

Public Document Pack

Date of meeting Tuesday, 9th July, 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

- 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 - 14)
To make observations on new applications received.
- 6 CONSERVATION AND HERITAGE FUND** (Pages 15 - 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.
- 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 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 - 10/06/24

CONSERVATION ADVISORY WORKING PARTY

Monday, 10th June, 2024
Time of Commencement: 6.30 pm

[View the agenda here](#)

Present: Councillor Trevor Johnson (Chair)

Councillors: Barker MBE Panter Lawley

Apologies: Councillor(s) Reece and Fisher
Dr S Venables Fisher

Substitutes: Councillor Lesley Richards (In place of Councillor Philip Reece)

Officers: Rachel Killeen Development Management Manager
Chun Fung Lai Planning Officer
Jacob Wood Planning Officer

Also in attendance: Mr David Broome
Andrew McPhee
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 14/05/2024 be agreed as accurate record.

4. **PREVIOUSLY CONSIDERED APPLICATIONS**

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

5. **NEW APPLICATIONS RECEIVED**

Resolved: That the following observations be made:

24/00133/FUL 36, Ironmarket

The Working Party objected to the proposed and existing replacement windows in this prominent gateway building within the Conservation Area. Members felt that the windows should be timber, not UPVC, and should be uniform throughout rather than a mix of casement and sash. They considered that there was no reason why the original windows could not be refurbished to ensure that they provided sufficient thermal performance, met fire regulations and retained the character

Conservation Advisory Working Party - 10/06/24

of the Conservation Area. It was also considered that the submitted information was of insufficient detail and quality to fully understand the proposal.

24/00332/FUL Blakeys

The Working Party felt that the proposal would result in overdevelopment of the site and that it lacked thought in the external layout. Particular concern was raised regarding the car parking to the front and the lack of any positive change to the current site. Some concern was also expressed regarding the impact of the proposal on the operation of the adjacent public house.

24/00318/LBC Aston Cottage

Most Members objected to the removal of the wall and felt that the damp problem in the property could be resolved in another way. In particular, given that the tree was not protected, this should be removed rather than the wall. Another suggestion was for the wall to be separated from the house. Some Members felt that the remaining boundary fence should be replaced because with the removal of the wall, it would become the dominant boundary feature and was not of an acceptable standard or appearance.

24/00375/FUL 41, High St, Wolstanton

The Working Party considered that the specification of the replacement render should be agreed and that the original features within the current render should be retained. Members objected to the replacement of the windows and felt strongly that the existing windows should be retained and restored.

6. CONSERVATION AND HERITAGE FUND

A grant application was considered under Urgent Business.

7. URGENT BUSINESS

Resolved: That the application for a £ 4,670 Historic Building Grant towards roof repairs be agreed.

**Councillor Trevor Johnson
Chair**

Meeting concluded at 7.15 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
23/00698/LBC & 23/00567/FUL	Butterton Grange Farm Butterton Grange, Trentham Road	Change of use of traditional farm buildings to 7 residential units including demolition of modern farm buildings	Essentially this scheme is acceptable in principle but the roof trusses should be retained as an important part of the significance of the complex. This will then inform and enable a more appropriate design, splitting the units up properly to get different sizes of dwellings and use of space.	Permission granted by delegated powers on 30 May 2024 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00567/FUL

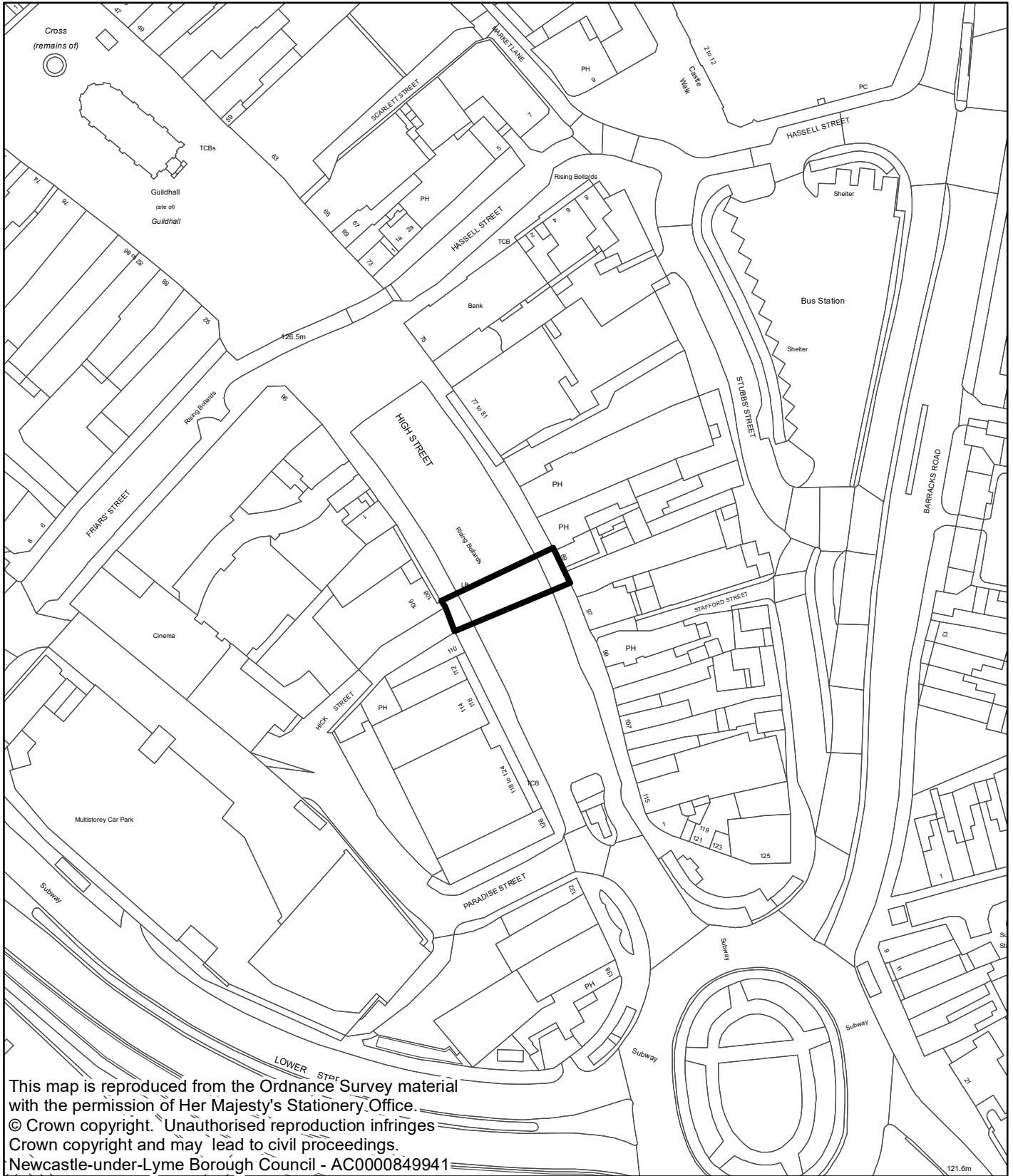
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CONSERVATION ADVISORY WORKING PARTY

Reference	Location	Development	Remarks	Link
24/00336/DEEM3	Open Market, High Street, Newcastle	New digital sign	Within the town centre conservation area and adjacent to a number of listed buildings	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00336/DEEM3
24/00376/FUL	Paddocks Farm, Keele	Erection of steel portal framed building for dairy cow housing	Within Registered Historic Park and Garden	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00376/FUL
24/00412/FUL	Paddocks Farm, Keele	Erection of steel portal framed building for utilisation as dairy cow housing – phase 2	Within Registered Historic Park and Garden	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00412/FUL

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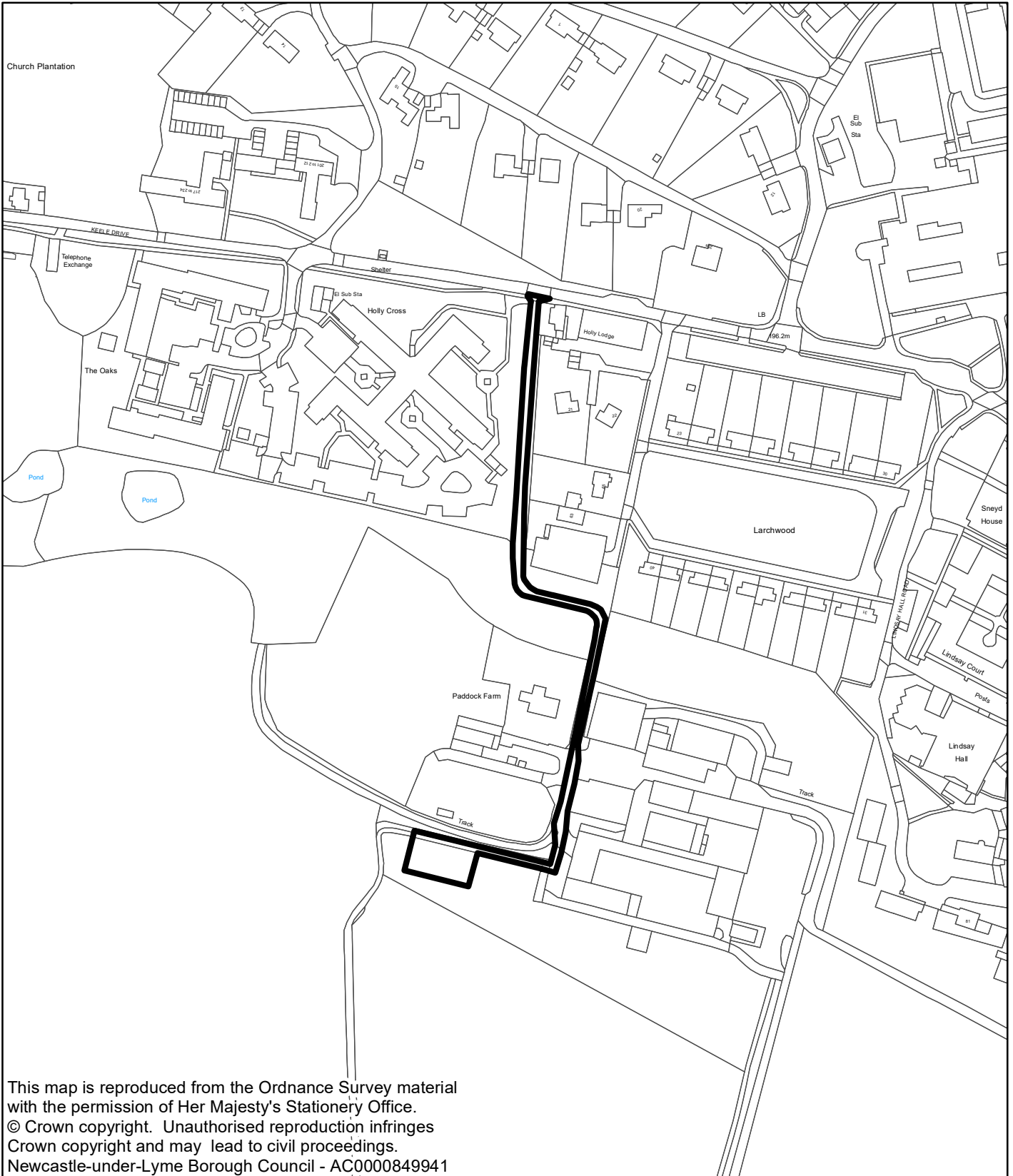
Open Market
High Street
Newcastle-under-Lyme



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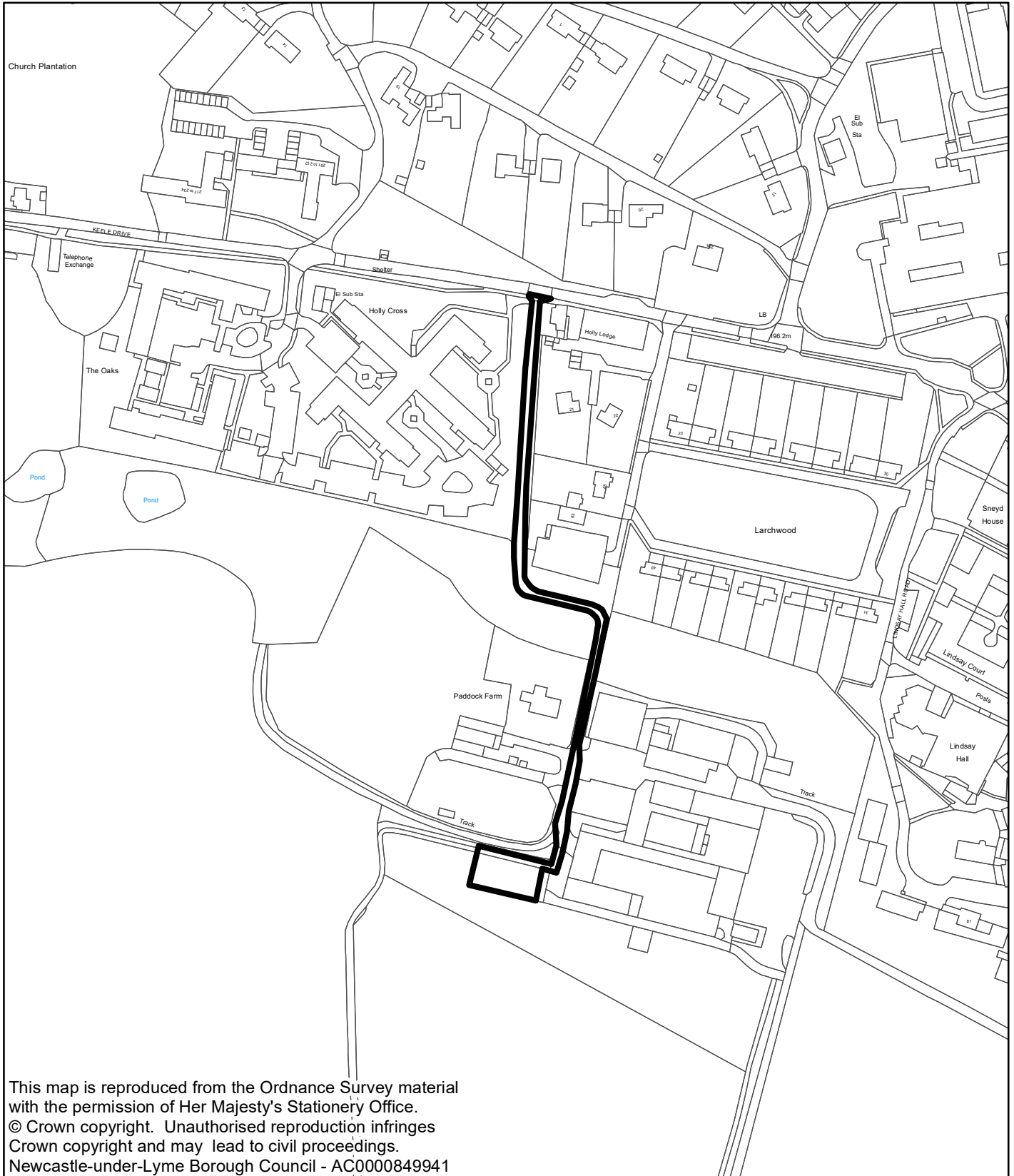
**Paddocks Farm, The Village
Keele, ST5 5BD**



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**Paddocks Farm, The Village
Keele, ST5 5BD**



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

Offley Well Head, Madeley (Ref: 24/25002/HBG)

RECOMMENDATION:

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

£ 1,697 Historic Building Grant be given towards collecting cataloguing and storing displaced stonework.

Purpose of report

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

Offley Well Head, Madeley

This Grade II listed stone fountain stands within allotment gardens on Manor Road. Originally erected by A Hungerford Crewe and dedicated to her aunt, E Offley of Madeley Manor.

The application is to collect, catalogue and store displaced stonework, to stabilise loose panels at the top of the monument and check the stability of the structure. This phase will also provide drawings and oversee and record other stone fragments by appropriately qualified architect.

Raised up with steps on a basin, and set behind balustrade walls which have largely collapsed, the octagonal monument originally had decorated panels and iron dolphins for the water spouts. It is also recorded as being dilapidated in 1927 so has suffered from neglect for a long time.

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 £8,484 inc VAT which is payable.



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. 20% of this cost is £1,697.

There is sufficient funding to meet this grant application with an allocation this year to the Fund of £23,963. This allows for existing commitments.