

Time commenced – 5.15pm

Time finished – 7.40pm

## **CONSERVATION AREA ADVISORY COMMITTEE 3 DECEMBER 2009**

Present: Mr D Armstrong (Co-opted) (In the Chair)  
Councillors Care, Naitta, Rawson and Wood  
Ms J D'Arcy (Derbys Archaeological Society)  
Mr S Hodgkinson (RIBA)  
Mr J James (Chamber of Commerce)  
Mr M Mallender (Co-opted)  
Mr D Ling (Derby Civic Society)  
Mr J Sharpe (Ancient Monument Society)

### City Council Officers:

Ms Debbie Maltby (Regeneration and Community)  
Ms Chloe Oswald (Regeneration and Community)  
Mr R Williams (Regeneration and Community)  
Mr D Cooper (Corporate and Adult Services)

### In attendance:

Mr David Marshall (Derby Cityscape)

## **51/09 Apologies**

Apologies were received from Councillor Grimadell, Mr P Billson, Mr Craven and Mrs Craven.

## **52/09 Late Items Introduced by the Chair**

In accordance with Section 100(B)(4) of the Local Government Act 1972, the Chair agreed to admit the following item on the grounds that advice was required from the Committee before the next scheduled meeting of the Committee:

Code No. DER/10/09/01172 – Formation of egress and removal of tree, Car Park of Derby Railway Station, Railway Terrace

The Committee recommended refusal of the removal of the tree unless all other possibilities had been explored. Members did not believe that all the legal possibilities had been taken far enough. However, If after exhausting all other avenues it remains impossible to retain the tree and proceed with the scheme the Committee recommended that a suitably mature replacement tree, of the same species, be planted as close to the site of the original tree.

Code No. DER/12/09/01421 and DER/12/09/01422 – Internal and external alterations, removal of modern passageway, replacement of escape stairway and formation of terrace, 75 Friar Gate (Greyhound Public House)

The Committee recommended deferral of the proposal pending a site visit. Although the Committee accepted this as an additional item the lack of notice prevented a comprehensive approach. Although supportive of the application, a site visit is necessary in view of the complexity of the building and the changes that will be made. The Committee advised that the owner be asked to submit a historic building survey and analysis to identify known documentary evidence and phasing of development of the building.

## 53/09      Declarations of Interest

There were no declarations of interest.

## 54/09      Minutes of the Previous Meeting

The minutes of the meeting held on 29 October 2009 were confirmed as a correct record and signed by the Chair.

## 55/09      Report on Applications Determined Since the Last Report

The Committee received an update on previous applications that had been determined since the last report.

## 56/09      Darley Abbey Regeneration Strategy

The Committee considered a proposal by Atkins Consultants for the regeneration of Darley Abbey Stable Complex and Mill Complex. Members were asked to submit their comments on the report to Atkins by the 12<sup>th</sup> December 2009. It was highlighted that they could submit this as individuals, for the groups that they represent and as a committee as a whole.

Members welcomed the report. It was stated that funds are needed to be made available to back the proposals. It was observed that the Stable Block was owned by the Council and it is in a poor state of repair and that, as a matter of urgency, they need to repair the buildings.

Councillor Naitta informed Members that he would be happy to receive a letter expressing the concerns of the Committee from the Chair.

### **Resolved:**

- 1. To recommend that urgent works identified in the Atkins Consultants report be actioned as soon as possible;**

2. To request that the Chair draft a letter detailing the Committee's concerns to the Cabinet Member for Leisure and Culture; and
3. To request that on completion of the consultation exercise the Committee receive an update report.

## 57/09 Committee Report

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

### **1. City Centre Conservation Area**

Code No. DER /11/09/01335 - 48-50 Queen Street, Derby- Installation of shop front

The Committee raised no objection to the proposal subject to appropriate joinery details being submitted and agreed by officers.

Code No DER/10/09/01249 & DER/10/09/01250 – Installation of shop front and alterations to access for disabled people, 20 Strand (BSM)

The Committee raised no objection to the proposal subject to appropriate joinery details being submitted and officers negotiating the appropriate materials and finish.

Code No. DER/10/09/01181 - Change of use from retail (Use Class A1) to financial and professional services (Use Class A2) - 30 Strand, Derby

The Committee raised no objection to the proposal.

### **2. Friar Gate Conservation Area**

Code No. DER/11/09/01328- Change of use from Offices (Use Class B1) to education and community centre (Use Class D1), Sun Alliance House, 18 Curzon Street

The Committee raised no objection to the proposal.

Code No. DER/09/09/01136 & DER/09/09/ 01137 – Change of use from night club to restaurant (Use Class A3) and alterations including installation of shop front, windows, door, removal of canopy, fittings and signage, internal alterations including formation of toilets and servicing area and alterations to ceiling, erection of railings, formation of access for disabled people, seating area and installation of extraction flue at 5 Friar Gate

The Committee raised no objection to the proposal subject to the railings and outside seating area being restricted to the alignment of the brickwork of the front elevation of the building and not projecting forward onto Friar Gate.

Officers were requested to ensure that further information was submitted to clarify the location, design and entry point of the extraction flue and that it be as discreet as possible.

### **3. Little Chester Conservation Area**

Code No. DER/09/09/01094 - Retention of 0.5m satellite dish, 76 Etruria Gardens, Derby.

The Committee raised no objection to the proposal but requested that officers review the position of, what they believed to be unauthorised, the satellite dish on 80 Etruria Gardens to bring it down to the same position as 76 and 78 Etruria Gardens.

Code No. DER/11/09/01259 - Extension to dwelling house (lobby and shower room) - 31 Drage Street, Chester Green

The Committee raised no objection to the proposal but would prefer the use of appropriate materials within the conservation area such as timber for the windows and doors and slate to the roof.

### **4. Strutts Park Conservation Area**

Code No. DER/05/09/00505 - Alterations to day nursery (insertion of 2 windows and a single door) 135 Duffield Road, Derby.

The Committee objected and recommended refusal of the application as UPVC was the proposed window material. This was thought not to be appropriate for this important building on a prominent site in a conservation area. The Committee raised no objection to the timber door but recommended that the door furniture be of high quality to match the quality of the building.

Code No. DER/10/09/01225 – Installation of commemorate plaque on proposed south boundary wall at St Helen's House, King Street

The Committee objected and recommended refusal of the commemorative plaque as it detracted from the simplicity of the boundary wall and could lead to additional applications for similar plaques.

Minutes End