

Time Commenced: 16:30
Time Finished: 17:32

CONSERVATION AREA ADVISORY COMMITTEE 15 October 2020

Present: Chris Collison (Chair)
Chris Wardle Derbyshire Archaeological Society
Paul McLocklin - Chamber of Commerce
Cllr Mike Carr – Elected Member
Cllr Hardyal Dhindsa – Elected Member

Officers in Attendance: Chloe Oswald, Conservation Officer and Stephen Bate, Senior Planning Officer

01/20 Apologies

Apologies were received from Ian Goodwin, Derby Civic Society, John Sharpe, Ancient Monuments Society, Chris Twomey, (Vice Chair) RIBA, Carole Craven, Georgian Group, Maxwell Craven, Georgian Group and Cllr Robin Wood, Elected Member

02/20 Late Items to be introduced by the Chair

There were no late items. The Chair advised the committee that the new agreed start time for meetings was 4pm and the next meeting was 3rd December 2020

03/20 Declarations of Interest

There were no Declarations of Interest.

04/20 Confirmation of the Notes of the Informal non-convened Meeting held on 03 September 2020

The notes of the informal non-convened meeting held on 3 September 2020 were agreed as an accurate record.

05/20 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.

06/20 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 comment following consultation with the Chair, was considered.

Resolved: to note the report.

07/20 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.

Friar Gate Conservation Area

Application No. & 19/01641/FUL

Location: Land adjacent to 73 Friar Gate, Derby, DE1 1FN

Proposal: Demolition of social club outbuilding. Erection of six apartments (Use Class C3).

Resolved: No objection, subject to officer negotiating better window detail.

CAAC agreed that the proposal now addressed previous comments, regarding mass and design. The proposal was better with the building set forward on the site. The siting and scale were now appropriate. CAAC had no overall objections to the use of render but discussed whether the amount was appropriate. The only concern related to fenestration which needs to be more delicate and have better vertical proportions, similar to the adjoining building.

Strutts Park Conservation Area

Application No. & 20/000158/FUL

Location: St Helens House, King Street, Derby, DE1 3EE

Proposal: Change of use to the Pearson Building and Headmasters Cottage to form five commercial units, one office and four apartments complete with associated landscaping and erection of boundary treatments.

Resolved: No objection

CAAC supported the proposal in principle and welcomed the re-use of buildings. However, they still maintain concerns about the need for proper recording of any fabric to be lost and need more justification for the changes to the Headmaster's House and recording of any historic fabric.

CAAC agreed the proposals for the Pearson Building were acceptable, subject to more detailed information and recording of any lost historic fabric. CAAC had already agreed that the Link walkway loss was acceptable, subject to marking out its form on the ground/with landscaping, to maintain a record of the historic connection.

CAAC valued the re-use of the Headmaster's House but still have concerns about the internal layout, the changes to the staircase and the loss of historic fabric; the justification given was insufficient.

Strutts Park Conservation Area

Application No. & 20/00159/LBA

Location: St Helens House, King Street, Derby, DE1 3EE

Proposal: Alterations in association with the change of use to the Pearson Building and Headmasters cottage to form five commercial units, one office and four apartments complete with association landscaping and erection of boundary treatments. To include demolition of boundary wall and "lean to" installation of a mezzanine and stud walls and removal of stud walls.

Resolved: No objection

CAAC supported the proposal in principle and welcomed the re-use of buildings. However, they still maintain concerns about the need for proper recording of any fabric to be lost and need more justification for the changes to the Headmaster's House and recording of any historic fabric.

CAAC agreed the proposals for the Pearson Building were acceptable, subject to more detailed information and recording of any lost historic fabric. CAAC had already agreed that the Link walkway loss was acceptable, subject to marking out its form on the ground/with landscaping, to maintain a record of the historic connection.

CAAC valued the re-use of the Headmaster's House but still have concerns about the internal layout, the changes to the staircase and the loss of historic fabric; the justification given was insufficient.

Mickleover Conservation Area

Application No & 20/00411/LBA

Location The Old Hall, 5 Orchard Street, Derby DE3 0DF

Proposal Re-Roofing of the dwelling house

Resolved: To Object

CAAC requested additional justification for the extent of the re-roofing and why the existing fabric cannot be retained. They requested a specialist comprehensive report, more details on the development of the roof within the statement of significance, method statement and appropriate level building recording for any alterations or repairs to main roof timbers.

Mickleover Conservation Area

Application No & 20/01148/FUL

Location The Old Hall, 5 Orchard Street, Derby DE3 ODF

Proposal Erection of an outbuilding (garage)

Resolved: To Object

The revised proposal was smaller but was still in an inappropriate location. There was a need to consider options and possible location where in the past historic cart sheds had been sited. CAAC also considered the timber material inappropriate. CAAC agreed that if a better siting could be found archaeological fieldwork would be needed.

Green Lane Conservation Area

Application No & 20/01076/RES

Location "Becketwell", Land off Victoria Street, Green Lane, Macklin Street, Becket Street, Colyear Street and Becketwell Lane, Derby

Proposal Erection of building providing 259 residential units (Use Class C3) together with internal and external resident amenities, car parking and servicing plus two commercial units at ground floor level (Use Class E) – approval of reserved matters of appearance, landscaping, layout and scale pursuant to application Code no. 19/01245/OUT

Resolved: To Object

CAAC welcomed the use of skyline impact views, but agreed their previous comments were still relevant. The design is moving in the right direction. However, they had continued concern over the massing, bulk, height and overbearing nature, with a negative impact on Listed Buildings, particularly those on Victoria Street, in The Strand and on Wardwick and the setting of the conservation area. The building appearance is very monolithic. CAAC would prefer the main block to be set back from the frontage on Victoria Street and would also like sympathetic, better detailing to break up massing. There was currently no sensitivity or references to buildings in the vicinity. The scheme should make a contribution to the historic setting. CAAC were also concerned that this phase may be the only one built and the need to integrate it with the approved public square. Because the site was within the Archaeological alert area the importance of Archaeology and Becketwell itself should be highlighted.

Minutes End