

Public Document Pack

Date of meeting Tuesday, 26th November, 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 - 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** (Pages 21 - 22)
To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the officer.

An application was received from: St Margaret's Primary School, Wolstanton.
- 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.

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Public Document Pack Agenda Item 3

Conservation Advisory Working Party - 01/10/24

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 1st October, 2024
Time of Commencement: 6.30 pm

[View the agenda here](#)

Present: Councillor Trevor Johnson (Chair)

Councillors: Barker MBE Panter Reece

Apologies: Councillor(s) Lawley

Officers: Louise Wallace Urban Design/Conservation Officer

Also in attendance: Mr David Broome
Dr Sukey Venables Fisher
Andrew McPhee

1. **APOLOGIES**

Apologies were received as listed above.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

3. **MINUTES OF PREVIOUS MEETINGS**

Resolved: That the minutes of the previous meeting held on 3rd September 2024 be agreed as a correct record.

4. **NEW APPLICATIONS RECEIVED**

Resolved: That the following observations be made:

3 King Street, Newcastle 24/00484/FUL & 24/00485/LBC

The Working Party had no objections to the principle of the new wall and railings but wanted to condition the size and profiling of the railings. They would like some more details on the restoration of the existing pier and thought that the new copings should have more profiling as they were currently a bit weak. They could be larger as well main pier. One member questioned if the gap was still wide enough for the user.

Land to rear of 5 Morningside and 16 Laverock Grove, Madeley 24/00421/OUT

The Working Party did not consider that there would be any detrimental impact to the Conservation Area but felt that development

Conservation Advisory Working Party - 01/10/24

was inappropriate for the location and that the outlook would be unfortunate for the occupiers. Another option may be for just one dwelling on the site to enable better landscaping and help the development sit within the site better.

3 Church Bank, Keele 24/00578/FUL

The Working Party recognised that this building was perhaps not the best detailed of the properties within this part of the Conservation Area and that it had been altered and added to, but it was still pleasant and had some features which were important, such as the half brick half rendered design with corbelling.

Nevertheless it was within the CA and adjacent to the listed war memorial and church and close to the setting of both. If the hedges were reduced in size, the building was very visible and had then the potential to cause more harm with its overly modern design – Google maps over the years revealed this, including from the rear. The loss of the chimney was also disappointing.

The group felt that the proposal overall was a little ostentatious and the design overly “modern”. It was suggested that more should be made of the garden elevations and perhaps the larger windows should be on this elevation. The frontage elevation could be softened to try and retain more of the character of the building whilst leaving the more modern sections to the far side and rear.

7 Pepper Street, Newcastle 24/00602/FUL

The Group objected to this alien and irresponsible design being dropped into the historic core of the town centre where the rear alleyways contributed towards the significance of the Conservation Area. The massing, height and materials seemed inappropriate including the roofline in this location.

There were details of materials missing from the submission. The building read as a 5 storey building given the large amount of building work and equipment on the roof which was inappropriate in this location. The one chosen viewpoint (if correct) was insufficient and others from within the Conservation Area would likely show more harmful vistas.

The group felt that it would likely not meet building regulations.

5. URGENT BUSINESS

There was no urgent business.

**Councillor Trevor Johnson
Chair**

Meeting concluded at 7.20 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
24/00484/FUL & 24/00485/LBC	3 King Street, Newcastle	Demolition of existing and construction of new boundary wall	The WP had no objections to the principle of the new wall and railings but want to condition size and profiling of railings and more details on restoration of the existing pier. New copings should have more profiling and could be larger as they are currently a bit weak. One member asked if the gap was still wide enough for the user.	Permission granted by delegated powers on 31 October 2024 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00484/FUL
24/00602/FUL	7 Pepper Street, Newcastle	Demolition of existing dwelling and erection of 4 storey love/work unit	The Group objected to this alien and irresponsible design dropped into historic core of the town where the rear alleyways contribute towards the significance of the CA. The massing, height and materials are inappropriate including the roofline in this location. There are details of materials missing from the submission. The building reads as a 5 storey building building & equipment on the roof. The one chosen viewpoint (if correct) is insufficient and others would likely show more harmful vistas. The group felt that it would likely not meet building regs	Permission granted by delegated powers on 15 October 2024 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00602/FUL

24/00409/COU	7 Ironmarket, Newcastle	Change of use of 1 st and 2 nd floors to HMO with shop front alterations	No objections	Permission granted by delegated powers on 20 August 2024 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00489/COU
24/00588/FUL & 24/00613/LBC	Dougy Cottage, Aston Manor Barns, Aston	Proposed insertion of window to front and rear elevations with 2 no. roof windows to front roof slope	No objections	Permission granted by delegated powers on 1 October 2024 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00588/FUL
24/00582/FUL & 24/00583/LBC	Bourne Cottage, The Avenue, Kidsgrove	Proposed conversion of existing detached garage to form residential annex and porch extension	The Working Party did not consider that there would be any detrimental impact to the main Cottage and therefore had no objections.	Permission granted by delegated powers on 26 September 2024 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00582/FUL
24/00336/DEEM3	Open Market, High Street, Newcastle	New digital sign	The WP supported the principle of a screen in the Town Centre but some of the Group felt that the proposed location is inappropriate due to the impact on the CA and in particular, views of the Guildhall. Additional information was requested on what alternative locations have been considered and, in particular, whether a screen could be placed on a building rather than being free-standing.	Permission granted by Planning Committee on 7 November 2024 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00336/DEEM3

24/00611/DEEM3	Queens Gardens, Castle House, Newcastle	Placement of new statue of late Queen Elizabeth II	The Group considered that the statue would be a great asset to the Queens Gardens, the Conservation Area and the Town Centre.	Permission granted by Planning Committee on 18 September 2024 http://publicaccess.newcastle- staffs.gov.uk/online- applications/PLAN/24/00611/DEEM3
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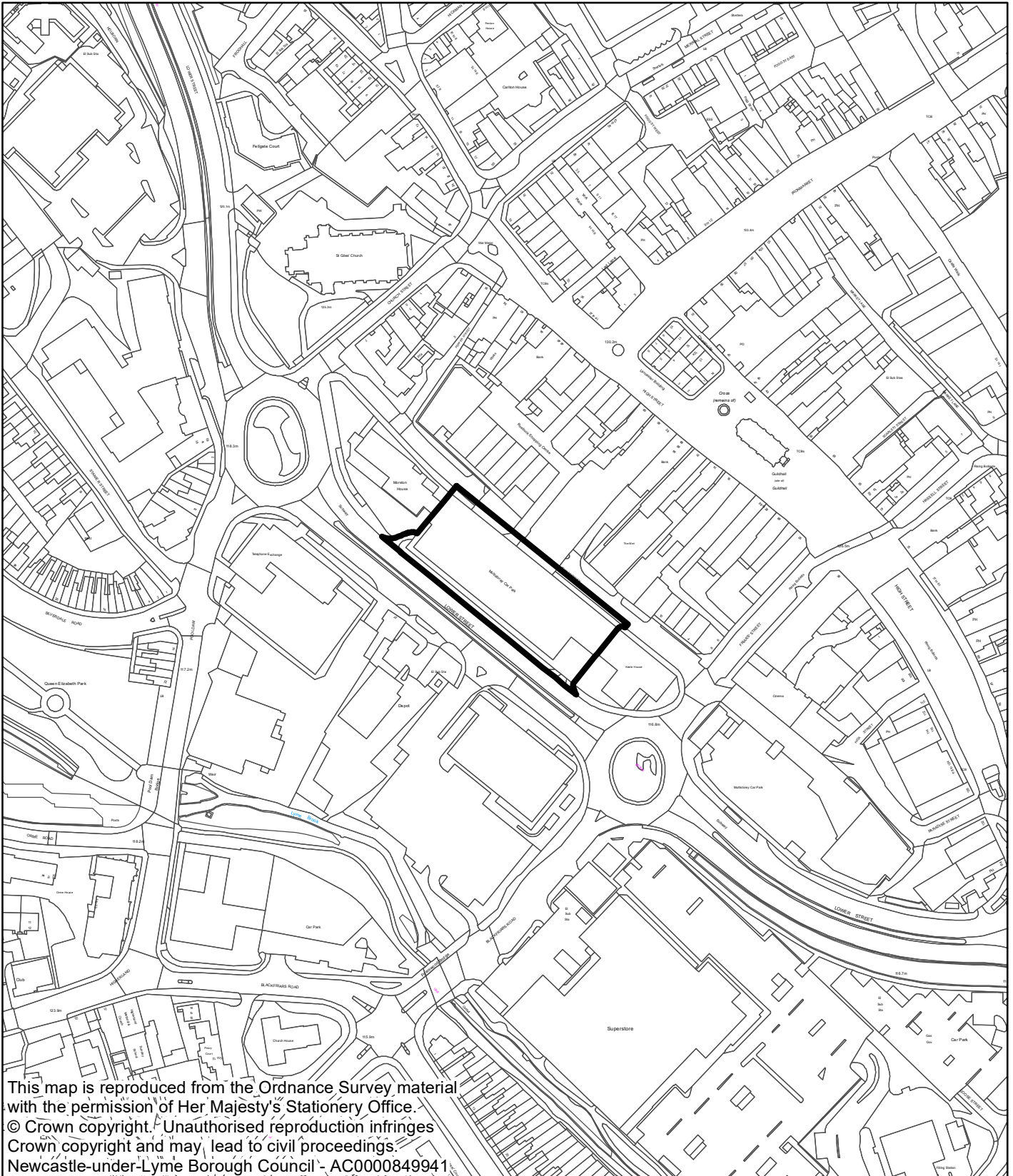
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CONSERVATION ADVISORY WORKING PARTY

Reference	Location	Development	Remarks	Link
24/00678/FUL	Midway Multistorey Car Park, The Midway, Newcastle	Proposed repurposing of existing car park structure into new residential accommodation consisting of 114 apartments and associated communal facilities	Within Newcastle under Lyme Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00678/FUL
24/00774/FUL & 24/00784/LBC	Old Springs Hall, Stoneyford, Market Drayton	Landscape works to the front of Old Springs Hall to include the removal of hard standing surface, soft landscaping and construction of new no dig access route.	Affecting setting and walls in the setting of a Grade II Listed Building.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00774/FUL
24/00792/FUL	Land at Merrial Street/Ryecroft, Newcastle	53 retirement apartments including new access, car parking, landscaping and associated infrastructure	Adjacent to Newcastle Town Centre Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00792/FUL
24/00795/FUL	York Place, Merrial Street, Newcastle	Re-purposing of shopping centre to commercial at ground floor and 52 apartments on two floors above with new landscaped public space to the rear and possible basement music venue.	Within the town centre conservation area and affecting the setting of a number of listed buildings	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00795/FUL
24/00786/FUL	Roebuck Centre, High Street, Newcastle	Conversion to provide 4 student flats	Withing the town centre conservation area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00786/FUL

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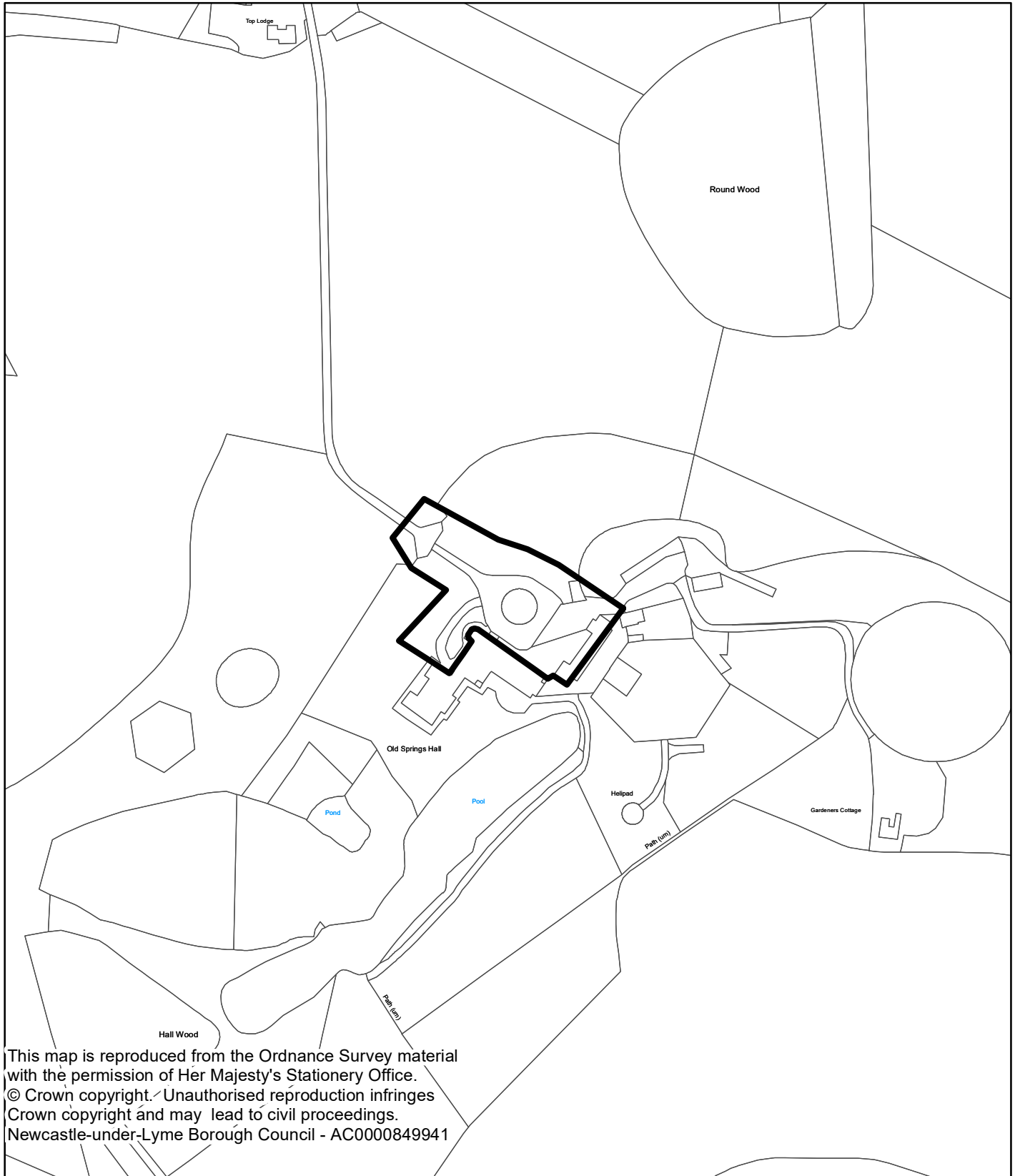
**Midway Multistorey Car Park
The Midway
Newcastle
Staffordshire**



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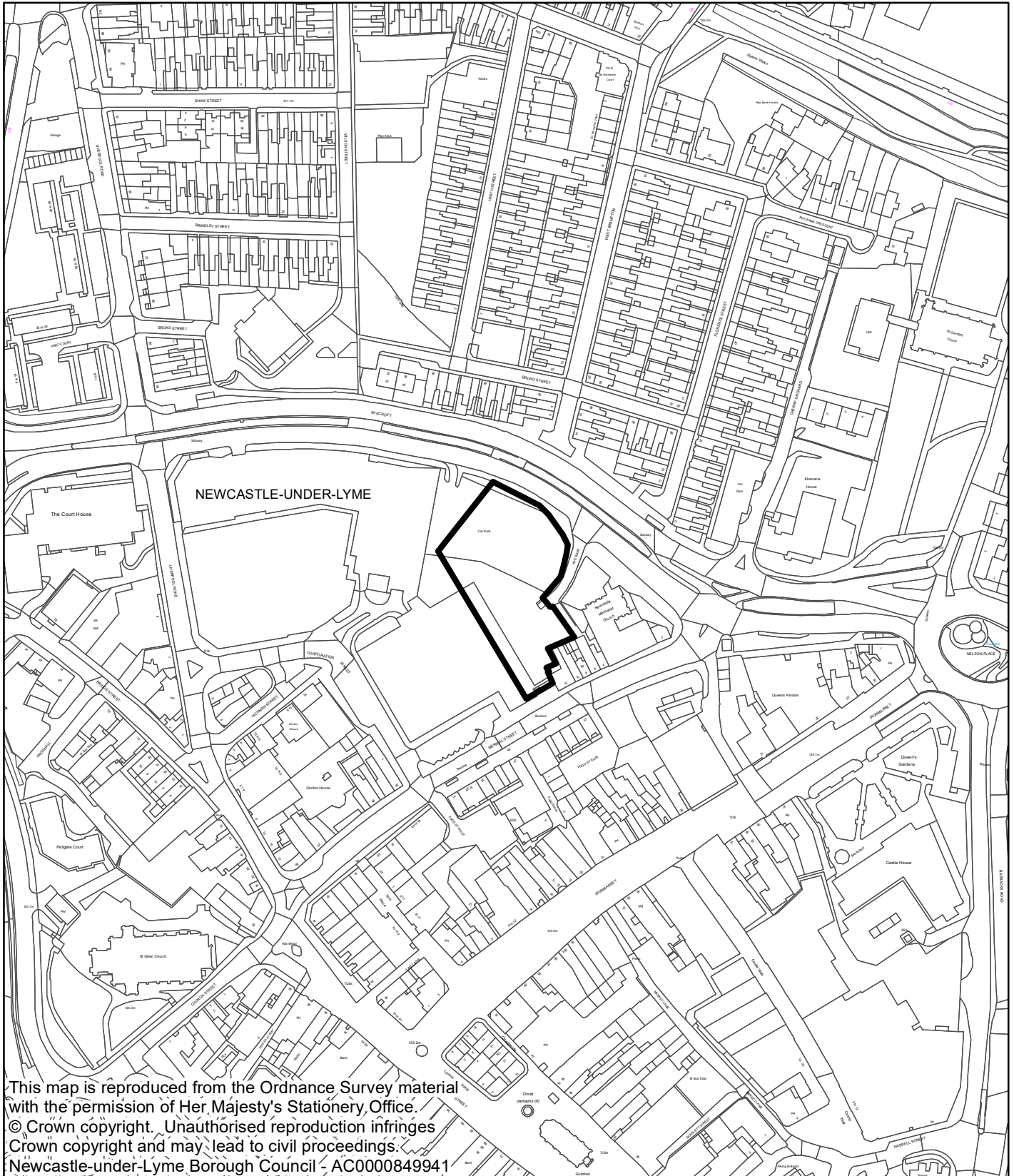
Old Springs Hall
Stoneyford
Market Drayton
Shropshire
TF9 2PE



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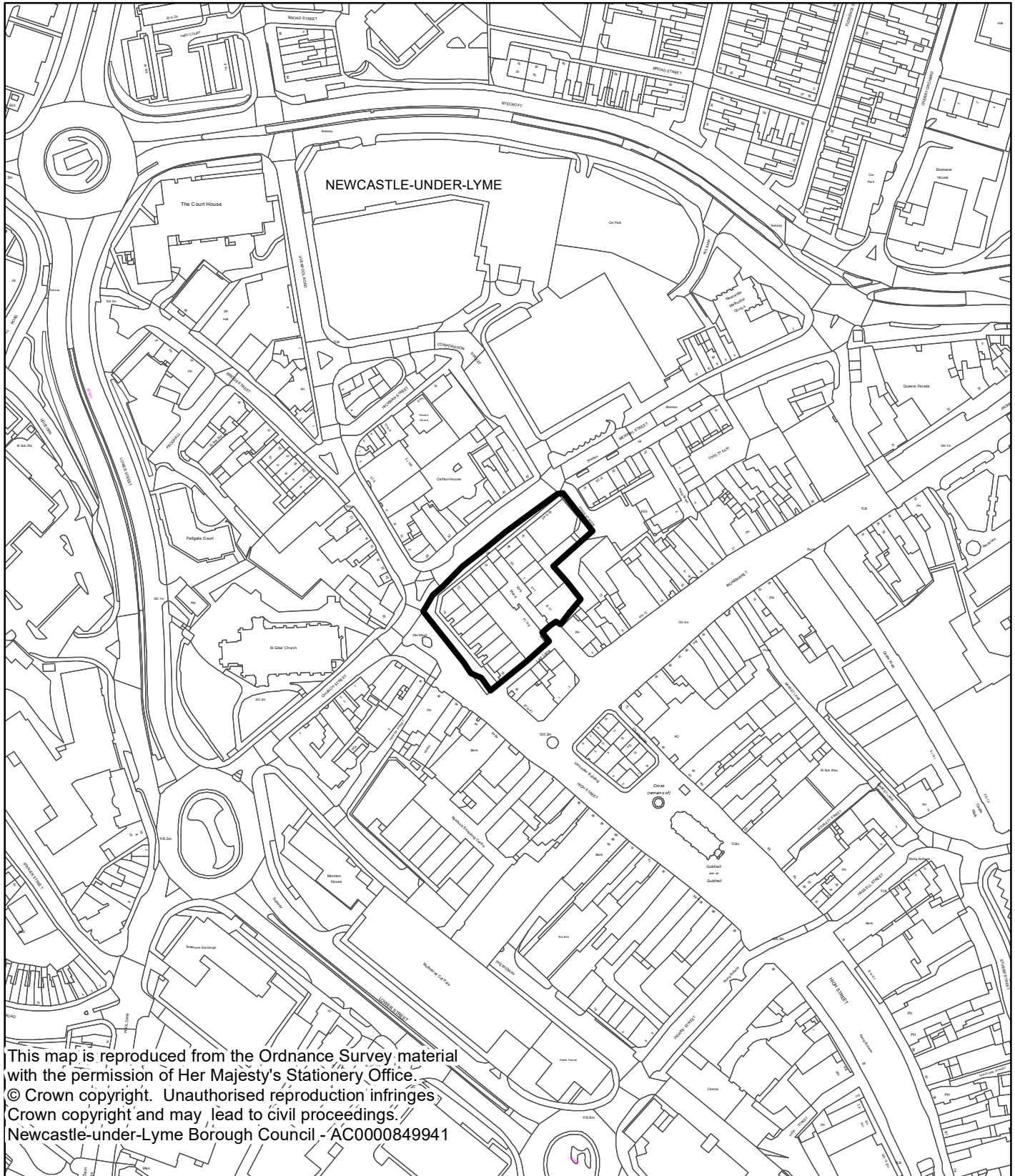
**Land At Merrial Street
Newcastle Under Lyme
Staffordshire**



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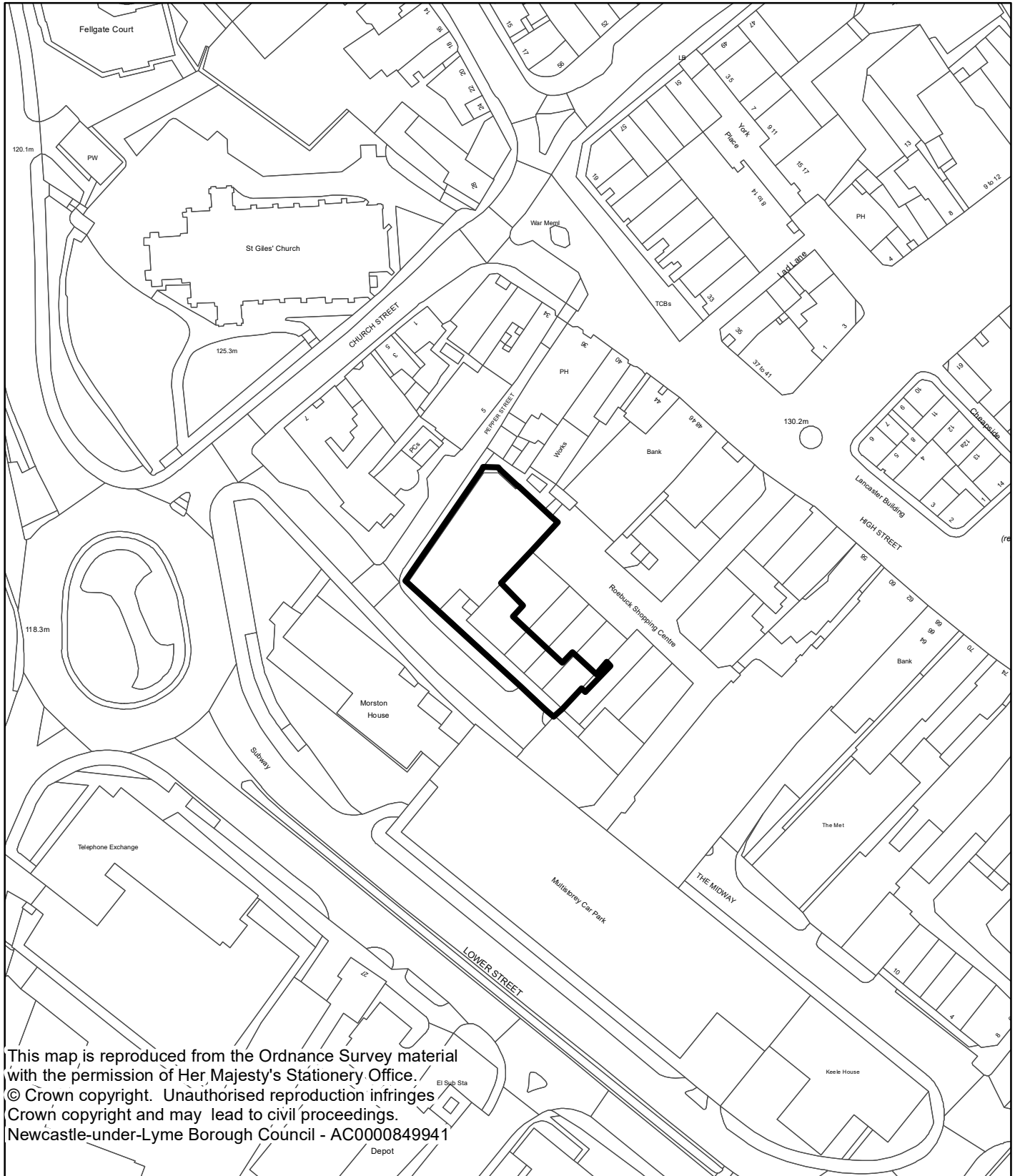
5 - 7 York Place
Newcastle Under Lyme
Staffordshire ST5 2AH



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

St Margarets Primary School, Knutton Road, Wolstanton (Ref: 24/25005HBG)

RECOMMENDATION:

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

£5,000 Historic Building Grant be given towards conservation repairs at the school.

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.

The application is for conservation repairs of the school building, principally on elevations within the courtyard and on Knutton Road. The School is a Grade II Listed Building by James Brooks, an influential London architect in 1871, built from brick with stone dressings. The building is also within the Wolstanton Conservation Area.

The windows are mullioned and recessed behind short columns with turned capitals and bases. Some of the columns are showing signs of disrepair and under this project one will be repaired, due to costs. Others still have structural integrity so will be dealt with as finances allow later. Timber windows to be replaced like for like or repaired and re-decorated. A historic crack on High Street elevation will be tied with helifix bars (a recognised method to stitch masonry). Repointing with lime mortar will also be undertaken on Knutton Road elevation and in the lower section some masonry will be reinstated and a more appropriate handrail installed. Two doors will also be repaired.

The building is in urgent need of refurbishment. Hopefully the school will continue the repairs and repointing in subsequent years to come.

Entrust manages all schools and their buildings in Staffordshire and they are planning, facilitating and project managing the work. They have been through a procurement process with contractors and received quotations for the work.

The work set out above including VAT and fees is £95,686.55. 20% of this cost is £19,137.31 but as the maximum grant to give within the terms of this fund is £5,000, it is proposed to award the school the maximum 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 £16,886. This allows for existing commitments.

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