

Time commenced – 5.15pm

Time finished – 7.00pm

CONSERVATION AREA ADVISORY COMMITTEE 15 APRIL 2010

Present: Mr D Armstrong (Co-opted) (In the Chair)
Councillors Care, Grimadell and Wood
Mr Craven (Victorian Society)
Mr S Hodgkinson (RIBA)
Mr J James (Chamber of Commerce)
Mr D Ling (Derby Civic Society)
Mr M Mallender (Co-opted)

City Council Officers:

Mr D Cooper (Corporate and Adult Services)
Ms C Oswald (Regeneration and Community)
Mr H Hopkinson (Regeneration and Community)

79/09 Apologies

Apologies for absence were received from Councillors Naitta, Rawson and Turner. Apologies were also received from Mr P Billson, Mrs Craven and Mr J Sharpe.

80/09 Late Items Introduced by the Chair

There were no late items.

81/09 Declarations of Interest

Mr Craven and Mr Hodgkinson both declared a personal and prejudicial interest in application no. DER/03/10/00312 – The University of Derby School of Art, Green Lane, Derby.

Mr James declared a personal and prejudicial interest in application numbers DER/03/10/00322 & DER/03/10/00324\ - 10 Friar Gate, Derby (Formerly Little Siam Restaurant)

82/09 Confirmation of the minutes of the meeting held on 11 March 2010

The minutes of the meeting held on 11 March 2010 were confirmed as a correct record and signed by the Chair.

83/09 Report on applications determined since the last meeting

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

84/09 Darley Abbey Regeneration Strategy

The Committee received an oral update report of the Assistant Director – Regeneration on the progress of the Darley Abbey Regeneration Strategy. It was reported that a consultation event on the draft strategy would be held on 15 May at the Darley Abbey Village Hall.

Resolved to note the oral report.

85/09 Progress on the Local List Review

The Committee received an oral update report of the Assistant Director – Regeneration on the progress of the Local List Review. It was reported that this report was nearing completion and is expected to be considered by Cabinet at the start of the new municipal year.

Resolved to note the oral report.

86/09 Publication of Planning Policy Statement Five

The Committee received an oral update report of the Assistant Director – Regeneration on the publication of Planning Policy Statement five (PPS5). It was reported that the Department for Communities and Local Government prepared PPS5 which replaces the current PPG15 and PPG16. This document focuses only on the policies themselves. English Heritage has published a sister document The Historic Environment Planning Practice Guide which explains their practical application.

Resolved to note the oral report.

87/09 Attendance of Agents and Saddler Gate Policy

The Committee received an oral report following a request to clarify the legal position of the attendance of agents to provide presentations to the Committee and the Saddler Gate Policy. It was reported that legal officers had not raised any issues with the practise of agents attending future meetings of the Committee to present their reports for clarity to Members. The legal officer had suggested that any agents attending should be properly monitored and regulated.

It was reported that with reference to the Saddler Gate Policy that the area should be a specialist shopping area and any uses outside of use class A1 would be unworkable.

Resolved to note the updates.

88/09 Museum Square Design Vision

This item was deferred to the next meeting.

89/09 Wardwick/Friar Gate paving

The Committee received a report of the Assistant Director – Regeneration outlining proposed improvements to the footways at Wardwick and Friar Gate.

Resolved to support the project and welcome the upgrades to the footways and the improvements to the area.

90/09 Committee Report

Friar Gate Conservation Area

Application No. DER/03/10/00266 – 2 St. James Court, Friar Gate, Derby – Installation of windows

The Committee recommended refusal of the scheme on the grounds that uPVC windows substantially alter the appearance and note that alternative solutions are available. Any changes to the pattern of the windows would upset the scheme as a whole.

Application No. DER/03/10/00322 – 10 Friar Gate, Derby (Former Little Siam Restaurant) – Installation of shop front and security gate

Mr James left the room for the consideration of this and the subsequent item.

The Committee raised no objection to this proposal and welcomed designs with this quality.

Application No. DER/03/10/00324 – 10 Friar Gate, Derby (Former Little Siam Restaurant) – Display of internally illuminated fascia sign and non-illuminated projecting sign

Although the Committee raised no objection with the hanging sign, the Committee recommend refusal of the application because any illumination of the fascia sign would have a detrimental impact on the Conservation Area. The Committee noted that halo illumination is preferable to other types of lighting but in this particular instance, considering the quality of the new shop front, Members would prefer no illumination in this instance.

Application No. DER/03/10/00356 – 57 Ashbourne Road, Derby – Variation of condition 1 on planning permission DER/10/95/00269 to allow the premises to be used solely as an office within use class B1(a)

The Committee raised no objection to this proposal.

Hartington Street Conservation Area

Application No. DER/12/09/01514 – Land adjacent to 50-52 Hartington Street, Derby – Erection of 12 bedroom sheltered housing accommodation with warden's flat and associated car parking

The Committee raised no objection to the proposal but recommended that the roof slope should be of a steeper pitch to match that of 52 Hartington Street and be constructed of natural and not man-made slate.

Highfield Cottages Conservation Area

Application No. DER/02/10/00219 – Highfield House, Highfield Lane, Chaddesden, Derby – Extensions to dwelling house (loggia/covered way and enlargement of office), erection of detached garage and boundary walls

The Committee recommended refusal of the application because Members felt unable to give advice as the application plan does not convey sufficient details of the new work which will have a significant impact on this important building. The Committee requested that more detailed information is made available. Members also raised concern that the proposals seem excessive in terms of impact and area.

Little Chester Conservation Area

Application No. DER/02/10/00191 – 23 Marcus Street, Derby – Insertion of windows in the front elevation

The Committee raised no objection in principle subject to officer negotiation on detailing of the windows so that they are historically correct.

Others – not in Conservation Areas

Application No. DER/03/10/00312 – University of Derby School of Art, Green Lane, Derby – Alterations to listed building including removal of walls and insertion of mezzanine floors, lift and w.c in connection with change of use from art college (use class D1) to creative media centre (use class D2)

The Committee raised no objection to the change of use and raised no objection to the proposed alterations as generally described. The Committee expect to be consulted in future when more information is available. The Committee expressed concerns over the location of a platform lift in the main entrance hall as it would have a severe negative impact. The Committee note that there may be more suitable locations to site the lift.

Railway Conservation Area

Application No. DER/03/10/00380 – 6-7 Midland Road, Derby (Masala Restaurant) – Change of use from restaurant (Use Class A3) to wine bar (Use Class A4) and rear extension

The Committee raised no objection to the change of use or to the proposed extension so long as parapet roof is used.

Strutt's Park Conservation Area

Application No. DER/02/10/00228 – The Yard, 2 Arthur Street, Derby – Alterations and conversion of workshop to form two residential units

The Committee raised no objection to the change of use but consider the design of residential units fails to reflect quality required in a conservation area and misses an opportunity to make reference to its former use. The Committee found the rear roof lights to be acceptable but advised that the doors/windows should be of timber construction.

Application No. DER/03/10/00272 – 200 Kedleston Road, Derby (Abbey Court Residential Home) – Extension to care home (entrance lobby/reception, store, two bedrooms and bathroom)

The Committee recommended refusal on the grounds that the building will be excessively large in relation to the important historic court yard and have a detrimental effect on the setting of the two adjacent buildings.

Application No. DER/10/00036/EN – 85-89 King Street, Derby – This is not a Planning Application: Extension and alterations to shop/flats to form retail (use class A1) and offices (use class B1)

The Committee supported the principle of development of the site but Members were not convinced by the present proposals. The Committee may be minded to accept a more modern proposal however; it would have to be of a high design quality. The Committee liked Mr Hodgkinson's ship's prow design idea for the site using a mostly glass structure narrowing to a point rather than a curved design. Members recommended that any scheme should include for the refurbishment of the adjoining terraced properties.

MINUTES END