

Time commenced – 5.18pm
Time finished – 6.39pm

CONSERVATION AREA ADVISORY COMMITTEE 28 OCTOBER 2010

Present: Mr D Armstrong (Co-opted) (in the Chair)
Mrs J D'Arcy (Derbyshire Arch Soc)
Mr S Hodgkinson (RIBA)
Mr M Craven (Victorian Society)
Mr D Ling (Derby Civic Society)
Mr J James (Chamber of Commerce)
Mr M Mallender (Co-opted)

38/10 Apologies

Apologies for absence were received from Councillors Naitta, Turner and Wood, Mr P Bilson, Mrs C Craven and Mr J Sharpe.

39/10 Late items to be introduced by the Chair

There were no late items.

40/10 Declarations of Interest

Mr M Mallender declared a personal and prejudicial interest in application DER/09/10/01172 because the applicant was known to him.

41/10 Confirmation of the minutes of the meeting held on 30 September 2010

The minutes of the meeting held on the 30 September 2010 were agreed as a correct record and signed by the Chair.

42/10 Darley Abbey Regeneration Strategy

The Committee noted the contents of the report and commended and thanked officers for the amount of work that they had undertaken in the 20 months to evolve the strategy, the sensitive way that this had been done and in getting the funding committed.

It was reported that the Parks and Estates Department were to undertake a further report on the details of the repairs and lease of the stable block. Officers were asked to report back on the timescales for the repairs to the terrace café. The importance of possible archaeology under foundations of

the hall was also mentioned and it was confirmed that the Conservation Officer and the DCC Archaeological Advisor were involved in the process.

43/10 Wayfinding Street Furniture

The Committee noted the contents of the report and requested that all locations be brought to the next meeting for comment, having regard to the impact on views within, into and out of the City Centre Conservation Area.

The following specific comments were made:

- Members felt that the design was overly stylised and that a more simplified design may age better. In particular, the Committee suggested that the column design should be simplified;
- It was suggested that some of the lower lettering on the signs may not be accessible because of the low height;
- Concerns were raised over the size of the lettering, and whether this would be legible;
- Concerns were also raised about the legibility of white lettering on darker backgrounds;
- Committee expressed a preference that the colour of the signs should be uniform across the area and that the dark red specified for the Cathedral Quarter area may be difficult to read;
- The Cathedral Quarter badge design was considered to be an irrelevant ornament not effectively communicating the message as a marker for the area;
- The Committee requested that a mock-up of one of the signs be erected for a short period of time in one of the proposed sites, for inspection.

44/10 Report on applications determined since the last meeting

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

45/10 Committee Report

City Centre Conservation Area

DER/08/10/01012 – Derby Museum and Art Gallery, The Strand, Derby – Variation of condition no. 3 on previously approved planning permission Code No. DER/02/09/00269 for internal alterations to listed building to insert platform lift and balustrade

The Committee noted that the application for the variation of conditions could not apply to listed buildings and that the submitted application was currently being replaced with a replacement listed building consent application. No objection was raised to the amended lift proposal.

DER/09/10/01163 – 9-11 Market Place, Derby (Walkabout) – Erection of pergola

The Committee raised no objection subject to officer satisfaction with the quality of the construction.

DER/10/10/01233 – 31 Sadlergate, Derby – Installation of shop front and windows

The Committee welcomed the enhancement of this corner building and raised no objection to the proposal.

DER/09/10/01112 – 117 Friar Gate, Derby – Change of use of ground floor from Use Class A1 (retail) to Use Class A2 (financial and professional services)

The Committee raised no objection.

Highfield Cottages Conservation Area

DER/10/10/01237 – Highfield House, Highfield Lane, Chaddesden, Derby – Extensions to dwelling house (loggia/covered way and enlargement of office), erection of detached garage and boundary

The Committee noted the change of roof form of the proposed garage in this amended application and raised no objection in principle. However, Committee requested that officers negotiate a further amendment to the roof form of the garage to include a fully hipped roof, to better respect the roof form of the principle building and reduce the impact of the massing of the garage. It was also noted that the plans were not clear as to the appearance of some of the proposals and, with this in mind, the Committee requested that officers negotiate appropriate natural materials to ensure that the loggia structure was of a suitable quality.

Little Chester Conservation Area

DER/07/10/00948 – 158 Mansfield Road, Derby – Installation of windows in front elevation

The Committee objected and recommended refusal on the grounds that the design of the replacement windows were of a non-traditional form which by virtue of the form of construction and top opening nature would be an inferior type of window replacement that would set an undesirable precedent for similar schemes of window replacement and would, therefore, fail to preserve or enhance the appearance or character of the Conservation Area. No objection was raised to the proposed replacement ground floor windows.

Strutt's Park Conservation Area

DER/09/10/01172 – Land at the south side of 73 Belper Road, Derby – Variation of condition 9 of planning permission DER/09/0801318PRI to allow removal of Blue Cedar tree

No objection was raised, but the Committee noted with regret the loss of this important tree within the conservation area.

DER/10/10/01190 – 78 Belper Road, Derby – Installation of replacement porch screens

The Committee raised no objection.

DER/10/10/01211 – 92 Arthur Street, Derby – installation of roof light

The Committee objected and recommended refusal on the grounds that the integrity of the roof slopes in this part of the conservation area was an important part of its special character, and alterations to insert a roof light in the roof slope would therefore have a detrimental impact. Notwithstanding approval of roof lights previously on two properties on the street, the Committee felt that, collectively, the installation of roof lights in the street would have a severe adverse impact on the character and appearance of the conservation area.

MINUTES END