

Time commenced – 6.15 pm
Time finished – 8.20 pm

CONSERVATION AREA ADVISORY COMMITTEE 11 MARCH 2004

Present:

Mr M Mallender (Co-opted)
Mr R Pegg (Derby Civic Society)
Mr D Armstrong (Co-opted)
Mrs J D'Arcy (Derby Archaeological Society)
Mr K Hamilton (Twentieth Century Society)
Mr P Billson (Derbyshire Historical Buildings Trust)
Mr C Glenn (IHBC East Midlands)
Mr P McLocklin (Chamber of Commerce)
Councillor Travis

In Attendance:

Mr P McLocklin (Chamber of Commerce)

City Council Officers:

Mr H Hopkinson (Development and Cultural Services)
Debbie Maltby (Development and Cultural Services)
Chloe Oswald (Development and Cultural Services)

Apologies:

Mr J Sharpe (Ancient Monuments Society)
Mrs C Craven (Georgian Group)
Mr J James (Chamber of Commerce)

61/03 Late Items Introduced by the Chair

It was reported that the consultation exercise for Q Arts would begin on 16 March 2004 until 20 March 2004 and then 22 March 2004 to 27 March 2004 in the market place. Public comments would be fed into the process and a decision made on 29 March 2004.

62/03 Declarations of Interest

Paul McLocklin declared a personal prejudicial interest in code numbers DER/1003/1923, DER/204/185, DER/204/186.

63/03 Minutes of Previous Meeting

The Chair signed the minutes of the meeting held on 12 February 2004 as a correct record subject to an amendment to code no DER/1203/2183 to read 'South Street and Vernon Street.'

64/03 Report on Applications Determined Since the Last Report Dated 30 January 2004.

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

65/03 Committee Report

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

City Centre Conservation Area

a) Code No. DER/204/228 – Retention of Externally Illuminated fascia and projecting signs, internally illuminated display case and non-illuminated fascia sign, 10 Victoria Street, (the bedroom ph)

- No objections

b) Code No DER/204/133 – Change of use to A3 (Food and Drink) at 1 Market Place.

- No objections

c) Code No DER/204/116 – Display of internally illuminated fascia, projecting and window signs at 5/6 Market Place.

- No objection

d) Code No DER/204/207 and DER/204/208 – Alterations and change of use to club, restaurant and bar (use class A3, food and drink) 9-11 Bold Lane (Former Magistrates Court)

- The Committee raised no objections in principal to the application but wished that the possibility of restoration to the original façade of the building be investigated.

Darley Abbey Conservation Area

e) Code No DER/204/206 – Change of use to restaurant and takeaway facilities (opening hours of 12.00 pm to 2.00 pm and 5.30 pm to 11.30 pm) Unit 11, Darley Abbey Mills, Darley Abbey.

Friar Gate Conservation Area

f) Code Nos DER/204/214 and DER/204/215 – Installation of shop front and internal alterations to listed buildings at 115 Friar Gate

- The Committee had no objections to the proposal in principal but raised concerns over the removal of an internal staircase as part of the internal works. It was requested that a condition be inserted to relating to the position of the internal opening being agreed on site after the modern internal wall finishes had been removed.

Little Chester Conservation Area

g) Code No DER/1003/1923 – Demolition of existing tyre fitting and storage building and erection of 37 apartments at CTS Tyres, 55 Mansfield Road

- The Committee deferred its recommendation on the application and gave authority to the Chairman to make a decision, in the absence of revised plans.

Mickleover Conservation Area

h) Code No DER/204/291 – erection of detached double garage, Overfields Lodge, The Green, Mickleover

- The Committee recommended refusal of the application on the grounds that it was of inappropriate size, design and materials. He suggested that a smaller timber garage with a traditional pitched roof design would be more appropriate.

i) Code No DER/204/175 – Extension to dwelling house (conservatory) at 21 Mickleover Manor, Mickleover

- No objection

Railway conservation Area

j) Code Nos DER/204/286 and DER/204/287 – (Advert consent and listed building consent), Display of six non illuminated wall signs, Midland Hotel, Midland Road

- The Committee recommended refusal of the application due to the large number of proposed signs that would detract from the appearance and

character of the listed building. It was considered that signage could be limited to around the entrance portico.

k) Code No DER/204/320 – Alterations to front elevation of building 2-3 Midland Road, (Shalimar Restaurant).

- The committee recommended refusal of the application on the grounds that it was out of scale and proportion and inappropriate for the area.

Spondon Conservation Area

l) Code No DER/104/156 and DER/104/157 – Extension to dwelling (conservatory), 57 Chapel Street Spondon

- The Committee recommended refusal of the application on the grounds that the existing conservatory may have architectural merit and was part of the historic fabric of the building. It was considered that if the original conservatory was beyond repair it should be reconstructed sympathetically with the building. The Committee requested that research be carried out into how old the original conservatory was, by checking OS maps.

Strutts Park Conservation Area

m) Code No DER/104/143 – extensions to dwelling house, at 34 Chevin Road

- The Committee objected to the application on the grounds that the proposed extension would spoil the symmetry and grouping of existing frontage. The proposals would therefore be detrimental to the appearance and character of the conservation area.

n) Code NO DER/204/257 – Installation of windows and doors to front elevation of dwelling, 26 Otter Street

- The Committee raised no objections to the application subject to appropriate design details on the replacement panel door.

o) Code No DER/204/185 and DER/204/186 – Demolition of school and erection of four dwellings and 18 apartment, part of former St Mary's RC Primary School, corner of Darley Lane and Edward Street.

- The Committee objected to the application on the grounds that the scheme was over dominant within the street scene, in particular the four storey towers. The Committee requested that consideration be given to the possibility of conversions and reuse of the existing school buildings in preference to their demolition. It was considered that the views of the church of St Mary's from Darley Lane could be retained by setting back the development into a site.

The Committee requested that any amended scheme be brought back to the Committee for consideration before determination by the Planning Control Committee.

66/03 Policy Review

The Committee resolved to defer this item as the statement for reasons of extension were unavailable.

67/03 Parking on Footways in St Mary's Gate, City Centre

The Committee received an oral report that set out issues of fly parking on St Mary's Gate. The Committee were asked to suggest methods of preventing or discouraging this type of parking from the area. It was reported that bollards were already in place and it was suggested that further bollards could be added to discourage parking.

The Committee suggested that further bollards may detract from the buildings and clutter the St Mary's Gate area. It was considered that alternatives such as flowers, seating or cycle racks would provide a more aesthetic means of discouragement.

Harry Hopkinson would report the views and opinions of the Committee.

68/03 George Rennie Award

The Committee considered and discussed nominations for the George Rennie Award.

Resolved that the three buildings for shortlist would be:

- St Mary's Gate Shire Court
- Cathedral Visitors Centre
- Post Office – Victoria Street

The Committee agreed to vote on the three sites at its meeting to be held on 8 April 2004.

Minutes End