

Time commenced – 5.15pm
Time finished – 7.20pm

CONSERVATION AREA ADVISORY COMMITTEE 11 NOVEMBER 2004

Present: Mr M Craven (Victorian Society) (in the chair)
Mr M Mallender (Co-opted)
Mrs J D'Arcy (Derby Archaeological Society)
Mr R Wyatt (RIBA – Nottingham and Derby Society)
Mr D Armstrong (Co-opted)
Councillor Travis
Mr J Sharp (Ancient Monument Society)

City Council Officers:

Mr H Hopkinson (Development & Cultural Services)
Ms D Maltby (Development and Cultural Services)
Mr Martin Reid (Development and Cultural Services)
Mrs J Coates (Corporate Services)

Apologies: Councillors Marshall, Tittley and Willitts
Mr P Billson (Derby Historic Buildings Trust)
Mrs C Craven (Georgian Group)
Mr J James (Chamber of Commerce)
Mr R Pegg (Derby Civic Society)

29/04 Late Items Introduced by the Chair

There were no late items.

30/04 Declarations of Interest

Mr Mallender declared a personal prejudicial interest in application 1004/2008 – Change to use of shop (Class A1) 1 Queen Street and 1a College Place. This was because he was acting as Clerk to the Trustees.

31/04 Minutes of the Previous Meeting

The minutes of the meeting held on 14 October 2004 were confirmed as a correct record and signed by the Chair subject to:

Councillor Travis being listed as present at the meeting held on 14 October 2004.

32/04 Redevelopment of the Haslam's Works Site, City Road, Chester Green

A report on the proposed redevelopment of the site by Miller Homes was circulated to Members. The Committee debated the design concept as set out in the report and expressed concerns over the following matters in particular:

- The height of the proposed development, particularly adjacent to the river and the orientation of the development being end-on to the river
- The treatment and future management of the windows of the existing building adjacent to City Road
- The need for the design to recognise the restricted light availability from City Road, due to the retention of the mature trees along the edge of the Green
- The need for the use of traditional materials to reflect the character of the Conservation Area
- The need to consider views of the proposed development from across the river and from the higher ground of the Strutts Park Conservation Area
- The archaeological interests of the site did not appear to be fully investigated by the assessment contained within the report and further investigation was considered necessary

Resolved to report the Committee's comments to the developer and request more specific detailed proposals, in the light of these comments.

33/04 Urban Design Study of the Friargate and Ford Street Area

Harry Hopkinson presented a series of 3 dimensional images of the emerging proposals for the Friargate and Ford Street area, as set out in the Urban Design Study that was previously considered by the Committee at its meeting on 12 August 2004. The Committee expressed concerns over the lack of attention to the Markeaton Brook as an attractive feature that could be exploited by the design proposals. It was considered that development adjacent to the Ring Road should align itself parallel to the road, to create urban spaces behind these frontage buildings that are protected from the road environment. Concerns were expressed over the apparent height of some of the proposals to the south of the Sixth Form College, where the Committee suggested that a townhouse form of development would be more appropriate to the Friargate Conservation Area and the adjacent Cavendish Court complex. Further concerns were expressed over the apparent isolation of certain buildings with haphazard gaps between buildings, rather than a more desirable, continuous street scene.

Resolved to note the presentation.

34/04 Creative Industries Managed Work Space

The Committee received a presentation from Martin Reid on the emerging proposals of the City Council to construct a Creative Industries Managed Work Space on a site at George Street/Cavendish Street within the Friargate Conservation Area. A site plan was presented to the Committee showing a proposed development along the Cavendish Street and George Street frontages of the site, with the existing former workshop building incorporated into the scheme. Reference was made to the potential for Arts Council funding of public artwork at this site.

Resolved to receive the proposals in principle. The Committee welcomed the proposed retention of the old workshop building.

35/04 Report on applications determined since the last report dated 1 October 2004

The Committee received an update on previous applications that had been determined since the last report, dated 1 October 2004.

36/04 Committee Report

The Committee considered a report of the Assistant Director – Development concerning applications received and resolved to make the following comments:

City Centre Conservation Area

- a) Code Number DER/1004/2008 – Change of use to shop (Class A1) 1 Queen Street and 1a College Place
 - No objections
- b) Code Numbers DER/904/1846 – Display of non-illuminated fascia sign at 17 Cheapside
 - The Committee objected to the application and recommended refusal on the grounds that the advertisement was unrelated to the property on which was to be sited and would therefore introduce an unnecessary commercial advertisement into the Conservation Area that would be harmful to its appearance and character. The Committee did not accept that the condition of the brick wall justified it being partly clad with this advertisement board.

- c) Code Number DER/1004/1931 – Formation of sandwich bar/coffee shop at rear of 18 Sadler Gate Extension and alterations to restaurant, 7 Old Blacksmith's Yard, Sadler Gate
- No objection in principle to the proposal, however the Committee requested that Officers discuss amendment to the proposal to seek further improvement to the appearance of the existing building and to clarify the means of ventilation extraction.
- d) Code Number DER/904/1630 – Alterations to listed building to form public bar to include toilets, kitchen, office and staff room, installation of staircase and display of signs at 10 Wardwick (former Co-op Bank)
- No objection in principle to the alterations but the Committee deferred detailed consideration of the proposal to the Chairman of the Committee who had previously inspected the interior of the building in connection with the previous application.

Friar Gate Conservation Area

- e) Code Number DER/904/1802 – 38 Ashbourne Road
- No objection to the principle of conversion of the listed building to apartments, however in the absence of a detailed listed building consent application, further consideration of this application for planning permission was deferred to enable the two necessary applications to be considered simultaneously.

Spondon Conservation Area

- f) Code Number DER/904/1832 – Demolition of existing extension, replacement windows to front elevation and extension and alterations to dwelling house (kitchen, bathroom (utility room and en-suite) at 32 Church Hill, Spondon.
- The Committee supported the intention of the proposal but recommended refusal of this particular application on the grounds that there was no historic precedent to the proposed alterations to the ground floor front windows. It was considered that the ground floor windows should be reinstated to their original width to align with the upper floor windows. The Committee raised no objection in principle to the proposed rear extension subject to appropriate details to the satisfaction of the Council's Conservation Officer.

Strutts Park Conservation Area

- g) Code Number DER/904/1861 – Formation of rooms in roof space (two bedrooms and WC) at 64 Belper Road
- The Committee objected to the application and recommended refusal on the grounds that the proposed long, flat-roofed dormer in the rear part of the side roof slope/rear roof slope was an inappropriate and incongruous form of extension to the roof of this property within the Strutts Park Conservation Area and would therefore be harmful to its appearance and character.
- h) Code Number DER/1004/1923 – Erection of Temporary Sales Cabin and 2.4m fence on land corner of Darley Lane/Handyside Street
- The Committee objected and recommend refusal on the grounds that the siting of the temporary sales cabin was unduly prominent within the street scene and would detract from the appearance and character of the Conservation Area. It was suggested that an alternative, less conspicuous siting of the sales cabin would be on the playground area and it was requested that this be pursued with the applicant. Concern was also expressed over the appearance of unauthorised signage matter that had appeared advertising details of the residential development to be marketed from the site.

MINUTES END