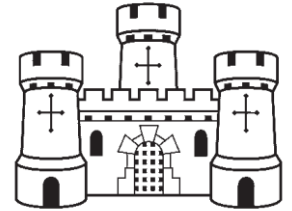


# Public Document Pack

**Date of meeting** Tuesday, 16th April, 2024  
**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 - 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** **(Pages 21 - 22)**

To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act, 1972.

*The following item is considered urgent due to the application being considered at Planning Committee on 23<sup>rd</sup> April, 2024.*

**Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund**

**Ashley Congregational Church (Ref: 23/24003/HBG)**

**Members:** Councillors Johnson (Chair), Barker MBE (Vice-Chair), Panter, 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:	Adcock	Wright
	Richards	Burnett-Faulkner
	Wilkes	

***If you are unable to attend this meeting and wish to appoint a Substitute to attend on your place you need to identify a Substitute member from the list above who is able to attend on your behalf***

Officers will be in attendance prior to the meeting for informal discussions on agenda items.

**NOTE:** IF THE FIRE ALARM SOUNDS, 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 - 19/03/24*

## CONSERVATION ADVISORY WORKING PARTY

Tuesday, 19th March, 2024  
Time of Commencement: 6.30 pm

**Present:** Councillor Trevor Johnson (Chair)

**Councillors:** Barker MBE                      Panter                      Reece

**Apologies:** Councillor(s) Lawley

**Officers:** Louise Wallace                      Urban Design/Conservation  
Officer

**Also in attendance:** Dr S Venables-Fisher  
D Broome  
A McFee

### 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 3 January, 2024, be agreed as a correct record.

### 3. **NEW APPLICATIONS RECEIVED**

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

The Bush Inn, High Street, Silverdale 24/00068/FUL

Members considered the application was an appropriate density with enough car parking but to fully assess the impact a streetscene section was required, given the different levels, rather than a section within the development. They welcomed the access coming from Ashbourne Drive and the brick section of wall within the proposal but felt given the importance of this grouping with the Sneyd terraces, the windows should ideally be timber.

Land at Slacken Lane, Stoke on Trent 24/00089/FUL

The group was disappointed with the quality of the development, unimaginative design and densification of the site. It was especially concerned that the development did not acknowledge the presence of the Listed farmhouse and the potential integration and relationship with this part of the wider site.

Market, High Street, Newcastle 23/00983/DEEM3

## **Conservation Advisory Working Party - 19/03/24**

The group was supportive of the scheme but felt that the seating design was an important part of the streetscene in the town centre and a decision should be made to ensure it will be integral and sympathetic to the character of the town centre overall.

### 7 Pepper Street, Newcastle 24/00144/FUL

Members had no design objections to the alterations of the windows/doors.

### 7 Pepper Street, Newcastle 24/00117/FUL

Members had no objections to the demolition of the property but felt that the size of the openings was inappropriate for the location and the number of rooflights should be dramatically reduced as they were unnecessary and overly dominant. They also felt that the building could be redesigned to have limited number of openings on the frontage and more inward facing orientation perhaps with a light well and amenity space away from the street.

#### **4. CONSERVATION AND HERITAGE FUND**

There were none.

#### **5. URGENT BUSINESS**

There was no Urgent Business.

**Councillor Trevor Johnson  
Chair**

Meeting concluded at 7.40 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
23/00983/DEEM3	Open Market, High Street, Newcastle	Relocation of 5 market stalls and creation of public realm	The group was supportive of the scheme but felt that the seating design was an important part of the streetscene in the town centre and a decision should be made to ensure it will be integral and sympathetic to the character of the town centre overall.	Permission granted by Planning Committee on 27 March 2024  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/23/00983/DEEM3">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/23/00983/DEEM3</a>

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**CONSERVATION ADVISORY WORKING PARTY**

Reference	Location	Development	Remarks	Link
24/00167/FUL & 24/00168/LBC	The Old Vicarage, 1 Congleton Road, Mow Cop	Proposed alterations and single-storey rear extension	Affecting a Grade II listed building.	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00167/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00167/FUL</a>
24/00146/DEEM3	York Place Shopping Mall, Newcastle	Demolition and enabling works to shopping centre to facilitate conversion to mixed use residential and retail proposal (part of separate application)	Within Town Centre Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00146/FDEEM3">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00146/FDEEM3</a>
24/00190/FUL	Summerhouse, New Road, Wrinehill	Proposed change of use of outbuilding from garage to self-contained holiday let and associated external works.	Within the setting of a Grade II* Listed Building	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00190/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00190/FUL</a>
24/00202/FUL	Morston House, The Midway, Newcastle	Change of use and side extensions to provide student only accommodation (126 studios), new personnel entrance and landscaping.	Within Newcastle Town Centre Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00202/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00202/FUL</a>
24/00119/FUL	193 High Street, Silverdale	Proposed detached oak framed garage/carport	Within the curtilage of a locally listed building	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00119/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00119/FUL</a>
24/00244/FUL	Renford House, 24 High Street, Wolstanton	Replacement boundary treatment with new timber fencing, part retrospective – resubmission of 23/00552/FUL	Within Watlands Park Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00244/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00244/FUL</a>

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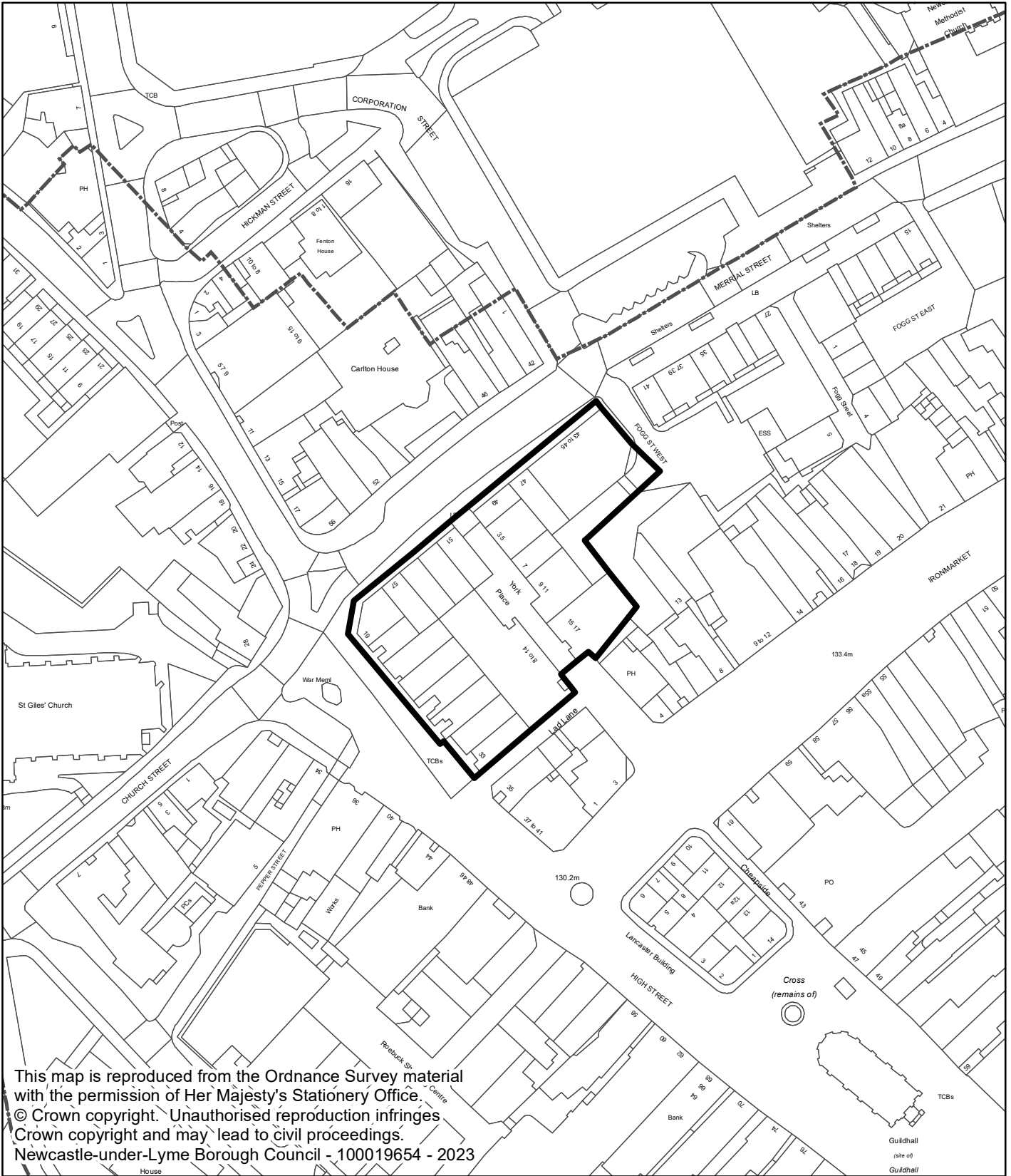
The Old Vicarage  
1 Congleton Road  
Mow Cop



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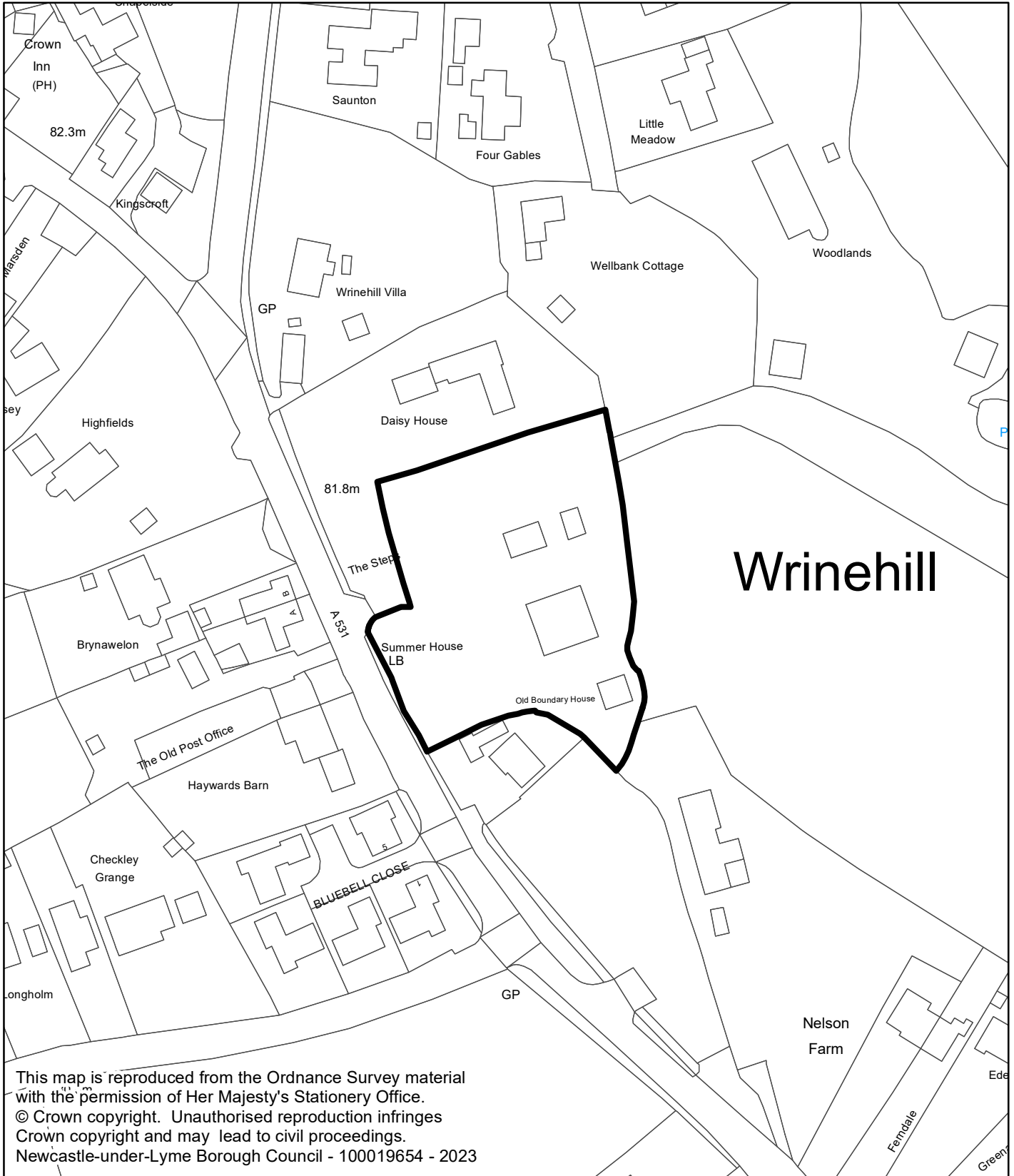
York Place Shopping Mall  
Newcastle



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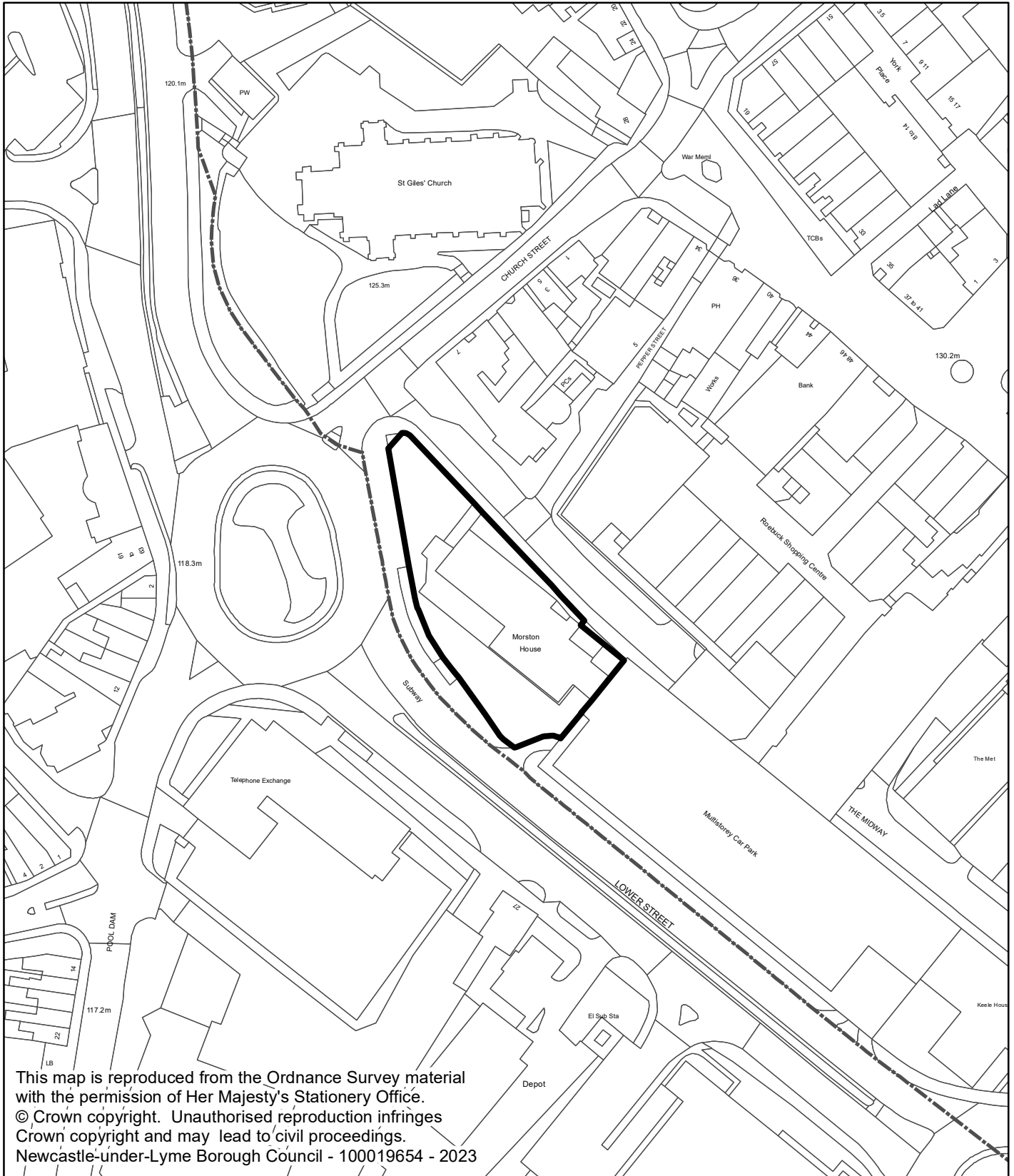
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**Summerhouse,  
New Road,  
Wrinehill**



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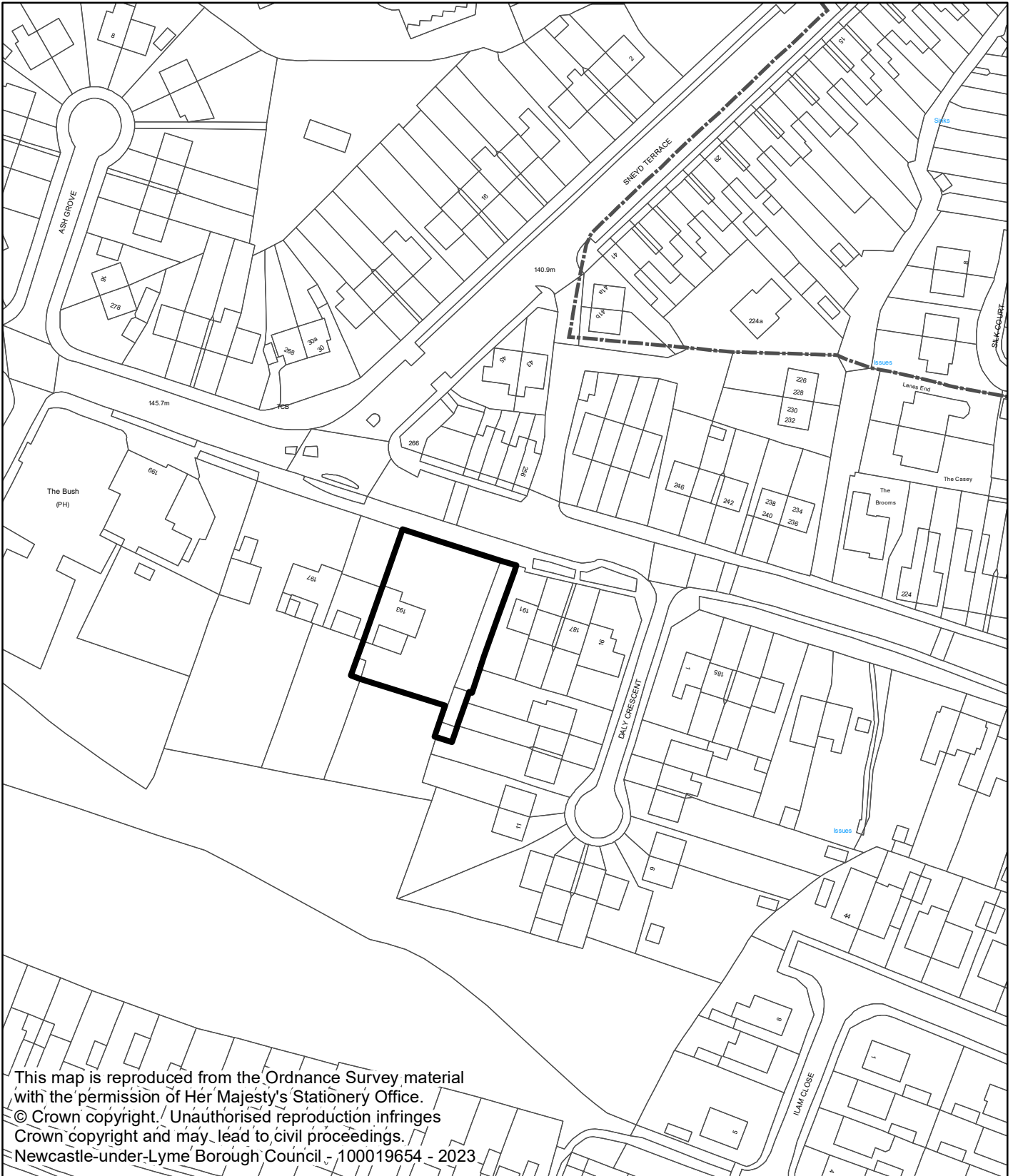
**Morston House,  
The Midway,  
Newcastle**



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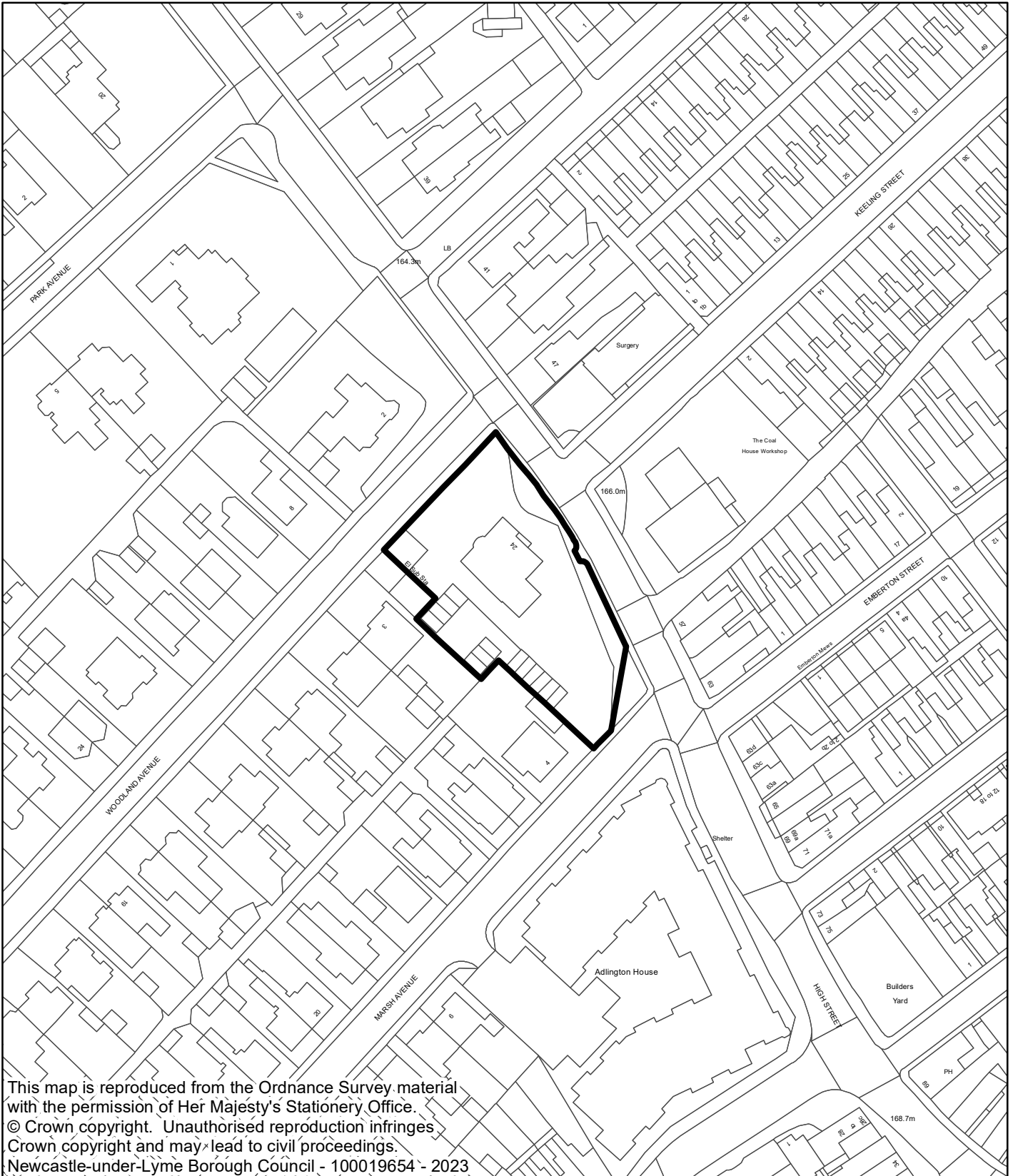




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**Renford House  
24 High Street  
Wolstanton**



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## Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund

Ashley Congregational Church (Ref: 23/24003/HBG)

### RECOMMENDATION:

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

**£ 1,284 Historic Building Grant be given towards sash window reinstatement.**

### Purpose of report

To inform the Working Party of applications for financial assistance towards the cost of reinstatement of 2 windows and give the Working Party an opportunity to express its views on the applications.

#### 1. Congregational Church, Ashley

The application is for assistance to manufacture and install 2 large 15 over 15 timber sliding sash windows to the front elevation of the chapel. The original windows were removed and infilled with brick during some historic renovations, around 1868.

The building got planning permission for conversion of the former chapel and schoolroom in July 2023. It has been disused for many years as a chapel and is being carefully restored with a sensitive proposal for reuse as a dwelling which takes into account the significance of the building.



The Chapel is a Grade II Listed Building, and the work is eligible for 20% grant towards the cost of the works. Two quotations have been received and the total cost of this work is estimated at £6,420 including VAT.

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

#### 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 an allocation this year to the Fund of £24,917. This allows for existing commitments.

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