

Time commenced – 5.15pm

Time finished – 7.05pm

CONSERVATION AREA ADVISORY COMMITTEE 12 MARCH 2009

Present: Mr Craven (Victorian Society) (in the Chair)
Councillors Care, Turner and Wood
Mr P Billson (Derbys Historic Buildings Trust)
Ms J Darcy (Derbys Archaeological and Historical Society)
Mr J James (Chamber of Commerce)
Mr D Ling (Derby Civic Society)
Mr M Mallender (Co-opted)

City Council Officers:

Mr Daniel Cooper (Democratic Services)
Ms Debbie Maltby (Regeneration and Community)
Ms Chloe Oswald (Regeneration and Community)

59/08 Apologies

Apologies were received from, Councillors Repton and Willoughby. Apologies were also received from Mr D Armstrong, Mrs Craven, Mr C Glenn, Mr S Hogkinson and Mr J Sharpe.

60/08 Late Items Introduced by the Chair

In accordance with Section 100(B)(4) of the Local Government Act 1972, the Chair agreed to admit the following item on the grounds that advice was required from the Committee before the next scheduled meeting of the Committee:

Code No. DER/02/09/202 - Change of Use from College Offices (Use Class D1) to retail (Use Class A1), 8 Royal Buildings

The Committee raised no objection.

Code No. DER/11/08/01670 - Formation of rooms in roof space and rear dormer, 54 Arthur Street

The Committee raised no objection.

61/08 Declarations of Interest

None received.

62/08 Minutes of the Previous Meeting

The minutes of the meeting held on 8 January 2009 were confirmed as a correct record and signed by the Chair.

63/08 Report on Applications Determined Since the Last Report

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

64/08 Castleward Boulevard Phase 1 (Midland)

The Committee received an oral report on a scheme to develop Castleward Boulevard creating a shared pedestrian and cyclist route from the train station to the city centre through the Railway Conservation Area at Midland Place. This would involve the exclusion of vehicles from Midland Place with the exception of some residential parking provision and delivery access to the Victoria Inn and the Merry Widows Public House. The proposal aims to use traditional materials and involves replacing several existing lighting columns. The Committee were asked to comment on the scheme and the proposed lighting columns.

The Committee did not object to the proposed scheme in principle but stated that no development should have an adverse affect on disabled people using the route.

The Committee did object to the modern design of the proposed lighting columns and thought that a more traditional approach should be adopted. They stated that if modern lighting columns were used then they should be erected on the side of the street adjoining the modern houses.

65/08 Street Lighting Private Finance Initiative

The Committee received an oral report on the progress of the Street Lighting Private Finance Initiative (PFI). It was reported that the scheme was in its second of the planned five year period and all lights would be expected to last for the next 25 years. Three Conservation Areas were not going to be affected namely; Hartington Street, Markeaton Conservation Area and the Leyland Estate. However, the Street Lighting (PFI) will impact on 12 of the conservation areas and the contract signed by the Council outlined the need for an enhanced approach when dealing with these conservation areas. It was reported to the Committee the proposed standards when considering upgrading the lighting provision.

The Committee were satisfied with the general principles outlined in the oral report and asked for a detailed report looking at the approach in each conservation area to be brought back for further consideration.

66/08 Attendance of agents/architects for major applications

The Committee received an oral report seeking to allow agents and architects of major planning proposals to attend the Conservation Area Advisory and present their reports. It was reported that the alternative approach would be to have officers presenting the reports and the agents and architects could answer questions if called upon.

The Committee agreed that the Conservation Area Officers should continue to present reports on major applications and if required the Committee could call on agents or architects to answer questions of clarification. The Committee agreed to trial the scheme for 12 months and review the system after this period.

67/08 Committee Report

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

1. **City Centre Conservation Area**

Code No. DER/01/09/0092 – Extension to public house (balcony), 1 Becket Street (Beckets)

The Committee objected to the proposal as it is an incongruous addition to the front of the building and would neither preserve nor enhance the character of the conservation area.

Code No. DER/02/09/00142 - Installation of roller shutters, 10b Iron Gate & DER/02/09//00110

The Committee raised no objection.

Code No. DER/02/09/00159 - Erection of observation wheel for temporary period until September 2009, Market Place

The Committee objected to the proposal as it has an inappropriate impact on the surrounding Conservation Area. The Committee thought that there were more appropriate locations such as the Bass Recreational Area or Cathedral Green.

2. **Friar Gate Conservation Area**

Code No. DER/02/09/00105 - Change of Use from Florist (Use Class A1) to Tattoo Parlour (Sui Generis Use), 69 Friar Gate

The Committee raised no objection.

Code No. DER/08/08/01241 - Installation of shop front and new entrance doors including disabled access ramp and steps, 29-31 Ashbourne Road

The Committee raised no objection.

3. Little Chester Conservation Area

Code No. DER/12/08/01703 - Erection of offices, Land off City Road

The Committee objected to the proposal on the grounds of height, scale and materials, which would be uncharacteristic in relation to the historic development along the river and would have an adverse impact on the World Heritage Site buffer zone and the setting of the grade I listed St. Mary's Bridge and grade II listed Silk Mill. It was also considered that the blank south facing elevation would have an adverse affect on views from the City Centre Conservation Area. No objection was raised to the principle of office use on this site.

4. Strutts Park Conservation Area

Code No. DER/02/09/00113 - Installation of windows and door to front elevation, 72 Belper Road

The Committee raised no objection.

Code No. DER02/09/00166 - Change of use from public house to house in multiple occupation, removal of front porch and outbuilding, and reduction of front boundary wall, The Masons Arms, Edward Street

The Committee raised no objection but suggested that the application should include a condition to make sure that any alterations to the external elevations should be controlled (e.g. down pipes, s.v.p. etc) and that there should be a note to applicant in case there was a need for a fire escape. Officers were also asked to negotiate a new surround feature for the main doorway to the property, to pursue vertical sliding sash windows to the ground floor with glazing bars and to prevent the rendering of the end elevation.

5. Others

Code No. DER/07/08/01026 - Extensions to Nursery, 164 Derby Road,
Borrowash

The Committee raised no objection.

Minutes End