

Time commenced – 5.20pm
Time finished – 7.45pm

CONSERVATION AREA ADVISORY COMMITTEE 17 JUNE 2004

Present:

Mr K Hamilton (Twentieth Century Society) (in the Chair)
Mr M Craven (Victorian Society)
Mr P Billson (Derbyshire Historical Buildings Trust)
Mrs J D'Arcy (Derby Archaeological Society)
Mr R Pegg (Derby Civic Society)
Mr J James (Chamber of Commerce)
Mr D Armstrong (Co-opted)
Mr J Sharpe (Ancient Monuments Society)
Mr M Mallender (Co-opted)
Councillor Travis

City Council Officers:

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

Apologies:

Mr R Wyatt (Nottingham and Derby Society of Architects)
Mrs C Craven (Georgian Group)

82/03 Late Items Introduced by the Chair

The Chair agreed to admit one item on 339 Duffield Road – DER/404/720 as a late item on the grounds that it was felt important that the Committee express a view on the application before it was determined by the Planning Control Committee on 1 July 2004

83/03 Declarations of Interest

Mr J James declared a personal prejudicial interest in DER/204/185 and DER/204/186 – Demolition of school and erection of four dwellings and 18 apartments, part of former St Mary's School, corner of Darley Lane and Edward Street. He also declared a personal prejudicial interest in DER/104/65 and DER/104/66 – 38 Ashbourne Road and land adjacent to 85 Markeaton Street.

Mr Craven and Mr Mallender declared a personal prejudicial interest in the Notification under the Care of Cathedrals Measure 1990, Section 7 (1) and Care of Cathedrals Rules 1990, Rule 4, in relation to proposals at the Cathedral Church of All

Saints, Derby, as Mr Craven was a Member and Mr Mallender was the Secretary of the Cathedrals Fabric Advisory Committee.

84/03 Minutes of Previous Meeting

The Chair signed the minutes of the meeting held on 13 May 2004 as a correct record subject to the insertion of the word 'not' include in sentence code number DER/304/495 to read 'it was commented that, although a precedent had *not* been set for the use of dormer windows.....'

85/03 Report on applications determined since the last report dated 30 April 2004

The Committee received an update on previous applications that had been determined since the last report, dated 30 April 2004.

86/03 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/504/998 – Erection of detached garage at 7 Cornhill, Allestree
 - No objections.
- b) Code No. DER/404/720 – Erection of enlarged sales building and associated car parking within curtilage of petrol filling station at 339 Duffield Road (Shell petrol filling station), Allestree
 - No objections, subject to the retention of a stone foundry wall at its original height, to Church Walk as the Committee considered that it was important to the character of the conservation area.

City Centre Conservation Area

- c) Code No. DER/504/964 – Change of use to Use Class A3 (food and drink), 3 St James Street
 - No objections, subject to the acceptance of external fittings, as none were implied.
- d) Code No. DER/504/996 – Change of use to solarium, offices at first floor, Royal Buildings, Victoria Street
 - No objections.

- e) Code No. DER/404/802 & DER/404/805 – Erection of two storey extension to church and relocation of toilet accommodation pursuant to Planning Commission DER/1003/1811 at Derby City Church, Curzon Street
 - No objections, subject to the appropriate use of materials in the external construction.
- f) Code No. DER/504/857 & DER/504/858 – Display of individual letters and logos to refurbished canopy at 1 Royal Buildings, Victoria Street
 - No objections
- g) Code No. DER/504/903 – Display of internally illuminating fascia signs and internally illuminated projecting sign at 18 James' Street
 - The Committee recommended refusal on the grounds that the internally illuminated advertisements would be intrusive and detrimental to the appearance and character of the conservation area, due to their size and colour.

Friar Gate Conservation Area

- h) Code No. DER/504/999 – 1 St James Court, Friar Gate
 - The Committee recommended refusal on the grounds that the size of the proposed lettering would be over dominant and would therefore be detrimental to the character of the Friar Gate conservation area.
- i) Code No. DER/504/865 – Erection of new gates and driveway access at 3 George Street
 - No objections.

Mr James, having declared a personal prejudicial interest in the item below, left the meeting during discussion and voting thereon.

- j) Code No. DER/104/65 & DER/104/66 – 38 Ashbourne Road and land adjacent to Markeaton Street
 - The Committee welcomed the amendments made to the new build element of the proposal but noted that the details of the conversion of the listed building at 38 Ashbourne Road still remained outstanding. The Committee deferred making a decision on the proposal pending the submission of the outstanding conversion details.
- k) Code No. DER/504/963 – Change of use to hot food shop (class a3) and installation of window in rear elevation of shop at 4 Chester Green Road
 - No objections, subject to no implied acceptance of any external alterations other than the reinstatement of original detail.

Mickleover Conservation Area

- l) Code No. DER/504/933 – Overfields Lodge, The Green, Mickleover
- Object on the grounds that the proposed garage was of an inappropriate size/ materials and would not relate to the surrounding area, and was therefore considered to be detrimental to the appearance of the Conservation Area. The Committee reiterated its previous view that a specially designed, single garage of timber construction would be more in keeping with the surrounding area.

Railway Conservation Area

- m) Code No. DER/504/846 & DER/504/847 – Display of two non-illuminated full mounted signs at Midland Hotel, Midland Road
- No objections, however, the Committee requested that consideration be given for a single sign located above the existing menu board to the right hand side of the entrance.

Mr James, having declared a personal prejudicial interest in the item below, left the meeting during discussion and voting thereon.

Strutt's Park Conservation Area

- n) Code No. DER/204/185 & DER/204/186 – Demolition of school and erection of four dwellings at 18 apartments, part of former St Mary's School, corner of Darley Lane and Edward Street
- The Committee noted that amendments had been made to the original proposal submitted.

The Committee strongly objected to the proposal on the grounds that it would be over dominant in the street scene, particularly the four storey towers, and would therefore be seriously detrimental to the appearance and character of the Strutt's Park Conservation Area. The Committee requested that consideration be given to the possibility of the conversion and re-use of the existing school buildings in preference to their demolition. The Committee requested that any amended scheme be brought back to the Committee for consideration before determination by the Planning Control Committee.

- o) Code No. DER/504/927 – Demolition of walls, 20 North Parade, Derby
- No objections.

p) Code No. DER/504/1015 – Extension to dwelling house (study and utility room) at Greenways, Burley Drive

- The Committee recommended refusal of the proposal on the grounds that the flat roofed extension was of an inappropriate design and would appear incongruous and be detrimental the appearance of the Conservation Area. The Committee suggested that the extension could be set back from the front corner of the existing dwelling and roofed with a sloping roof.

Mr Craven and Mr Mallender, having declared a personal prejudicial interest in the item below, left the meeting during discussion and voting thereon.

Others

Notification under the care of cathedral measures 1990 section 7(1) and care of cathedrals rules 1990 rule 4 the proposals at the Cathedral Church of All Saints, Derby.

- No objections.

87/03 Policy Review

The Committee considered the proposals for the extension to the City Centre Conservation Area boundary. A plan was circulated showing the proposed boundary changes previously identified by the Committee. It was reported that the original Conservation Area designation was in October 1987, which was a consolidation of four separate Conservation Areas. It was noted that 75% of Local Authorities did not have Conservation Area Advisory Committees. The Committee were happy with the enlarged boundary as shown on the plan subject to minor amendment and any points of clarification and agreed that these could be made by the Chairman.

88/03 Consultation with English Heritage on Demolition of Non-Listed Buildings in Conservation Areas

The Committee discussed the consultation that took place with English Heritage before the demolition of non-listed buildings in Conservation Areas. The Committee considered that if an application for demolition of a listed building in a Conservation Area was received then English Heritage should be consulted, however it was noted that there was not always a statutory obligation to do so. It was reported that English Heritage often didn't have time to respond in full in on applications, and if they didn't respond it was considered that they had nothing to say on a proposal. It was noted that the standard letters sent from English Heritage had been superseded to specifically state that comments would not be made on an application, so that messages could not be misconstrued.

89/03 Urban Design Study of the Friar Gate and Ford Street Area

Resolved to defer this item, as Helen Oakes who would be presenting the report was unable to attend the meeting. The item would be submitted to the meeting on 12 August 2004.

90/03 Derby City Partnership Week

Harry Hopkinson reported that there were a number of activities organised by the Built Environment Team taking place as part of Derby City Partnership Week. He reported that two events had been organised for the 29 June and 1 July 2004, on Derby's Built Heritage - Action for the Future. The events would be held at 2.30pm until 4.30pm in the Education Room of the Silk Mill Industrial Museum. It was noted that an illustrated debate on public art in Derby City was going to be held on Wednesday 30th June 2004 at 11.00 am and 2.30 pm at the Derby Museum and Art Gallery. It was also noted that during Architect Week, there would be a discussion on the Quad Development by Peter Clegg on the 29 June 2004 at 6.00 pm, at the Derby Museum and Art Gallery.

91/03 Conservation Area Advisory Committee Web Page

Harry Hopkinson reported that an area of the Derby City Council website provided information on Derby's historic environment and that this now included a page on the Conservation Area Advisory Committee. It was suggested that this page could be developed further and that the Committee may wish to nominate an individual member of the Committee to take responsibility for this. It was suggested that articles on listed buildings could be featured, or links to host organisations could be provided. It was suggested, for example, that a PDF or link to the recent Civic Society leaflet could be inserted. It was hoped that the page might also inform the public of the organisations represented on the Conversation Area Advisory Committee and of their particular expertise. It was hoped that future committee dates might also be included on the web page.

The Committee agreed to have a list for the next meeting of what they might like to be included on the web page.

MINUTES END