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Date of meeting Tuesday, 21st January, 2025

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 - 12)

To make observations on new applications received

6 CONSERVATION AND HERITAGE FUND

(Pages 13 - 14)

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.

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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.

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 26th November, 2024
Time of Commencement: 6.30 pm

[View the agenda here](#)

Present: Councillor Trevor Johnson (Chair)

Councillors: Barker MBE Lawley
Panter Reece

Officers: Louise Wallace Urban Design/Conservation Officer

Also in attendance: Mr David Broome
Dr Sukey Venables Fisher
Andrew McPhee
Parish Councillor Chrissy Mrozicki

1. **APOLOGIES**

All members were present.

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 1st October 2024 be agreed as a correct record.

4. **PREVIOUSLY CONSIDERED APPLICATIONS**

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

5. **NEW APPLICATIONS RECEIVED**

Resolved: That the following observations be made:

Midway Car Park, Newcastle 24/00678/FUL

The Working Party had no objections to the principle of repurposing the building. They thought the design was brave and celebrated the existing structure. They supported the colour of the red roof but overall thought that it was bold and should stay as a bright colour. They design of the landscaping would be transformative for the environment in a positive way, especially on the Midway elevation. Members wondered if the opportunity would be taken to add solar panels onto all roofs rather than just a few in the centre.

Old Springs Hall, Stoneyford 24/00774/FUL

Conservation Advisory Working Party - 26/11/24

The Working Party had no objections to the proposals, only wondered if consideration had been given to a more organic access road through the centre, given that the historical map references showed the tracks as meandering and less formal.

Land at Merrial Street, Newcastle 24/00792/FUL

The Working Party had a general consensus that the development would improve and enhance the area but that the design was uninspiring and that it was imperative that it integrated with the rest of the place and the linear park. The boundaries were a key part of this and there was some concern regarding the choice of boundary treatment and they should continue to work with the council and the adjacent developer. Concern was raised over insufficient parking especially for staff and carers.

York Place, Merrial Street, Newcastle 24/00795/FUL

The Group felt that the scheme was successful within the streetscene of Red Lion Square and would be transformative. They hoped that the materials wouldn't date and wanted to ensure that the basement music venue was part of the scheme as a key element to regenerating the town.

Roebuck Centre, High Street, Newcastle 24/00786/FUL

The Group wanted to ensure that the windows were amended as they didn't sit well with the existing building in terms of their square emphasis and that they could be incorporated within the standing seam sections and/or maybe floor to ceiling lengths.

6. CONSERVATION AND HERITAGE FUND

Resolved: That the following be agreed:

St Margarets School, Wolstanton

The group fully supported the giving of the grant.

7. URGENT BUSINESS

There was no urgent business.

**Councillor Trevor Johnson
Chair**

Meeting concluded at 8.30 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
24/00578/FUL	3 Church Bank, Keele	Proposed part single part two storey extensions to rear side and front elevations – amended plans	The WP recognised that this building is perhaps not the best detailed of the properties within this part of the CA and that it has been altered and added to, but it is still pleasant and has some features which are important, such as the half brick half rendered design with corbelling.	Permission granted by delegated powers on 20 December 2024 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00578/FUL
22/00397/FUL	9-11 Liverpool Road, Newcastle	Partial demolition of former ground floor and first floor flats and construction of 55 students flats – revised plans	The group are pleased with the partial reduction in height but this will still be visible in long distance views. They were happy with the SA 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 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.	Permission REFUSED by Planning Committee on 3 December 2024 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00397/FUL

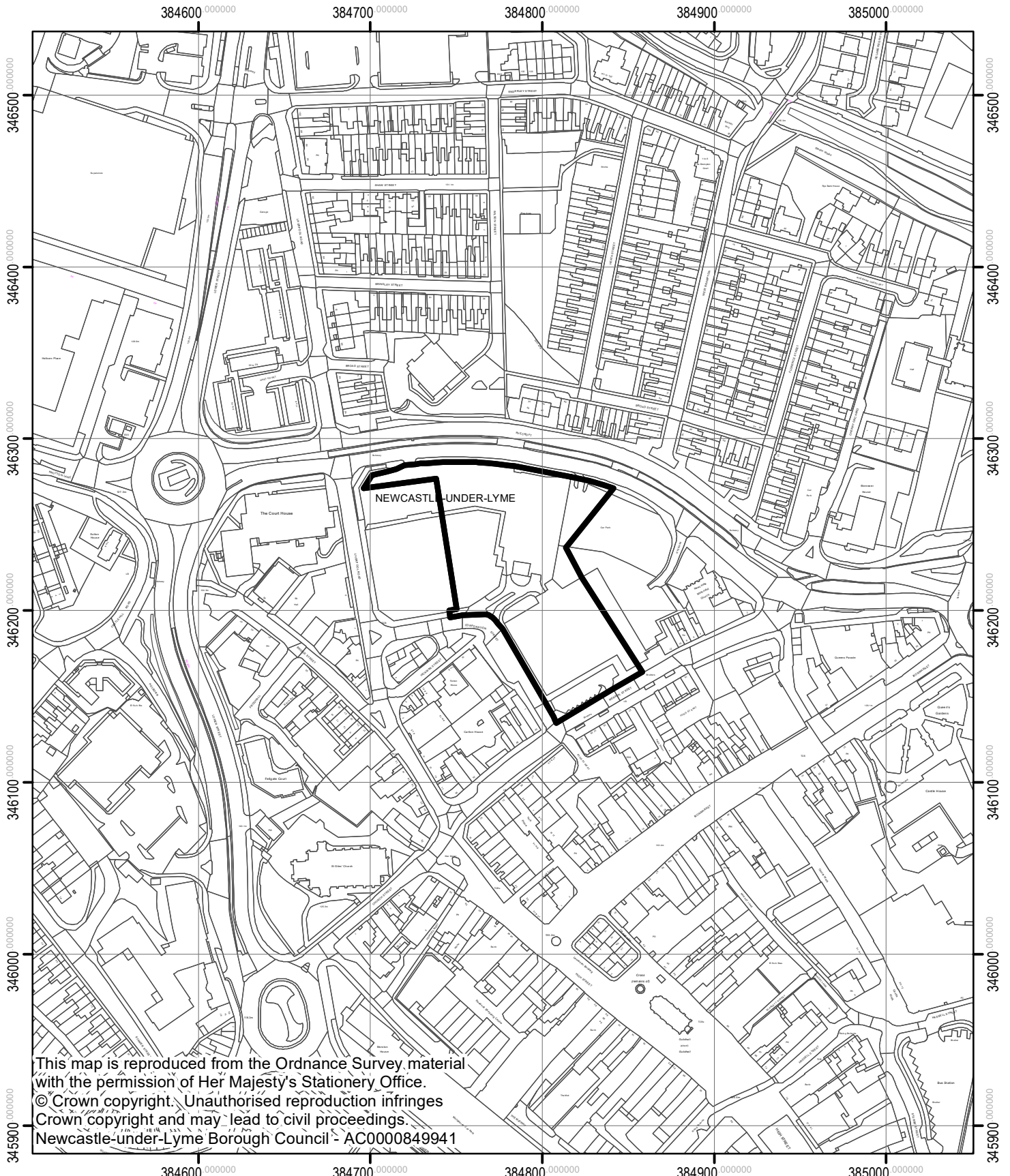
24/00144/FUL	7 Pepper Street, Newcastle	Demolition of building and construction	Members had no objections to the demolition of the property but felt that the size of the openings was inappropriate for the location and the number of rooflights should be dramatically reduced as they were unnecessary and 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.	Permission granted by delegated powers on 28 June 2024 http://publicaccess.newcastle- staffs.gov.uk/online- applications/PLAN/24/00144/FUL
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CONSERVATION ADVISORY WORKING PARTY

Reference	Location	Development	Remarks	Link
24/00840/FUL	Former Civic Offices, Merrial Street/Ryecroft, Newcastle	Residential development comprising 171 dwellings and associated landscaping	Adjacent to Newcastle under Lyme Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00840/FUL
24/00910/FUL 24/00911/LBC	& Sanctuary Cottage, Johnsons Wood Farm, Tag Lane, Hales, Loggerheads	Proposed demolition of exiting upvc conservatory and ancillary barns and proposed glass link and conversion of ancillary barn as an extension	Affecting a curtilage Grade II listed building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00910/FUL

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24/00840/FUL
Former Civic Offices,
Merial Street, Newcastle

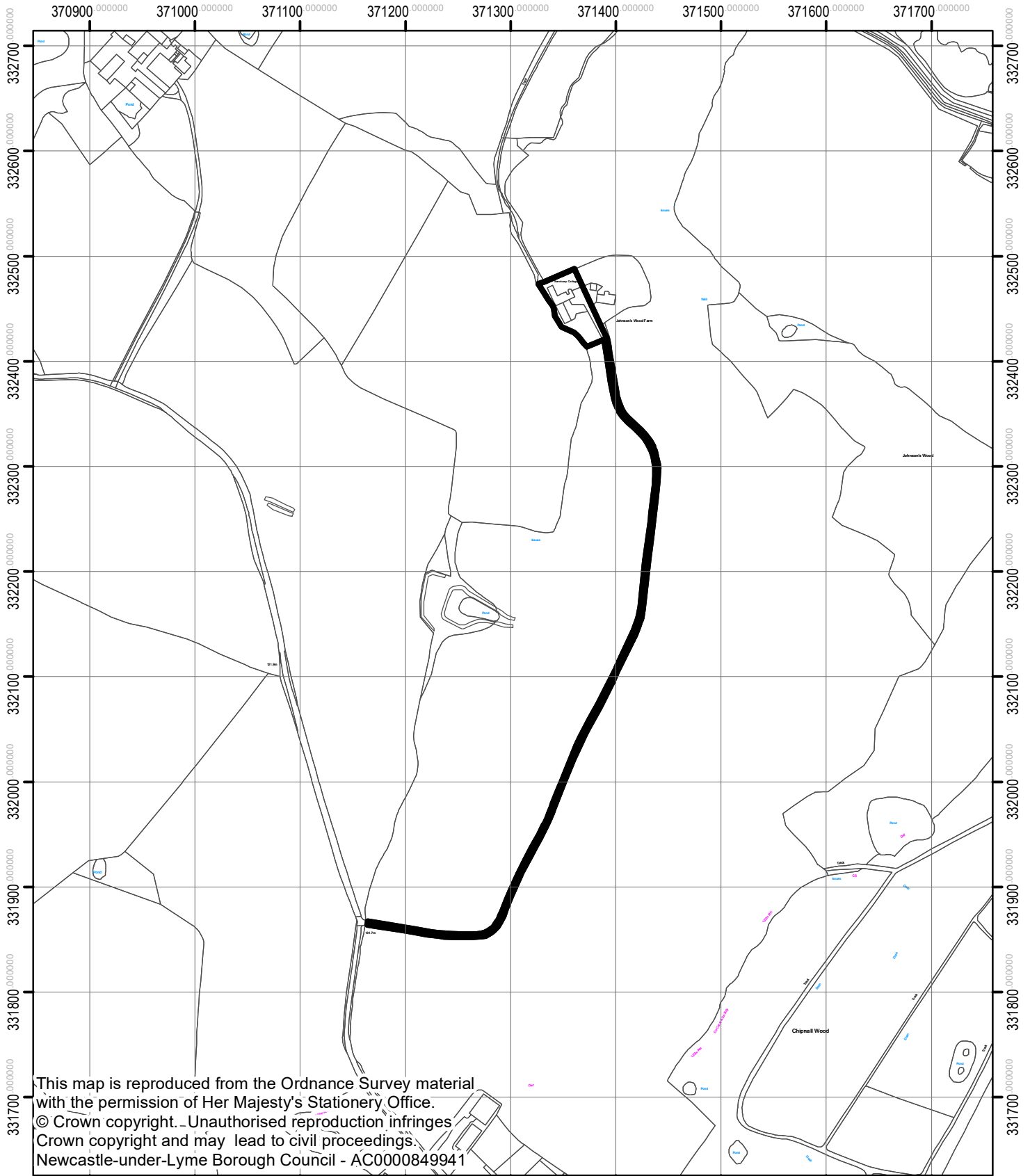


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24/00910/FUL & 24/00911/LBC
Sanctuary Cottage Johnsons Wood Farm Tag Lane
Old Springs Market Drayton



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

3 Church Street, Newcastle (Ref: 24/25006HBG)

RECOMMENDATION:

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

£2,400 Historic Building Grant be given towards sash window repairs.

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.

3 Church Street, Newcastle

The application is for repair of the 9 sliding sash windows at the above Grade II Listed Building. This late 18th Century building has been lying vacant for the last 4 or 5 years and needs some repair and renovation. The current owner is renovating the building by improving ventilation and its fire performance where possible and repairing the windows.

The applicant has received two quotations for all the windows on the front elevation and it is likely that once the work starts and each window is investigated it will be easier to fully assess the state of each window. The grant is currently proposed to be offered against the lower quotation.

Two competitive quotations have been received for the work and the lowest at £12,000 including 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.

There is sufficient funding to meet this grant application with an allocation this year to the Fund of £11,886. This allows for existing commitments.

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