

# ITEM 04

Time Commenced: 16:00  
Time Finished: 17:35

## **CONSERVATION AREA ADVISORY COMMITTEE 02 September 2021**

Present: Councillor Sue Bonser  
Councillor Mike Carr  
Councillor Robin Wood  
Chris Collison, Co-opted Member  
Carole Craven, Georgian Group  
Ian Goodwin, Derby Civic Society  
David Ling – Co-opted Member  
Paul McLocklin – Chamber of Commerce (Vice-Chair)  
Chris Twomey – RIBA (Chair)

Officers in Attendance: Chloe Oswald, Conservation Officer, Laura Neale, Major Planning Projects Officer.

### **17/21 Apologies**

There were apologies from Chris Wardle Derbyshire Archaeological Society,

### **18/21 Late Items to be introduced by the Chair**

There were no late items

### **19/21 Declarations of Interest**

The following Declarations of Interest were noted:

Maxwell Craven 21/01099 ADV - Derby Cathedral – Installation of printed fabric images to the lower ground floor windows.

Maxwell Craven 21/01173/FUL - Land at St Peters Churchyard – use of the land as an outdoor food, drink, and artisan venue and 21/01174/LBA - Land at St Peter's Churchyard, partial demolition of boundary wall.

### **20/21 Confirmation of the Minutes of the Meeting held 1<sup>st</sup> July 2021**

The Minutes of the meeting held on 01 July 2021 were agreed as an accurate record.

### **21/21 CAAC - Consideration of change to the current name**

CAAC members considered a change of name for the Committee. It was agreed to take forward the item to the next meeting for further discussion. A briefing note would be provided in advance of the meeting with suggested names for consideration.

**Resolved: to note the report**

## **22/21 CAAC Items Determined since last agenda**

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

**Resolved: to note the report**

## **23/21 Applications not being considered following consultation with the Chair**

A report of the Strategic Director of Communities and Place, detailing matters not brought before the committee for information following consultation with the Chair. The report was circulated so that members can get a full picture of all the applications received. It was not proposed that this report be considered at the meeting today.

**Resolved: to note the report**

## **24/21 Applications to be considered**

The committee received a report presented on behalf of the Strategic Director of Communities and Place on the applications requiring consideration by the Committee.

### **Allestree Conservation Area**

|                             |  |
|-----------------------------|--|
| <b>Application No &amp;</b> | 21/00732/FUL and 21/00733/LBA                              |
| <b>Location</b>             | Quarn Lodge, Woodlands Road, Derby DE22 5JU                |
| <b>Proposal</b>             | Erection of Boundary Gates and installation of roof lights |

**Resolved: Objection**

CAAC felt that the Gate design was unacceptable as it was a fully enclosed design and impenetrable. The design of the gate should allow views through, natural surveillance and screens views of the lodge (and what would have been the access route to Allestree hall). CAAC recommended an alternative material such as metal to be used for the gate as the original was likely to have been cast iron. CAAC also suggested that the current gate location does not relate to the historical context of the lodge as they are set further forward than shown on the historical map. CAAC suggested that the materials for pier capping should be natural rather than reconstituted stone. CAAC felt that the rooflight in the original building, which

can be seen from the road, was also unacceptable due to its prominence and visual impact.

CAAC objected to the application. They felt there should be open views and intervisibility to the lodge through alternative gate design and that the rooflight serving the bathroom should be removed.

## **Conservation Area**

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| <b>Application No &amp; Location</b> | 21/01157/LBA<br>Bonded Warehouse, Former Friargate Goods Yard, Stafford Street, Derby DE1 1JL  |
| <b>Proposal</b>                      | Structural stabilisation works to dismantle damaged and unstable construction elements and to make safe the existing external walls. Temporary protection works to the remaining structure to prevent further collapse of residual roof elements and prevent ongoing water ingress |

### **Resolved: No Objection**

CAAC felt this was a complex and comprehensive scheme to save the building and should be welcomed. To save the elements of the roof and structure would be technical and elaborate work. CAAC suggested that the Council should have a structural engineer as well as a Conservation Officer overseeing works and work stages. CAAC suggested that there should be a comprehensive programme for all the repair works needed, and the works should be carried out within the framework of a development plan to ensure there are no abortive works when an end user is identified. CAAC were unclear as to what the time scales are for the works and for bringing back the building into a viable use. It was also suggested that Level 2 building recording should take place at each stage.

CAAC had no objections to the proposal and welcomed the repairs. They had concerns that the structural solutions dealt with technical matters and they felt that the Council should assign a Structural Engineer to assist the Conservation Officer. There should be a programme for the works and also for bringing the building back into use, and a development plan to reduce any abortive works. CAAC felt it was important that work was started so that the building can be saved

## **Conservation Area**

|                                       |   |
|---------------------------------------|---|
| <b>Application No &amp; Location:</b> | 21/01158/LBA<br>Engine House, Former Friar Gate Goods Yard  |
| <b>Proposal:</b>                      | Structural works to ensure the lateral stability of the external walls and loose items of building fabric. Erection of scaffold for footpath protection and to allow access to window and roof level and provide restraint to the building. Roof works to include capping beams or reinstatement roofing and remodelling of the external ground levels. |

### **Resolved: No Objection**

CAAC noted that the proposals would make the building safe and secure. A Level 2 building recording was suggested and liaison with County Archaeology. CAAC had no objection and welcomed the proposals.

## **Conservation Area**

**Application No &** 21/01099/ADV  
**Location** Derby Cathedral, Queen Street, Derby  
**Proposal** Installation of printed fabric images to the lower ground floor windows.

### **Resolved: No Objection**

CAAC felt that the adverts were too cluttered and fussy and were not needed. However, the use of cable ties makes them temporary and easy to remove. They suggested refining the size and shape to reflect the windows divisions more closely behind. They questioned the effectiveness of the adverts as they would be screened by parked cars. CAAC asked if the cars could be parked elsewhere. CAAC were also concerned that the photos would fade and become ripped over time. They noted that the signs are temporary but the length of time for the installation was not specified. They suggested that a length of time for the display should be agreed in advance of their installation.

CAAC had no objection to the proposals provided that the signs are up for a defined temporary period and removed when they are faded and/or scruffy. CAAC suggested that cars could be parked elsewhere rather than in front of the windows where the signs will be displayed.

## **Conservation Area**

**Application No &** 21/01173/FUL and 21/01174/LBA  
**Location** Land at St Peter's Churchyard, Derby, DE1 1NN  
**Proposal** Use of the land as an outdoor food, drink and artisan traders venue including erection of kiosk buildings and entrance gates.  
21/01174/LBA Partial demolition of boundary wall

### **Resolved: No Objection**

CAAC had concerns about the disturbance of below ground archaeology and felt there was a need to ensure the necessary archaeological fieldwork took place. It was likely that as part of the churchyard there are graves; a member of the Committee recollected that there were gravestones to the outer edge of the area. CAAC suggested that the proposal was lacking in imagination. CAAC felt that the open area could be retained by removal of kiosks 12,13 and 14 and a larger central and open seating area could be created, perhaps with covered seating. They felt the kiosk design was poor and heavy in appearance and the use of uPVC materials in the construction was not beneficial. CAAC recommended the creation

of a courtyard with better quality design of kiosk; the use of timber would be preferable, or freestanding fabric structure instead. CAAC felt that the proposal was a good use of the site as it was currently being misused and there were anti-social behaviour issues in the area. The site was previously open site to the public and that open space should be preserved. CAAC thought that a high-quality landscaping scheme was needed and that the trees in the area should be kept. CAAC noted that there was a precedent for the loss of the wall to provide vehicular access to the office blocks. CAAC suggested that there should be a ramped access in place and not steps as this would also reduce the width of the break in the wall. CAAC felt that the overall principle was acceptable, but that the design should be improved as it does not make a positive contribution to the conservation area and heritage assets.

CAAC had no objection to the proposals subject to consideration of the kiosk design in terms of materials and appearance. CAAC suggested removing the centre set of kiosks and forming a central court with seating perhaps covered. In considering the access arrangements CAAC felt that the proposed steps were intrusive, they noted that a lift had been proposed but suggested that a ramp would provide better access. They felt that the overall landscaping of the site and the impact on trees by root damage also needed to be considered.

## Conservation Area

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|--------------------------------------|--|
| <b>Application No &amp; Location</b> | 21/01242/FUL<br>Land at Corn Market, Derby (adjacent to Cosy Club)             |
| <b>Application No &amp; Location</b> | 21/01243/FUL<br>Land at Morledge, Derby (adjacent to Court Building)           |
| <b>Application No &amp; Location</b> | 21/01246/FUL<br>Land at Victoria Street, Derby (adjacent Green Lane Junction)  |
| <b>Application No &amp; Location</b> | 21/01248/FUL<br>Land at Corn Market, Derby (adjacent to Primark)               |
| <b>Application No &amp; Location</b> | 21/01250/FUL<br>Land at Market Place, Derby                                    |
| <b>Application No &amp; Location</b> | 21/01251/FUL<br>Land at St Peter's Street, Derby (adjacent to Optical Express) |
| <b>Proposal</b>                      | Installation of a Street Hub in each location                                  |

## Resolved: Objection to all

CAAC felt that the Street Hubs were unacceptable in Conservation Areas and not needed. They were too large, bulky, heavy and cluttered the street. They were concerned that connecting power to the hubs would affect the public realm and queried whether the re-instatement of the public realm would be done to an acceptable level? CAAC also highlighted that the hubs would be a means to obtaining advertisement rent for the company installing them.

CAAC objected to all the proposed Street Hubs and digital advertising as they would adversely affect the setting of conservation areas , heritage assets and create street clutter

## Conservation Area

|                                      |  |
|--------------------------------------|--|
| <b>Application No &amp; Location</b> | 21/01255/ADV<br>Land at Corn Market, Derby (adjacent to Cosy Club)               |
| <b>Application No &amp; Location</b> | 21/01259/ADV<br>Land at Corn Market, Derby (adjacent to Primark)                 |
| <b>Application No &amp; Location</b> | 21/01261/ADV<br>Land at Market Place, Derby                                      |
| <b>Application No &amp; Location</b> | 21/01262/ADV<br>Land at St Peters Street, Derby (adjacent to Optical Express)    |
| <b>Application No &amp; Location</b> | 21/01270/ADV<br>Land at Morledge, Derby (adjacent to Green Lane Junction)        |
| <b>Application No &amp; Location</b> | 21/01271/ADV<br>Land at Victoria Street, Derby (adjacent to Optical Express)     |
| <b>Proposal</b>                      | Display of two internally illuminated digital display screens on each Street Hub |

### Resolved: Objection to all

CAAC felt that the Street Hubs were unacceptable in Conservation Areas and not needed. They were too large, bulky, heavy and cluttered the street. They were concerned that connecting power to the hubs would affect the public realm and queried whether the re-instatement of the public realm would be done to an acceptable level? CAAC also highlighted that the hubs would be a means to obtaining advertisement rent for the company installing them.

CAAC objected to all the proposed Street Hubs and digital advertising as they would adversely affect the setting of conservation areas and heritage assets and create street clutter

|                                      |   |
|--------------------------------------|---|
| <b>Application No &amp; Location</b> | 21/01312/FUL<br>Becketwell Development Land, Macklin Street, Derby<br>DE1 1LF   |
| <b>Proposal</b>                      | Demolition of unretained buildings and structures, renovation and alterations to retained building, erection of a performance and entertainment venue, service yard, vehicular and pedestrian access, highway infrastructure amendments, landscaping, public realm, and associated works. |

### Resolved: Objection

CAAC felt that the Baptist Chapel should be retained as it was adaptable for re-use. The Chapel also forms a good focal point when looking down Newland Street and the proposal turns its back to the street scene and neighbouring listed buildings. The service yard on Becket Street lacks animation and articulation and was of poor quality in terms of its architecture, appearance, and materials. CAAC suggested that the venue should be on the main Duckworth Square/public square. The proposal was a poor quality building and it would be lost in a side street if or when the wider development was built out. It was the wrong building in the wrong

place and there also should be connectivity to the Hippodrome and suggested that this part of the site be residential in nature. A Level 2 building recording exercise should be undertaken of the heritage buildings being demolished, should the application be approved.

CAAC objected to the demolition of the Baptist Chapel heritage asset due to its positive contribution to the area, despite not being listed, and the negative impact of proposals on the setting of nearby listed buildings and the setting of the conservation area. They had concerns regarding the architecture and design of the proposal. CAAC felt that whilst the Performance Venue was welcomed for the City the proposed location was thought to be wrong as it lacks prominence and could lead to the sterilisation of Becket Street due to the building's poor and unwelcome blank façade.

MINUTES END