

# ITEM 4

Time commenced – 5.15pm

Time finished – 6.45pm

## **CONSERVATION AREA ADVISORY COMMITTEE 15 March 2007**

Present: Mr M Craven (Victorian Society) (in the Chair)  
Councillors Care, Rawson and Turner  
Mr D Armstrong (Co-opted)  
Mr P Billson (Derby History Building Trust)  
Mrs J D'arcy (Derby Archaeological Society)  
Mr C Glenn (IHBC East Midlands)  
Mr J James (Chamber of Commerce)  
Mr M Mallender (Co-opted)  
Mrs N Consterdine (Derby Civic Society)  
Mr Sharpe (Ancient Monument Society)  
Mr B Wyatt (Nottinghamshire and Derbyshire RIBA)

City Council Officers:

Miss G Barlow (Democratic Services)  
Miss Susana Pando (Democratic Services)  
Mr H Hopkinson (Regeneration and Community)  
Mrs D Maltby (Regeneration and Community)  
Ms C Oswald (Regeneration and Community)

### **54 /06      Apologies**

Apologies were received from Councillors Poulter, Smalley, Travis, Tittley; and Mrs Craven.

### **55/06      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:

#### **Pre-application consultation on proposals for works at Cathedral Green within the City Centre Conservation Area.**

The Committee considered that the draft proposals were excessive and over-elaborate and that the present informal natural green character of this open space should be retained. The Committee acknowledged the need to make the area fully accessible and welcomed the introduction of a café facility but felt strongly that the area presently provided a much-needed, informal and tranquil green-lung within an increasingly urban city centre and that it was unnecessary to make such radical change. The Committee was particularly

critical of the amount of hard surface being proposed, the number of footpaths being provided through the Green, the unnecessary hard surfacing opposite the rear of the Cathedral and the desirability and nature of the proposed water feature. The Committee also expressed concern over the need and the potential visual impact within the World Heritage Site, of the proposed footbridge over the river.

In response to the invitation of the Public Realm Board, it was agreed that Mr Donald Armstrong, Vice Chairman, would represent the Committee on the Tender Selection Panel to select the design/build contractor for the proposed works.

## **56/06      Declarations of Interest**

There were no declarations of interest.

## **57/06      Minutes of the Previous Meeting**

The minutes of the meeting held on 15 February 2007 were confirmed as a correct record and signed by the Chair.

## **58/06      Report on Applications Determined Since the Last Report**

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

## **59/06      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 No DER/01/07/00138 - Advertisement Hoardings, 1 to 4 and 7 Bold Lane, Derby

The Committee raised no objection in principle to the erection of hoardings pending redevelopment of the site however as there was no timescale to such future redevelopment, the Committee considered that the proposal as submitted was too flat and unrelieved and required some further texture, relief and variety in it's elevation. It was suggested that this could be achieved by the incorporation of indents/setbacks containing perhaps a little shrub planting and/or the introduction of relief panels to provide some visual relief and rhythm along the length of the hoarding. A temporary consent of 3 years was also recommended in order that the condition of the hoarding could be reviewed.

### **Friar Gate Conservation Area**

- b) Code No DER/107/112 - Alterations to listed building to retain and reposition air conditioning units at 73 Friar Gate, (102 Social Club)

The Committee objected and recommended refusal on the grounds that the excessive number of air conditioning units fixed directly to the building, notwithstanding the proposed timber enclosure, had an intrusive and detrimental impact on the appearance and character of the listed building. It was considered that full consideration should be given to the resisting of a more limited number of units on the flat roof of the existing single storey extension, thereby removing the equipment from the historic building fabric.

### **Leylands Estate**

- c) Code No DER/02/07/00275 - Demolition of store, Leylands Estate, Broadway

The Committee raised no objection subject to the satisfactory reinstatement of the site.

### **Little Chester Conservation Area**

- d) Code No DER/01/07/00130 - Installation of windows to front elevation at 175 Mansfield Road, Derby

The Committee raised no objection subject to details being to the satisfaction of the Council's Conservation Officer.

### **Spondon Conservation Area**

- e) Code No. DER/01/07/00178 - Extension to dwelling house (two kitchens and two bathrooms), 53 Arthur Street

The Committee objected and recommend refusal on the grounds that the two storey extension to the rear out-rigger would disturb the rhythm of the rear elevation of this terrace of dwellings that is highly visible from the adjacent Milford Street and which forms an important element to the character of the Conservation Area. It was noted that the first floor extension was to enable a second bedroom to the upper-floor flat and it was considered that this was therefore an unwarranted extension that did not justify the harm it would cause to the Conservation Area.

### **Strutts Park Conservation Area**

- f) Code No. DER/02/07/00344 - Alterations to dwelling house to replace and reinstate bay window, 67 Otter Street

The Committee raised no objection subject to details being to the satisfaction of the Council's Conservation Officer.

- g) Code No. DER/02/07/00224 - Formation of 19 self-contained bedsits, recovering of roof, installation of rooflights and restoration / installation of doors, Park Bank, Belper Road

The Committee raised no objection subject to the omission of the rooflights as now indicated by the applicant, and details of the other proposed works being to the satisfaction of the Council's Conservation Officer.

Minutes End