

Time commenced – 5.15pm

Time finished – 7.28pm

CONSERVATION AREA ADVISORY COMMITTEE 14 MAY 2009

Present: Ms J D'Arcy (Derbyshire Archaeological and Historical Society)
(In the Chair)
Councillors Care, Naitta, Turner and Wood
Mr P Billson (Derbyshire Historical Buildings Trust)
Mr S Hodgkinson (RIBA)
Mr D Ling (Derby Civic Society)
Mr J Sharpe (Ancient Monuments Society)

City Council Officers:

Mr Daniel Cooper (Corporate and Adult Services)
Ms Debbie Maltby (Regeneration and Community)
Ms Chloe Oswald (Regeneration and Community)
Mr Ted Thorpe (Regeneration and Community)

78/08 Appointment of Chair

Resolved to appoint Ms D'Arcy as Chair for the meeting.

79/08 Apologies

Apologies were received from Councillor Willoughby. Apologies were also received from Mr and Mrs Craven, Mr Armstrong, Mr James and Mr Mallendar.

80/08 Late Items Introduced by the Chair

There were no late items.

81/08 Declarations of Interest

There were no declarations of interest.

82/08 Minutes of the Previous Meeting

The minutes of the meeting held on 16 April 2009 were confirmed as a correct record and signed by the Chair.

83/08 Report on Applications Determined Since the Last Report

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

84/08 Street Lighting Private Finance Initiative

The Committee considered a report on the Street Lighting Private Finance Initiative and discussed potential options for each of the conservation areas in the city. The Committee agreed that the advice in PPG15 regarding lighting in conservation areas was appropriate when considering the options for the new lighting under the PFI. The Committee agreed that four conservation areas were the highest priority in regards to enhancing the area with new lighting columns. In order of importance, these were Arboretum (registered park and nationally important space), Darley Abbey (World Heritage Site), Little Chester (World Heritage Site buffer zone) and Strutt's Park (World Heritage Site buffer zone). The Committee decided that black was the most appropriate colour for the replacement columns and lanterns. The Committee suggested that in general in the areas that are predominantly Victorian in character, in order of preference that of historic types should be reinstated where there is evidence. If this is not possible then replacements should be an 'off the peg' version of a similar style. And if the first two choices are not possible then option 3 should be used. The following comments were made regarding the options for each area:

Allestree

No historic photos of this conservation area have been found. The Committee suggested option 2 using 5m columns in the village and to use option 2 at required the height for the columns for the main thoroughfare of Cornhill. The village was considered to be of mixed character and not predominantly Victorian. Therefore, in the absence of evidence, modern lighting was thought to be appropriate.

Arboretum

The Committee requested that where possible the original lighting design is replicated (option 6) as this was considered to be the first priority for an enhanced approach.

City Centre

The Committee decided that option 5 (enhanced modern) was the most appropriate for all spaces apart from the more sensitive historic areas. Members requested that wall mounted lanterns should be retained, in particular on Sadler Gate and traditional lighting should be used in Iron Gate and St. Mary's Gate (an 'off the peg' choice that may be more suitable than option 3. In the absence of a suitable 'off the peg' choice option 3 should be used).

Darley Abbey

The Committee suggest that because of this area's World Heritage Site status that this should be the second priority for an enhanced scheme, as there is an existing historic lamp within the churchyard which could be replicated (option

6). Members recommended options 1 or 2 for the main thoroughfares (Mile Ash, Old and Church Lanes).

Friar Gate

The Committee noted that the section from Ford Street to the bridge would have lighting installed separately through the Connecting Derby scheme. The Committee suggested that an officer in the project team should attend the next meeting to ensure that the lighting used along the main route is consistent through to Ashbourne Road. The Committee agreed to review a sketch scheme as proposed, which will be done for all areas following this report.

Highfield Cottages

No historic photos of this conservation area have been found. The Committee agreed that either option 1 or 2 with columns at 5m should be used.

Little Chester

The Committee had sourced some historic evidence of lighting types in this area. This was considered to be a priority area because it is located within the World Heritage site buffer zone, and is predominantly Victorian in character. Members preferred either option 1 or 2 for Mansfield Road as the main route and the streets with modern housing. The Committee also suggested reinstatement of the Victorian style columns and lanterns in the streets with the historic terraced housing. If this isn't possible, Members preferred an option that would be an 'off the peg' lamp closest to the original type, and finally option 3 if this is not possible. It was noted that the lighting levels on City Road adjacent to the green were low.

Mickleover

This is an area of mixed character and the Committee requested that a further appraisal be carried out and reported at the next meeting, which will consider prevalence of Victorian character. This appraisal will assess whether option 3 is appropriate (this was considered to be potentially suitable for The Square and The Hollow). It was also noted that the lighting is poor in some areas at the moment.

Nottingham Road

Members considered this conservation area to have a uniform Victorian character and therefore option 3 at appropriate heights was recommended.

Railway

The Committee recommended that 'Midland Red' paint colour should be used for the lighting for the streets around the railway village triangle (Calvert Street, Midland Place, Sheffield Place and Leeds Place). Members requested that option 3 at 5m should be used in these areas, apart from the south side of Midland Place where it was suggested that option 5 be used.

Spondon

The Committee recommended option 1 or 2 at 5m, apart from some of the smaller, more intimate streets where option 3 would be more appropriate to the character areas.

Strutt's Park

Members accepted option 1 or 2 for the main route of Duffield Road. This was considered to be the fourth priority area as it is within the World Heritage Site buffer zone. For the streets with a Victorian character, Members recommended an 'off the peg' lamp in a similar style to the historic type be used.

Resolved to endorse the various approaches for street lighting in the city's conservation areas as indicated in Minute Number 84/08 and that absent Members be contacted so that they can also feed their comments back to the Built Environment Team by 29 May 2009.

85/08 Allestree Hall

The Committee considered an oral update report on the progress with Allestree Hall, and were informed that additional information would be presented to the next meeting.

86/08 Castleward Boulevard Phase 1 – Drop Down Bollards

The Committee noted the design and raised no objection to the proposed Broxap Peirhead bollards.

87/08 Derby City Council Core Strategy Ideas and Issues Paper

The report was noted and a suggestion to be taken forward to the LDF Framework Officer was made. It was suggested that consideration be given to character assessments of the conservation areas, to assess special interest as part of the city as a whole, as opposed to within the sharp area boundary lines.

88/08 George Rennie Award

The Committee considered nominations for the George Rennie Award, and the Chair requested that members come prepared with further suggestions for the final short list at the next meeting. The nominations included, The Quad, on Market Place, Epworth Villas, on Duffield Road, Burleigh Mews, on Stafford Street and 2-8 Belper Road.

89/08 Committee Report

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

1. City Centre Conservation Area

Code No. DER/04/09/00375 – Installation of shop front, 4 Queen Street

The Committee raised no objection.

Code No. DER/03/09/00331 – Partial demolition of The Hippodrome and & DER/03/09/00332 formation of multi-storey car park, erection of retail unit, retail kiosk, offices and 4 apartments, The Hippodrome, Green Lane and Car Park, Crompton Street

The Committee very strongly objected to the proposal and recommended refusal of both applications. The Committee was not convinced by the arguments put forward that the building is sufficiently structurally unsound for it to be demolished and considered that there is a lack of an adequate options appraisal looking at restoration and reuse, potential funding sources, and a lack of evidence of active marketing. The proposed change of use to a car park with retail and offices therefore has not been proven to be the optimum viable use that is compatible with the building. Committee believe overall that there is insufficient evidence, within these applications, to meet the criteria as set out in PPG15.

2. Darley Abbey Conservation Area

Code No. DER/04/09/00368 – Erection of double garage, land adjacent to 10 and 17 New Road, Darley Abbey

The Committee raised no objection subject to a condition for archaeological investigation.

3. Little Chester Conservation Area

Code No. DER/04/09/00389 – Replacement of timer windows to the front elevation and replacement of a stonework cill and mullion, 68 Chester Green Road

The Committee raised no objection.

4. Mickleover Conservation Area

Code No. DER/04/09/364 – Full planning permission for the erection of a front boundary wall and garage, Highfield, Orchard Street, Mickleover

Code No. DER/04/09/365 – Retrospective conservation area consent sought for the demolition of a front boundary wall, Highfield, Orchard Street, Mickleover

The Committee raised no objection.

Code No. DER/03/09/00306 – Extensions to a residential dwelling, for garage, cloaks, lobby, W.C and bathroom, 3 Orchard Street

The Committee raised no objection.

5. Railway Conservation Area

Code No DER/04/09/00447 – Alterations to the Roundhouse to form College with associated facilities (amendments to previously approved Listed Building Consent Code No. DER/11/06/01803, The Roundhouse Complex, Roundhouse Road, Pride Park

The Committee raised no objection.

6. Spondon Conservation Area

Code No. DER/04/09/00402 – Replacement of windows, 8 Park Road, Spondon

The Committee raised no objection.

7. Strutts Park Conservation Area

Code No. DER/03/09/00345 – Change of use from light industrial unit (Use Class B1) to education training unit, unit 1, 6 Arthur Street

The Committee raised no objection.

Chair of the next ensuing meeting

at which these minutes were signed