

# ITEM 5

Time commenced – 5.21pm

Time finished – 7.05pm

## CONSERVATION AREA ADVISORY COMMITTEE 06 OCTOBER 2005

Present: Mr K Hamilton (Twentieth Century Society) (in the Chair)  
Mr D Armstrong (Co-opted)  
Mrs J D'Arcy (Derbys Archaeological Society)  
Mr C Glenn (IHBC East Midlands)  
Mrs A Hutchinson (Derby Civic Society)  
Mr J James (Chamber of Commerce)  
Mr M Mallender (Co-opted)  
Councillor Samra  
Mr J Sharpe (Ancient Monument Society)  
Mr B Wyatt (RIBA Nott's & Derby Society)

### City Council Officers:

Mr H Hopkinson (Development and Cultural Services)  
Mr S Lee (Development and Cultural Services)  
Mrs C Oswald (Development and Cultural Services)

### 27/05 Apologies

Apologies were received from Councillor Tittley, Councillor Travis and Peter Billson.

### 28/05 Late Items Introduced by the Chair

The Chair introduced two late items.

### 29/05 Declarations of Interest

There were no declarations of interest.

### 30/05 Minutes of the Previous Meeting

The minutes of the meeting held on 15 September 2005 were confirmed as a correct record and signed by the Chair.

### 31/05 Eastern Fringes Area Action Plan Presentation

Steven Lee presented a report on the Eastern Fringes Area Action Plan. This explained that an Area Action Plan was a new style planning document as part of the Local Development Framework, which is a new planning system to

replace the Local Plan. It would assist in the delivery of planned development, provide guidance on layout and design but the key difference would be the timetables set for the implementation of proposals. The reason an action plan was to be used in the work programme was because of the Derby Cityscape Masterplan, the relocation of the DRI, local plans and the new planning system. The process had four production stages, Pre Production, Production, Examination and Sustainability Appraisal. Derby City Council were currently at the Production stage, preparing issues and alternative options using leaflets. The Consultation process initially starts with new and existing options, collecting as many views as possible and then would consider all options, ideas and issues. The preferred option would then be devised and consulted on and the final submitted Area Action Plan would be consulted on. The Eastern Fringes Area would cover:

- Derbyshire Royal Infirmary
- Castle Way
- Land north of the River
- Railway Station
- Railway Conservation Area
- Part of Hartington Street Conservation Area
- Bass's Recreation Ground
- River Derwent.

The first option was the Local Plan Option which was the business as usual option. The second option is the Masterplan option which is a proactive option that identifies specific areas for change. There are specific proposals that would impact on the Conservation Area including new builds and redevelopments in the Railway and Hartington Street Conservation Areas. The major issues in the Action Plan were proposals within and on edge of Conservation areas, listed buildings, design policies, suitability of land and access to services and public open space.

The Committee were concerned about what would happen in the Conservation Area its boundary and whether they would want to see change. The Committee agreed to fill in the form with their comments and return them to Steven before 14 October 2005.

## **32/05      Report on Applications Determined Since the Last Report**

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

## **33/05      Committee Report**

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

### **Allestree Conservation Area**

- a) Code No DER/805/1415 – Erection of double garage and office at The Old School House, St Edmund's Close, Allestree

The Committee recommended refusal on the grounds that the proposed garage would lead to the loss of existing trees within the Conservation Area and, by virtue of its proximity to the back of footpath, height, size and appearance (the expansive up-and-over door and the intensive number of rooflights), it would have an undue impact and would therefore be detrimental to the appearance and character of the Conservation Area. The Committee expressed the view that an alternative proposal involving alteration to the existing garage was more likely to be acceptable.

### **Friar Gate Conservation Area**

- b) Code No DER/805/1428 – Display of internally illuminated fascia sign and DER/905/1506 installation of shop front and fume extraction system at 3 Friar Gate

The Committee had no objections in principle to both elements of this proposal but the Committee requested that the large proposed extraction flue be clad/encased with a louvred structure to conceal its utilitarian appearance and suggested that the first floor balustrade would be more appropriate if contemporarily designed in modern materials as opposed to the timber as shown on the submitted plan. With regard to the proposed advertisement display, the Committee requested that full details of the individual letter sign be sought to the satisfaction of the Council's Conservation Officer.

- c) Code No DER/905/1512 - Change of use from offices to dental surgery – 6 Vernon Street, Derby

The Committee had no objections subject to no implied approval to any future internal or external alterations to the building or to any external works to create additional car parking.

- d) Code No DER/905/1476 – Replacement window to rear elevation and infilling of existing window at 66-66a Friar Gate

The Committee had no objections subject to joinery details of the new window and making good of the rendered elevation being to the satisfaction of the Council's Conservation Officer.

### **Railway Conservation Area**

- e) Code No DER/805/1422 – Display of 2 externally illuminated fascia signs, 1 internally illuminated projecting sign and non-illuminated fascia sign, Aston Court Hotel, Midland Road

The Committee had no objections.

### **Strutts Park Conservation Area**

- f) Code No. DER/905/1477 – Extension to dwelling house (enlargement of existing lounge, 88 Otter Street

The Committee had no objections subject to the use of matching materials and appropriate detailing of the windows to the satisfaction of the Council's Conservation Officer.

- g) Code No DER/805/1427 – Extension to dwelling house (garage and enlargement of kitchen and lounge at 34 Chevin Road

The Committee recommended refusal on the grounds that the proposed side-extension to this semi-detached property would seriously diminish the visual gap between this and the adjacent property and would set a precedent for similar extensions to other properties in this row of semi-detached houses which are presently regularly spaced as originally constructed. This regular spacing of these semi-detached properties are considered to be a distinctive part of the character of this part of the Conservation Area and therefore the proposal would fail to preserve and/or enhance the appearance and character of the Conservation Area.

- h) Code No DER/805/1418 – Extension to dwelling, (conservatory) Southerley, South Drive

The Committee noted that the proposed conservatory is shown to be attached to the existing garage which presently does not have the benefit of planning permission and therefore is consequently unauthorised. In these circumstances, the Committee recommended that this application be deferred and the applicant be requested to submit a plan showing the proposed conservatory without reference to the unauthorised garage, in order that its appearance and potential impact on the Conservation Area can be properly assessed. Notwithstanding this request, the Committee noted the likely impact of the proposal on the existing tree standing within the adjoining land at no. 92 Belper Road. Alternatively, the Committee considered that the application should be deferred pending determination of the outstanding application for the garage.

### **Late Items**

- i) Code No DER/805/1281 – Residential development, 1 Spinney Close, Darley Abbey

The Committee had no objections subject to the unaltered retention of original walls at the junction of Spinney Close and Church Lane.

- j) Code No DER/805/1399 – Erection of 4 retail units, 17 apartments and extension to existing travel shop, land at corner of Uttoxeter Road and Limes Avenue, Mickleover

The Committee recommended that the application be deferred. It was noted that amendments had been made to the previous scheme for the redevelopment of this site but the Committee considered that, whilst the footprint and storey-height of the proposal was generally acceptable, the elevational treatment (including the roof detailing/materials) still gave rise to concerns and the development still lacked any local distinctiveness. It was considered that the elevations needed greater vertical sub-division to generate a stronger rhythm within the terrace to reflect the traditional character of development of the adjacent Conservation Area and that appropriate detailing should be incorporated of a distinct shop front fascia across the retail units in order to give a better relationship between the ground floor shops and the upper floor elevation. It was requested that amended plans be sought and that these should be referred back to the Committee for further consideration in order that the Committee could be satisfied that the further-amended proposal was sympathetic to both the setting of nearby listed buildings and the Mickleover Conservation Area.