

ITEM 5

Time commenced – 5.15pm

Time finished – 6.50pm

CONSERVATION AREA ADVISORY COMMITTEE 8 JANUARY 2009

Present: Mr Craven (Victorian Society) (in the Chair)
Councillors Repton, Turner and Willoughby
Mr D Armstrong (Co-opted)
Mr P Billson (Derbys Historic Buildings Trust)
Ms J Darcy (Derbys Archaeological and Historical Society)
Mr S Hodgkinson (Derby and Notts RIBA)
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)

45/08 Apologies

Apologies were received from, Councillors Naitta and Wood. Apologies were also received from Mrs Craven and Mr J Sharpe.

46/08 Late Items Introduced by the Chair

None received.

47/08 Declarations of Interest

None received.

48/08 Minutes of the Previous Meeting

The minutes of the meeting held on 4 December 2008 were confirmed as a correct record and signed by the Chair.

49/08 Report on Applications Determined Since the Last Report

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

50/08 Draft Shopfront and Advertisement Guide

The Committee considered the draft shopfront and advertisement guide. Officers informed the Committee that the guide intended to provide business owners and grant applicants a comprehensive guidebook when dealing with proposals for works to shop fronts and advertisements within the City.

The Committee elected to take away the guide for further consideration and to submit the feedback forms they had been provided by the end of the consultation period on 27 February 2009.

51/08 Committee Report

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

Officers informed the Committee that application number DER/12/08/01682 had been withdrawn from this agenda as we await vital information to enable it to be validated.

Strutts Park Conservation Area

At the request of the Chair and with the consent of the Committee, the following item was considered earlier than tabled on the agenda.

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

The Committee objected to and recommended refusal of the proposed dormer as it would be visible from the public realm and was considered to be too large, of an inappropriate design for the Victorian terraced house and the materials were of an insufficient quality. Members felt that this would result in a detrimental impact on the character of the conservation area.

City Centre Conservation Area

- b) Code No. DER/11/08/01620 – Quad Arts Centre, Market Place, Display of externally illuminated badge sign

The Committee raised no objection to the proposed externally illuminated sign in regards to impact on the character of the conservation area, but raised concerns about potential light pollution which could be addressed by the use of neon as per the previous proposal, or LED. The Committee requested that that these concerns be recorded.

- c) Code No. DER/11/08/01674 – Alterations to post office (re-decoration of walls, renewal of flooring, replacement of internal and external signage and creation of two rooms), Post Office, Victoria Street

The Committee raised no objection in principle but suggested improvement to the design of the fascia sign, which was considered to be too tall, to the detriment of the character of the listed building and conservation area. It was suggested that authority be delegated to the Chair to agree amendments to the scheme following negotiation between officers and the applicant.

Friar Gate Conservation Area

d) Code No. DER/11/08/01667 – 5 Friar Gate

The Committee raised no objection to the proposal.

e) Code No. DER/11/08/01672 – Audrey House, 17 Vernon Street

The Committee raised no objection to the proposal.

f) Code No. DER/12/08/01667 – Internal Alterations to Listed Buildings to Provide Office Accommodation, 61/60a Friar Gate and Bridge Street

The Committee raised no objection to the proposal.

Little Chester Conservation Area

g) Code No. DER/09/08/01402 – Erection of 27 houses and 129 apartments, Site of Aida Bliss premises and City Road Industrial Park, City Road, Chester Green

The Committee objected to the proposed development and recommended refusal on the grounds that it was of insufficient quality for development in the Little Chester Conservation Area and the buffer zone of the Derwent Valley Mills World Heritage Site. The Committee considered the proposed apartments in particular to be out of character for residential development within the conservation area, in regards to height, monolithic appearance and over-intensive development within the site. However, if the officer is minded to recommend approval for the scheme, the Committee requested that an archaeological condition be attached to ensure that field work evaluation is carried out prior to the permission being implemented, in light of the potential for Roman remains within the site. It was noted that the ground level of the site was raised in 1877 prior to development of the foundry, and this may have resulted in preservation of archaeology.

h) Code No. DER/09/08/01368 – Demolition of Industrial buildings, with the exception of the façade City Road and Parker's Piece car park

The Committee objection to the proposed demolition of the remaining historic building on the site and recommended refusal on the grounds that insufficient justification for demolition had been submitted with the application, including an assessment of options for reuse, in accordance with guidance in PPG15.

- i) Code No. DER/11/08/01571 – Extension to church (kitchen), infilling of two areas of roof together with formation of the first floor store room and access staircase, Seventh Day Adventists Church, 220 Mansfield Road

The Committee raised no objection to the proposal subject to materials being of timber rather than UPVC.

Others

- j) Code No. DER/09/08/01397 – Alterations to road layout at the junction of Uttoxeter New Road with Stafford Street to provide access to the Friar Gate Station development site, land and building at the junction of Great Northern Road, Curzon Street, Stafford Street, Talbot Street and Uttoxeter New Road

In the absence of adequate detail and a parallel listed building consent application, the Committee felt it was unable to provide advice on the planning application and suggested that further details of the proposed rebuilt walls be submitted for comment.

Minutes End