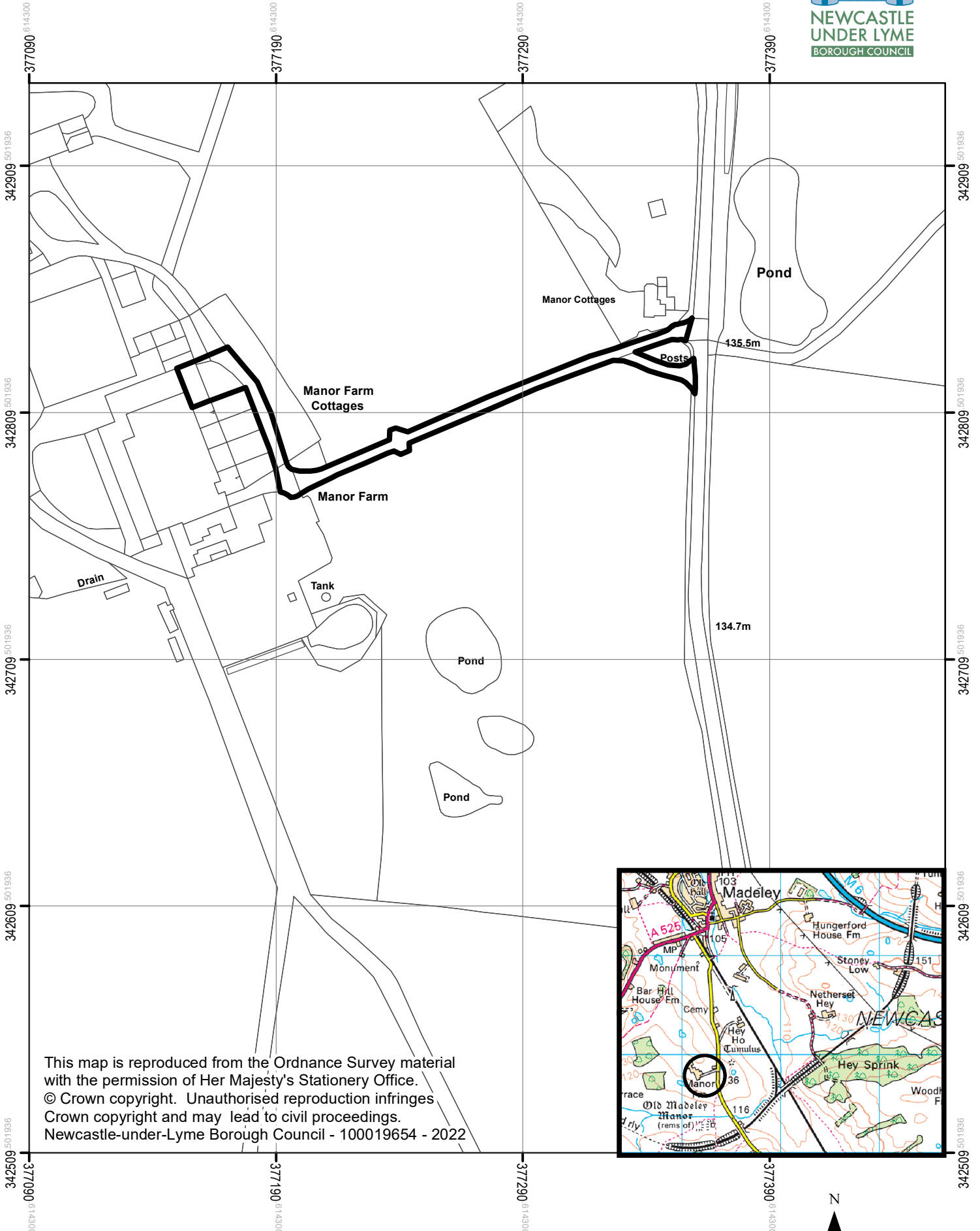
Congregational Chapel, Chapel Lane Ashley



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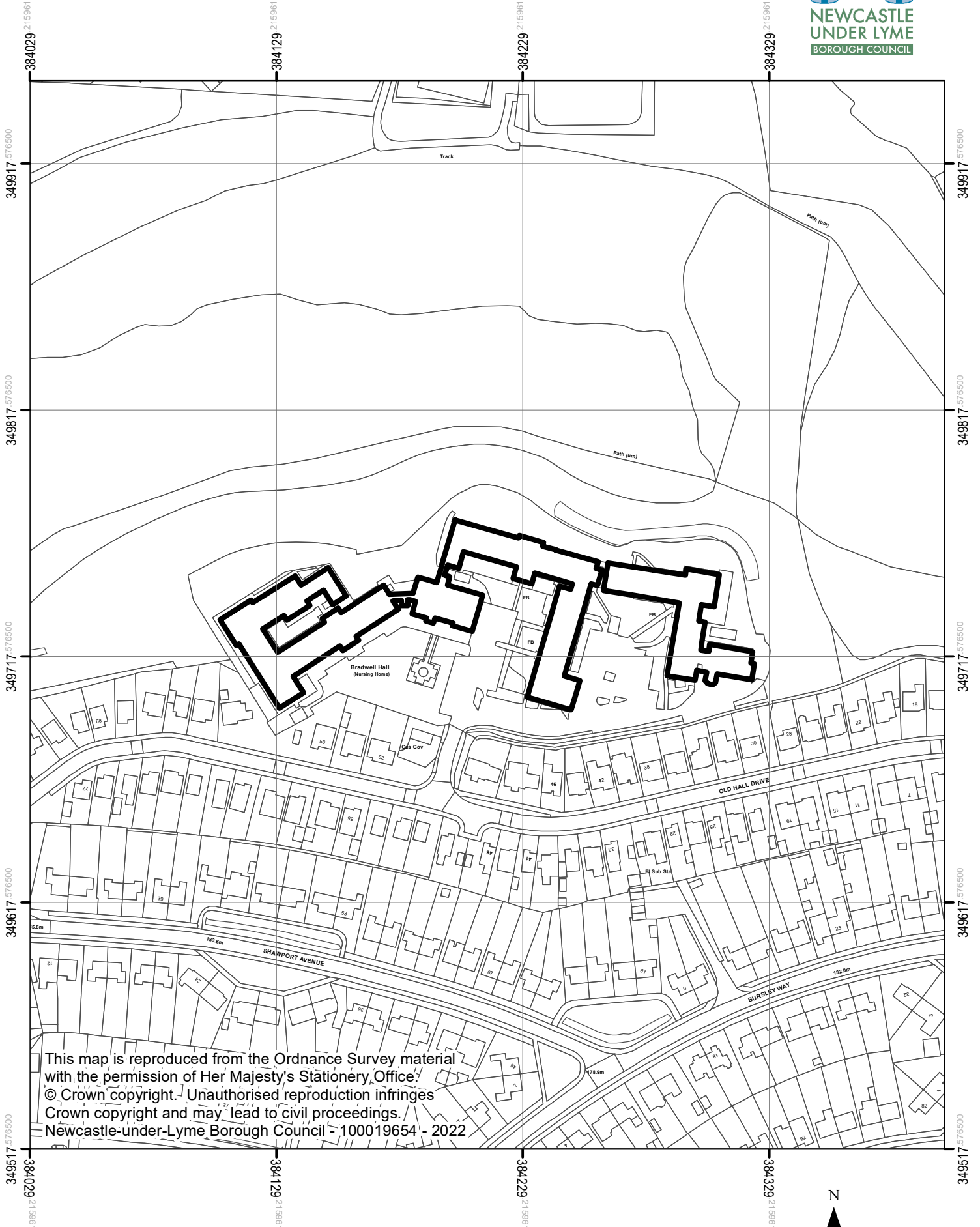
Manor Farm, Manor Road, Madeley/Baldwins Gate



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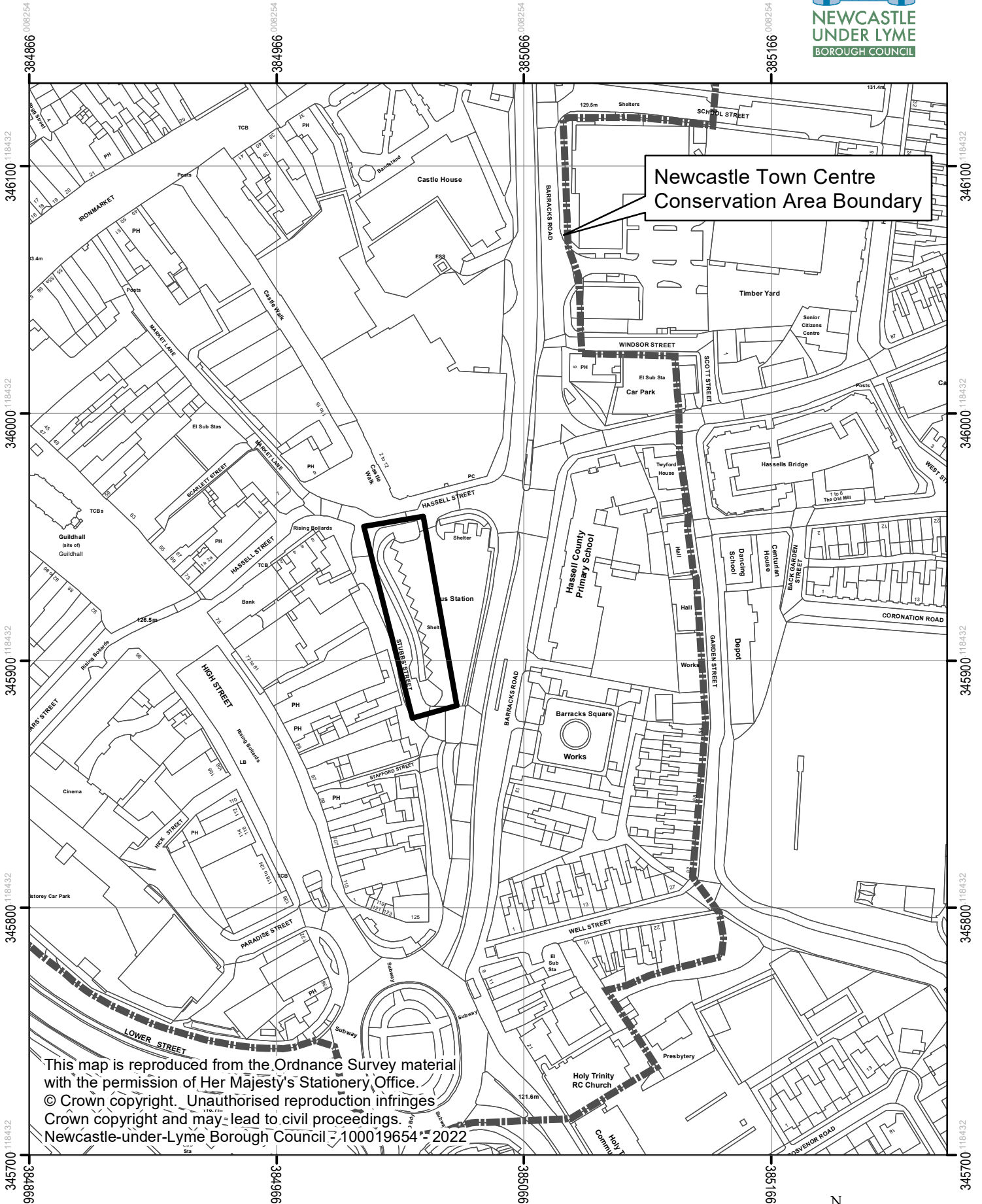
Bradwell Hall Nursing Home, Old Hall Drive, Bradwell



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Bus Station, Stubbs Street, Newcastle

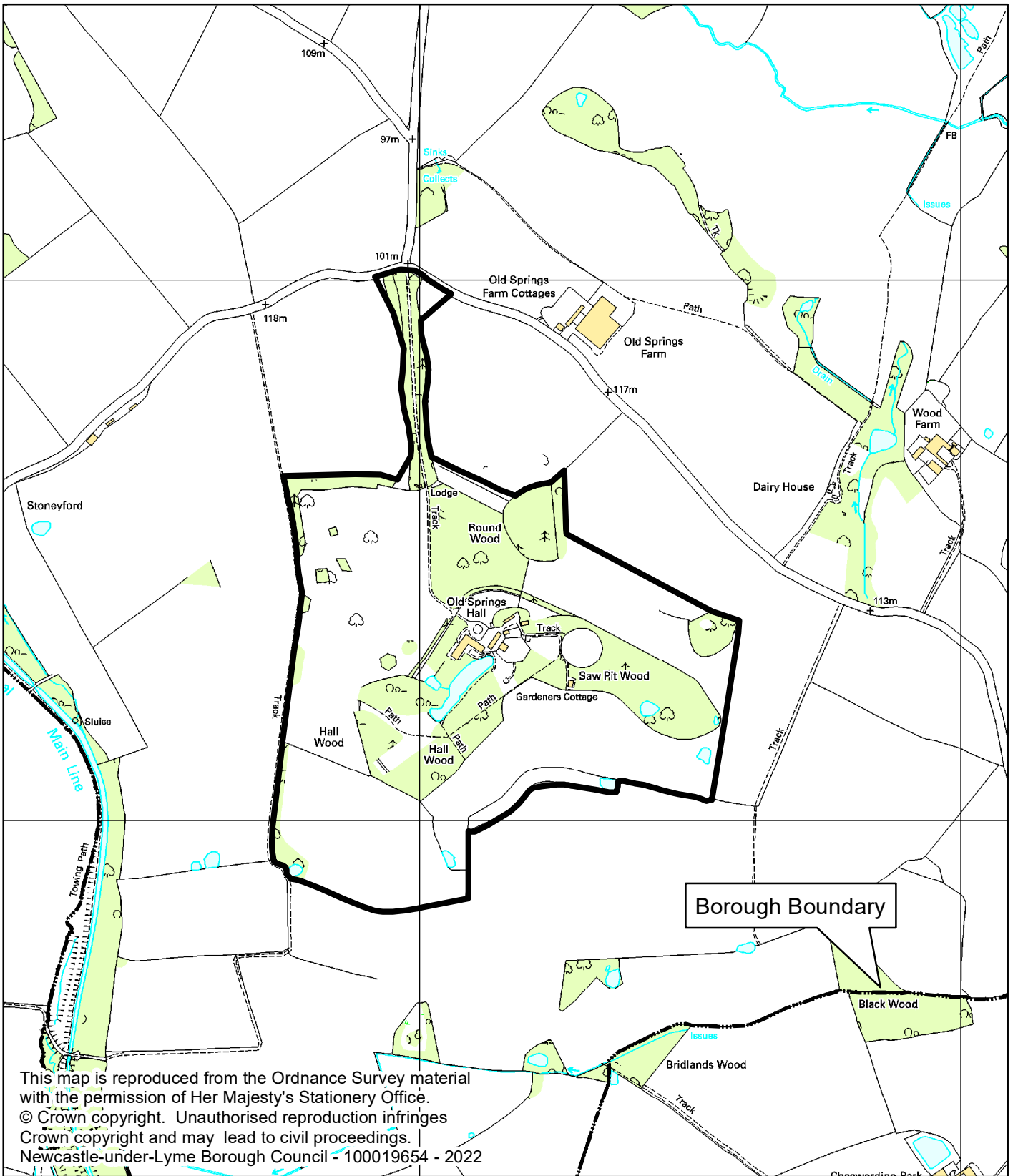


Newcastle Town Centre Conservation Area Boundary

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Old Springs Hall, Market Drayton



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