

# Public Document Pack

**Date of meeting** Monday, 10th June, 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

#### 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 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 17 - 18)**  
To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act, 1972.

**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  
                                   Wilkes                                 Burnett-Faulkner

***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 - 14/05/24*

## CONSERVATION ADVISORY WORKING PARTY

Tuesday, 14th May, 2024  
Time of Commencement: 6.30 pm

[View the agenda here](#)

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

Councillors: Barker MBE                      Lawley                      Reece

Apologies: Councillor(s) Panter, A McPhee and Dr S Venables Fisher

Officers: Louise Wallace                      Urban Design/Conservation Officer

Also in attendance: Parish Councillor Chrissy Mrozicki

1. **APOLOGIES**

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

3. **MINUTES OF PREVIOUS MEETINGS**

**Resolved:** That the minutes of the meeting held on 16<sup>th</sup> April 2024 be agreed as accurate record.

4. **PREVIOUSLY CONSIDERED APPLICATIONS**

**Resolved:** That the report on decisions of the Borough Council on applications previously considered by this Working Party be received.

5. **NEW APPLICATIONS RECEIVED**

**Resolved:** That the following observations be made on the applications:

The Chapel, Keele University, 24/00290/FUL & 24/00291/LBC

The Working Party had no objections to the proposal being supportive of making a feature out of the ramp and matching the materials.

Land at St Lukes Close, Silverdale 24/00231/FUL

The Working Party discussed the increased height of the 3 storey element of the scheme, given the surrounding area is generally smaller scale and two storey. It was generally felt that given the considerable set back of the development from the highway and retention of the mature landscaping and trees, the scheme was unlikely to have any harmful impact upon the character of the area views into the Conservation Area.

***Conservation Advisory Working Party - 14/05/24***

**6. CONSERVATION AND HERITAGE FUND**

There were no applications for financial assistance.

**7. URGENT BUSINESS**

There was no urgent business.

**Councillor Trevor Johnson  
Chair**

Meeting concluded at 7.25 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
24/00167/FUL & 24/00168/LBC	The Old Vicarage, 1 Congleton Road, Mow Cop	Proposed alterations and single-storey rear extension	The Working Party had no objections to the proposal.	Permission granted by delegated powers on 3 May 2024  <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)	The WP were concerned about the appearance of the site following the demolition given how important this area is for the CA and the town centre. There will be a large void within the streetscene, if there are substantial delays with main proposal. Some regretted the loss of the buildings from this era which have left with York Place being an appropriate scale and height. There was a preference for the façade to be retained during the building work for as long as possible and new building in a darker brick.	Permission granted by Planning Committee on 30 April 2024  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00146/DEEM3">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00146/DEEM3</a>

24/00119/FUL	193 High Street, Silverdale	Proposed detached oak framed garage/carport	Members felt that the proposal was disappointingly inappropriate and didn't respond to the character of the properties. It was too large, in the wrong materials and wrong place.	Permission REFUSED by delegated powers on 3 May 2024  <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	The fence is too large in the taller sections and should be reduced to a size similar to the smaller sections. A brick wall would be a better design and colour for the area with a pier next to the gate	Permission granted by delegated powers on 17 May 2024  <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>

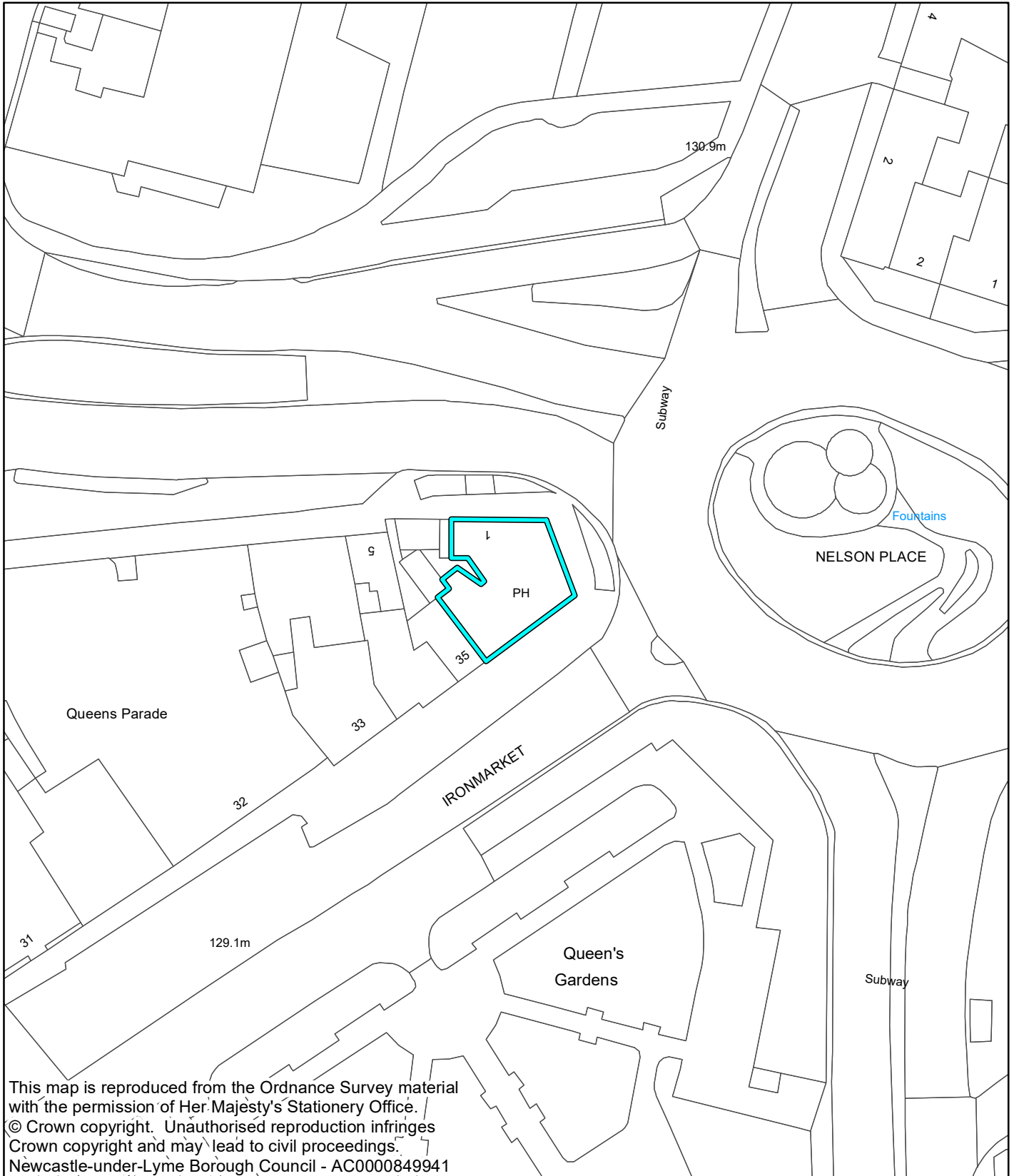
**CONSERVATION ADVISORY WORKING PARTY**

Reference	Location	Development	Remarks	Link
24/00133/FUL	Club and premises, 36 Ironmarket, Newcastle	Change of windows on first and second floor to upvc	Within Newcastle under Lyme Conservation Area and positive building in the CA review	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00133/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00133/FUL</a>
24/00332/FUL	Blakeys Paradise Street, Newcastle	Proposed change of use to residential and retail	Within Newcastle under Lyme Conservation Area and positive building in the CA review	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00332/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00332/FUL</a>
24/00318/LBC	Aston Cottage, 201 School Lane, Aston	Removal of garden wall from former pigsty to corner of main cottage	Within the curtilage of Grade II Listed Building	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00318/LBC">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00318/LBC</a>
24/00375/FUL	41 High Street, Wolstanton	Replacement render and windows	Within Watlands Park Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00375/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00375/FUL</a>

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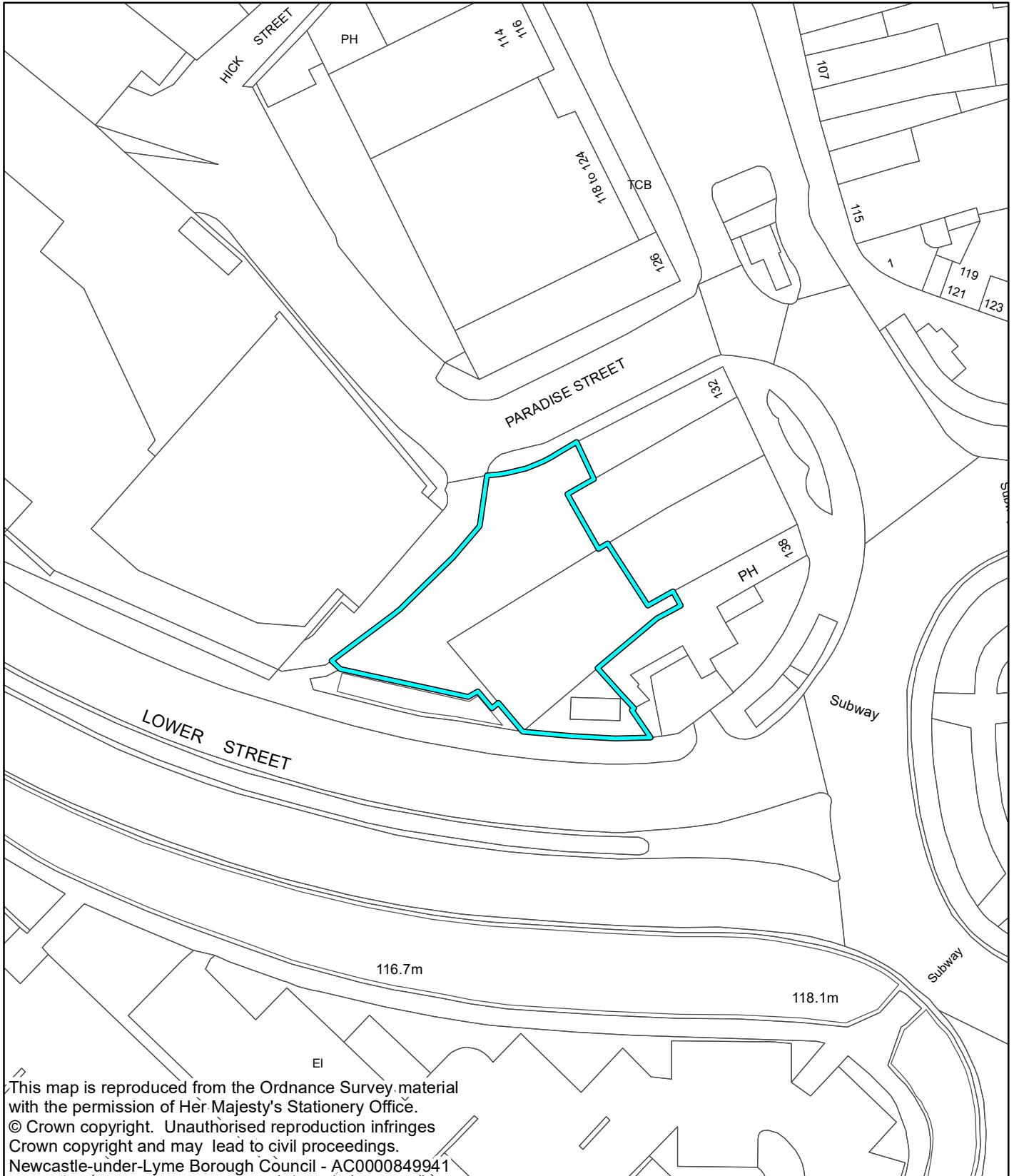
**Club And Premises  
36 Ironmarket  
Newcastle**



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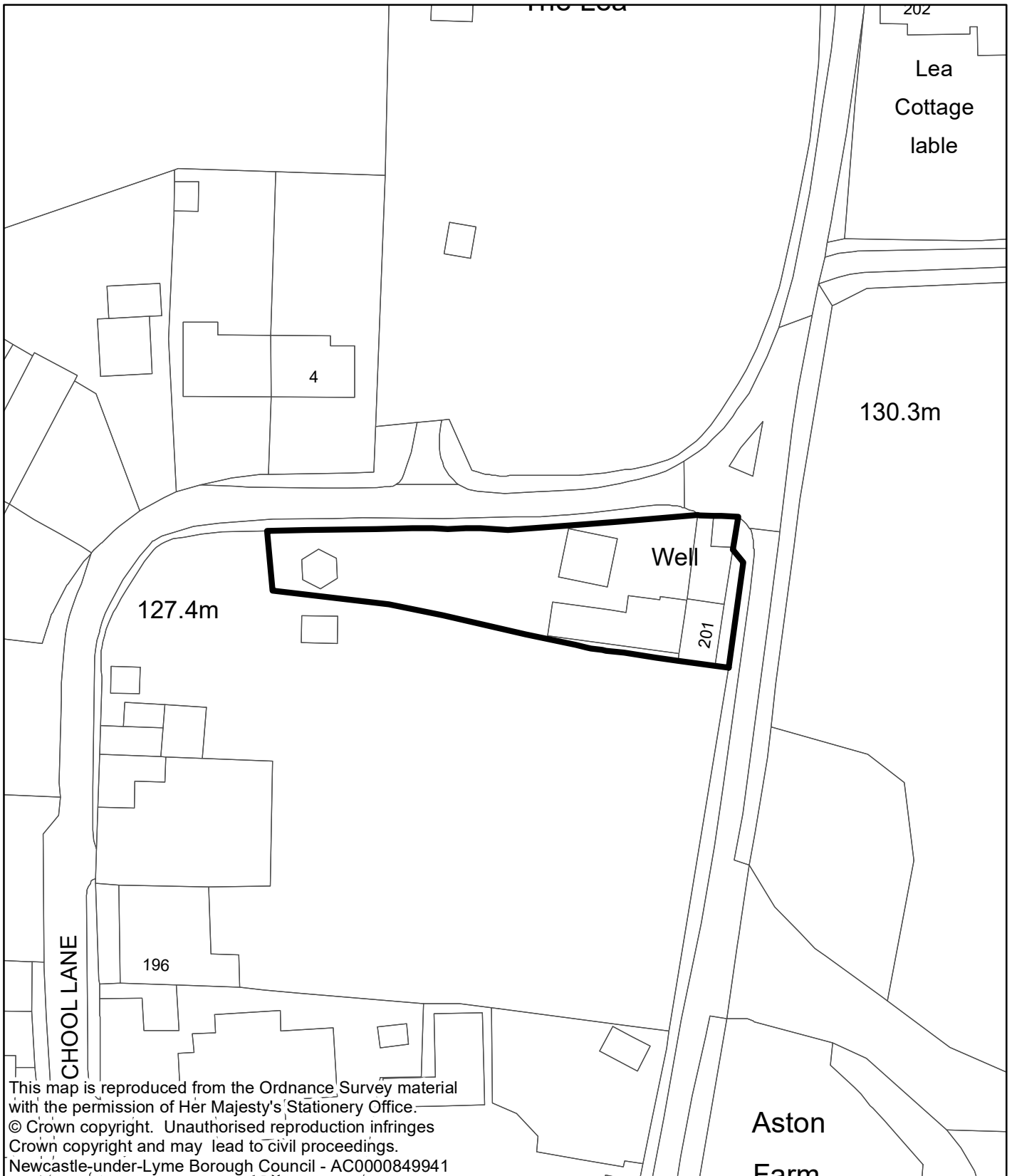
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**Blakeys  
Paradise Street  
Newcastle Under Lyme**



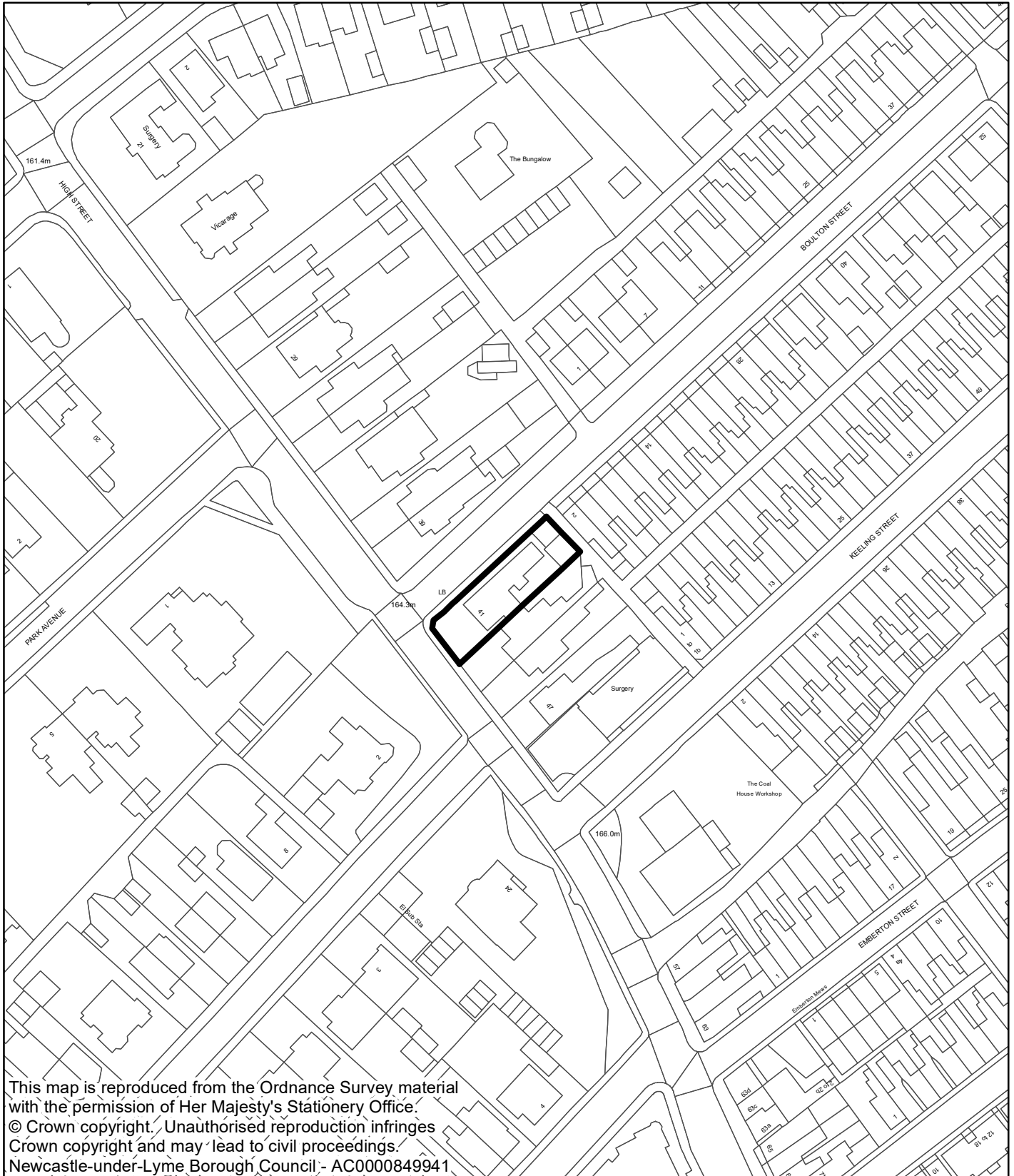
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Aston Cottage  
201 School Lane  
Aston



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

### Bull Pen and Stable at Audleys Cross (Ref: 24/25001/HBG)

#### RECOMMENDATION:

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

**£ 4,670 Historic Building Grant be given towards roof repairs.**

#### Purpose of report

To inform the Working Party of applications for financial assistance towards the cost of repairing the roof and give the Working Party an opportunity to express its views on the application.

#### Bull Pen and Stable at Audleys Cross Farmhouse

The application is for repair of the roof to a section of the farm buildings, including stripping re-fixing loose timbers, relaying loose corbel bricks re-tiling and lead work, with scaffold access.

During the listed building survey in 2022/23 it was recorded that the barn roof was in urgent need of repair. The timbers had failed and tiles had fallen and slipped and corbelling was loose or missing.



The barns are listed Grade II as part of the Audleys Cross Farmhouse and ranges of farmbuildings. It is the right hand of the taller square corner sections with hipped roof which has suffered from the decay. Earlier surveys show that some sections including this were covered in ivy, which probably caused the decline of the mortar and the brickwork. This has been cleared but the decay now needs rectifying to halt the decay and repair the damage.

The work is eligible for 20% grant towards the cost of the works. Two competitive quotations have been received for the work and the lowest at £23,352 inc VAT which is payable. 20% of this cost is £4,670.

#### 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 £28,633. This allows for existing commitments.

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