

ITEM 5a

CONSERVATION AREA ADVISORY COMMITTEE

18 June 2015

Present:	Maxwell Craven	(Chair) Georgian Society
	Peter Billson	Derbyshire Historic Buildings Trust
	Councillor Carr	Elected Member
	Chris Collison	Co-optee
	Stuart Hodgkinson	Royal Institute of British Architects
	David Ling	Co-optee
	Jeff James	Chamber of Commerce
	Neil Robertson	Institute of Historic Building Conservation
	Councillor Robin Turner	Elected Member

09/15 Apologies

Apologies were received from Carole Craven, John Sharpe, Councillor Tittley and Councillor Wood

10/15 Late items to be introduced by the Chair

There were no late items.

11/15 Declarations of Interest

There were no declarations of interest.

12/15 Minutes of the meeting held on 28 May 2015

These were agreed to be an accurate record of the meeting but requested that the word tunnel in the resolution relating to the 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 be amended to "tunnel effect".

13/15 Items determined since the last meeting

Resolved to note the report.

14/15 Draft City Centre Masterplan 2030

The Committee received a presentation from the Head of Regeneration Projects on behalf of the Acting Strategic Director of Neighbourhoods. The presentation of The Draft City Masterplan 2030 set out a strategic context for investment 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.

The ten key ambitions were listed in the report and could be viewed in the Masterplan Part 1 and 2 which could be accessed 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/"The document was out for consultation until the 29th May 2015. Comments could be made by making comments online or by e-mailing .

Resolved to note the report and presentation.

15/15 Applications to be considered

Allestree Conservation Area

Application No. & DER/03/15/00306- 19 Cornhill, Allestree, Derby, DE22 2GG

Location:

Proposal: Erection of two dwelling houses

Listed Building: GD2

Recommendation: No Recommendation

Resolved to recommend refusal on the following grounds:

- 1. the proposed buildings would be detrimental to the conservation area**
- 2. the proposed buildings would be detrimental to the setting of the listed buildings on and adjacent to the site of this application**
- 3.the impact on the streetscene would be negatively high due to the mass of the proposed buildings**
- 4. demolishing two metres of ancient wall would be of further detriment to the conservation area and listed building.**

Allestree Conservation Area

Application No. & DER/03/15/00307- 19 Cornhill, Allestree, Derby, DE22 2GG

Location:

Proposal: Part demolition of front boundary wall and detached garage. Erection of two dwelling houses

Listed Building: GD2

Recommendation: No Recommendation

Resolved to recommend refusal on the following grounds:

- 1. the proposed buildings would be detrimental to the conservation area**
- 2. the proposed buildings would be detrimental to the setting of the listed buildings on and adjacent to the site of this application**

3. the impact on the street scene would be negatively high due to the mass of the proposed buildings
4. demolishing two metres of ancient wall would be of further detriment to the conservation area and listed building.

Allestree Conservation Area

Application No. & DER/05/15/00654- 3 Cornhill, Allestree, Derby, DE22 2GG

Location:

Proposal: Installation of replacement windows to the front elevation

Listed Building:

Recommendation: No Recommendation

Resolved to raise no objections subject to the Conservation Officer negotiating with the applicant more slender mullions and frames than the ones proposed.

City Centre Conservation Area

Application No. & DER/02/15/00210- River Derwent Corridor including sites from

Location: Darley Abbey, Little Chester, Chester Green, North Riverside, Bass Rec', 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

Recommendation: No Recommendation

Application withdrawn from consideration at this meeting but it will be re-presented for consideration at a future meeting.

City Centre Conservation Area

Application No. & DER/05/15/00638- 1-5 Wardwick, Derby, DE1 1HA (former Job

Location: Centre Plus)

Proposal: Display of two internally illuminated fascia signs and one non-illuminated hanging sign

Listed Building:

Recommendation:

Resolved to recommend refusal on the following grounds:

- 1) the proposal is harmful and detracts from the character and appearance of the conservation area
- 2) The application included an internally illuminated sign
- 3) Many elements of this proposal are contrary to the Derby City Council shop front and advertisement guide. It was suggested that elements of the original shopfront might be underneath the existing fascia, that reinstatement of a traditional shop front would be beneficial as would the reduction in the depth of the fascia, the division of the fascia into three with the addition of pilasters. There was also not enough information on the proposed canopy or the materials including the visual appearance and way in which the tiles would work.

City Centre Conservation Area

Application No. & DER/05/15/00640- 1-5 Wardwick, Derby, DE1 1HA (former Job

Location: Centre Plus)

Proposal: Installation of ventilation system

Listed Building:

Recommendation: No Recommendation

Resolved to recommend refusal on the following grounds:

- 1) there was a lack detail regarding the proposed flues to the roof and therefore the grill and what might be proposed may have a negative impact on the conservation area
- 2) the Committee strongly regretted that work had commenced without prior authorisation
- 3) The Committee suggested that in relation to the removal of the window and installation of vent that a justification is submitted as to why the window needs to be removed, whether it could be adapted to accommodate a vent.

City Centre Conservation Area

Application No. & DER/05/15/00659- 5 Queen Street, Derby, DE1 3DL

Location:

Proposal: Reconstruction of gable wall

Listed Building:

Recommendation: No Recommendation

Resolved to raise no objections.

Friar Gate Conservation Area

Application No. & DER/05/15/00648- Ashgate Primary School, Ashbourne Road,

Location: Derby, DE22 3FS

Proposal: Installation of gates, side panels and vehicle barrier

Listed Building: GD2

Recommendation: No Recommendation

Resolved to raise no objections after taking note of the amendment to the construction of the vehicle barrier.

Others - not in Conservation Areas Conservation Area

Application No. & DER/06/15/00720- Land off North Avenue, Darley Abbey, Derby,

Location: DE22 1EZ

Proposal: Residential development of up to 49 dwellings and areas of open space

Listed Building:

Recommendation: No Recommendation

The Committee noted that a geo-located photo montage of exactly what could be seen of the proposed application from certain vantage points would have been useful to Members when considering this application

Resolved to recommend refusal on the following grounds:

- 1) the proposal was detrimental to the World Heritage site**
- 2) it encroached into the buffer zone and green wedge**

MINUTES END