

## ITEM 4

### CONSERVATION AREA ADVISORY COMMITTEE

28 May 2015

Present:	Mr C Collison	Institute of Historic Building Conservation
	Mrs C Craven	Georgian Society
	Mr M Craven	Georgian Society
	Mrs J D'Arcy	Derbyshire Archaeological Society
	Mr D Ling	Derby Civic Society
	Mr J James	Chamber of Commerce
	Mr J Sharpe	Ancient Monuments Society
	Councillor Tittley	Elected Member
	Councillor R Turner	Elected Member
	Councillor R Wood	Elected Member

#### 01/15 Appointment of Chair

Mr M Craven was appointed as Chair  
Mr C Collison was appointed as Vice-Chair.

#### 02/15 Apologies

Apologies were received from Councillor Carr and Mr P Billson.

#### 03/15 Late items to be introduced by the Chair

There were no late items.

#### 04/15 Declarations of Interest

Mrs D'Arcy declared an interest in the Chester Green element of the application reference number DER/02/15/00210. Mrs D'Arcy was absent for the presentation discussion and the decision making part of this section of this application.

#### 05/15 Minutes of the meeting held on 2 April 2015

These were agreed to be an accurate record of the meeting.

#### 06/15 Items determined since the last meeting

Resolved to note the report.

#### 07/15 Draft City Centre Masterplan 2030

The Committee received a report of the Strategic Director or Neighbourhoods, which was presented by the Conservation Officer. The report; The Draft City Masterplan 2030 set out a strategic context for investments opportunities in the city in the next 15 years. It

highlighted the Council's commitment to regeneration of the city centre and put forward ten key ambitions.

Masterplan Part 1 and 2 could be viewed on the internet via the following link:

[www.derby.gov.uk/council-and-democracy/consultations/your-city-your-say-latest-consultations/derby-city-centre-masterplan-2030/](http://www.derby.gov.uk/council-and-democracy/consultations/your-city-your-say-latest-consultations/derby-city-centre-masterplan-2030/)"The document was out for consultation until the 29<sup>th</sup> May 2015. Comments could be made by making comments online or by e-mailing .

The report invited Conservation Area Advisory Committee Members to note the draft document and comment as individuals or on behalf of the groups they represent by the deadline.

Members briefly discussed the report but commented that the deadline is only 24 hours after the Conservation Area Advisory Committee meeting which they didn't feel was sufficient time to give considered comments. Councillor Tittley requested that a presentation be given at the next Conservation Area Advisory Committee meeting to give the Members a better insight into the report.

**Resolved to note the report and requested that a presentation is given to the Committee at the next meeting.**

## **08/15 Applications to be considered**

### **City Centre Conservation Area**

**Application No.** DER/02/15/00210- River Derwent Corridor including sites from Darley Abbey, Little Chester, Chester Green, North Riverside, Bass Rec',  
**& Location:** Pride Park to Alvaston Park, Derby

**Proposal:** Outline application with full details of 'Package 1' for flood defence works along the river corridor involving; demolition of existing buildings, boundary treatments and flood defence walls, removal of existing flood embankments, vegetation and trees, the raising, strengthening, realigning and construction of new flood defence walls, embankments, access ramps and steps, demountable flood defences and flood gates, the construction of replacement buildings, structures and community facilities, alterations to road, footpath and cycleway layouts along with associated and ancillary operational development in the form of ground works, archaeological investigation works and landscaping works to reinstate sites with environmental enhancements included.

**Listed Building:** LIS

A comprehensive report and presentation of the application DER/02/15/00210- River Derwent Corridor including sites from Darley Abbey, Little Chester, Chester Green, North Riverside, Bass Rec', Pride Park to Alvaston Park, Derby, were presented to the Committee by a Conservation Officer.

Mrs J D'Arcy, had declared an interest and left the room whilst the Chester Green element of the application was presented, discussed and decisions made.

Members discussed and commented on the report as each section was presented.

**Resolved to accept the report in principle and with reservation but recommended the following:**

- 1) The extent of the walling proposed in Little Chester is excessive. The Committee recommended reducing the amount of walling and raising the grassed bunds on the north-west and greater use of landscaping to hide the wall.
- 2) There was objection raised regarding the setting of the listed building due to the closeness of the location of the wall to the west of Stone House Prebend property which is a listed property.
- 3) The Conservation Area Advisory Committee suggested that there be much more design input into the scheme as they feel the aesthetics need to be looked at. It was raised that the materials used need to be carefully considered– the importance of the brick and stone choice and their need to relate to their context.
- 4) All trees that are removed from the Little Chester section are replaced at a ratio of three replacements for every tree that is removed.
- 5) The committee object to the proposal's need to demolish two locally listed buildings in the north riverside area and questioned whether a third would also be affected. It was suggested that this area be re-looked at and the possibility of water being directed in underground tunnels instead. It is hoped that the buildings in question can be retained.
- 6) The committee strongly objected to the alignment of the tunnel at the north end of Little Chester. They suggested that this should be removed and an entrance be made a focal point of.

## **No Conservation Area**

**Application No.** DER/12/14/01631- Riverside Chambers, Full Street, Derby, DE1 3AF  
**& Location:** (Former Magistrates Court)

**Proposal:** Display of two non- illuminated fascia signs

**Listed Building:** GD2

**Resolved to raise no objections.**

## **No Conservation Area**

**Application No.** DER/12/14/01632- Riverside Chambers, Full Street, Derby, DE1 3AF  
**& Location:** (Former Magistrates Court)  
**Proposal:** Display of signage  
**Listed Building:** GD2

**Resolved to raise no objections.**

### **Darley Abbey Conservation Area**

**Application No.** DER/04/15/00446- 7 New Road, Darley Abbey, Derby, DE22 1DR  
**& Location:**  
**Proposal:** Part removal of boundary wall and erection of new wall to match existing and boundary fence  
**Listed Building:** GD2

**Resolved to raise no objections.**

### **Darley Abbey Conservation Area**

**Application No.** DER/04/15/00493- 7 New Road, Darley Abbey, Derby, DE22 1DR  
**& Location:**  
**Proposal:** Erection of 1.8m high fence to the rear boundary  
**Listed Building:** GD2

**Resolved to raise no objections.**

### **Friar Gate Conservation Area**

**Application No.** DER/03/15/00343- 15 Vernon Street, Derby, DE1 1FT  
**& Location:**  
**Proposal:** Installation of replacement casement windows and replacement door, demolition of wall, formation of car parking and removal of trees  
**Listed Building:** GD2

**Resolved to recommend refusal on the following grounds:**

- 1) A car park was not needed on Vernon Street
- 2) The proposal would be detrimental to the conservation area
- 3) The necessary removal of part of the wall and tree would also be of further detriment to the conservation area.

### **Friar Gate Conservation Area**

**Application No.** DER/03/15/00344- 15 Vernon Street, Derby, DE1 1FT

**& Location:**

**Proposal:** General internal refurbishment, repair of existing sash windows, replacement of casement windows, replacement door, demolition of wall to rear of 15 Vernon street, formation of car parking and replacement of guttering

**Listed Building:** GD2

**Resolved to recommend refusal on the following grounds:**

- 1) A car park was not needed on Vernon Street
- 2) The proposal would be detrimental to the conservation area
- 3) The necessary removal of part of the wall and tree would be of further detriment to the conservation area.

### **Friar Gate Conservation Area**

**Application No.** DER/04/15/00478- 41 Friar Gate, Derby, DE1 1DA (Pickfords House  
**& Location:** Museum)

**Proposal:** Repairs and strengthening works to timber roof beam

**Listed Building:** GD1

**Resolved to raise no objections.**

### **Friar Gate Conservation Area**

**Application No.** DER/04/15/00495- One Friar Gate Square, 4-6 Agard Street, Derby,  
**& Location:** DE1 1DZ

**Proposal:** Variation of conditions 1,3,34 and 35 of previously approved planning permission Code No. DER/12/08/01676 - Erection of 3-7 storey buildings comprising office use (use class B1(A)) and ancillary retail/leisure units (Use Classes A1 (retail), A2 (financial and professional services), A3 (Restaurant/Cafe), A4 (Drinking establishments), D1 (Non residential institutions), D2 (Assembly and Leisure)) with associated access and car parking, to amend the approved plans and Use Class of the Building to Use Class D1 (Non residential institutions) throughout.

**Listed Building:** GD2

**This was listed for information only.**

### **Friar Gate Conservation Area**

**Application No.** DER/05/15/00591- Friary Hotel, Friar Gate, Derby, DE1 1FG  
**& Location:**

**Proposal:** Display of two externally illuminated hanging signs, one non-illuminated fascia sign and three window vinyls

**Listed Building:** G2S

**Resolved to raise no objections.**

### **Friar Gate Conservation Area**

**Application No.** DER/10/14/01449- The Coach House, Mill Street, rear of 64 Friar Gate,  
**& Location:** Derby, DE1 1DY

**Proposal:** Change of use from offices (Use Class B1) to 4 apartments (Use Class C3) together with two storey extension

**Listed Building:**

**Resolved to raise no objections.**

### **Friar Gate Conservation Area**

**Application No.** DER/10/14/01450- The Coach House, Mill Street, Rear of 64 Friar  
**& Location:** Gate, Derby, DE1 1DJ

**Proposal:** Change of use from offices (Use Class B1) to 4 apartments (Use Class C3) together with two storey extension

**Listed Building:**

**Resolved to raise no objections.**

### **Little Chester Conservation Area**

**Application No.** DER/04/15/00550- 236 Mansfield Road, Derby, DE1 3RB  
**& Location:**

**Proposal:** Single storey side extension to dwelling house (study, lobby and w.c)

**Listed Building:**

**Resolved to raise no objections.**

### **Railway Conservation Area**

**Application No.** DER/04/15/00464- 14 Midland Road, Derby, DE1 2SN

**& Location:**

**Proposal:** Installation of replacement windows, doors and shop front

**Listed Building:**

**Resolved to raise no objections but the Committee requested that the Conservation Officer oversee the detailing and use of materials to produce a good standard of shop fascia.**

### **Spondon Conservation Area**

**Application No.** DER/02/15/00166- 34 Church Street, Spondon, Derby, DE21 7LL

**& Location:**

**Proposal:** Installation of replacement windows in the front elevation

**Listed Building:** GD2

**Resolved to raise no objections subject to the Conservation Officer's approval of the detailing of the window design.**

### **Strutt's Park Conservation Area**

**Application No.** DER/04/15/00524- 18 Otter Street, Derby, DE1 3FB

**& Location:**

**Proposal:** Single storey rear extension to dwelling house (enlargement of kitchen). Installation of rooflights, dormer window and replacement of existing windows

**Listed Building:** **No**

**Resolved to recommend refusal due to the:**

- 1) proposed dormer window to the rear elevation was not in keeping with the conservation area and would therefore be detrimental to it**
- 2) also recommended refusal of the front roof lights and further recommended that only two smaller roof lights were used at the rear of the property.**

**MINUTES END**