

Time Commenced: 17:16
Time Finished: 19:25

CONSERVATION AREA ADVISORY COMMITTEE
28 April 2016

Present: Maxwell Craven (Chair)
Carol Craven (part)
David Ling – Derby Civic Society
Stuart Hodgkinson – RIBA
Chris Collison – Co-opted (Chair for 85-89 King Street item)
Jeff James – Chamber of Commerce
Neil Robertson - IHBC
Cllr Robin Wood – Elected Member
Ian Goodwin – Derby Civic Society

Officers in Attendance Chloe Oswald
Penny McKnight

64/15 Apologies

Apologies were received from John Sharpe

65/15 Late Items to be Introduced by the Chair

There were no late items.

66/15 Declarations of Interest

Maxwell Craven declared an interest in 85 – 86 King Street and stated that he would leave the room when this matter was discussed.

67/15 Confirmation of the Minutes of the Meeting held on 10 March 2016

The minutes of the meeting held on 10 March 2016 were agreed as an accurate record.

68/15 Items Determined since the last meeting

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

Resolved to note the report.

69/15 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.

70/15 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.

Strutt's Park Conservation Area

Application No. DER/16/00017/EN- 85-89 King Street, Derby – Pre application
&Location response

The Chair withdrew from the meeting as he had already declared an interest.

Jeff James gave a presentation to the Committee on the proposal to develop this building to ground floor retail units with residential accommodation on the upper two floors. Discussion was held as to the proposed height of the building and how the design would fit in with the surrounding area and the use of the triangle of land between King Street and Quaker Way.

Jeff James Left the meeting whilst the Committee discussed this matter further as he also declared an interest in the property.

Committee was not currently convinced that the building could not be saved and adaptively reused. The Committee felt there needed to be specific attention to context and any new building should blend in with the setting of a number of heritage assets (both designated and non-designated - listed and locally listed buildings, and the Strutt's Park Conservation Area) which is part of the significance of these buildings. Committee stated that it might be concluded through this evaluation that the height be reduced to better reveal significance and respond to context.

The committee:

- 1) Resolved that they would like to see a full feasibility / viability study of the existing building presented to a further meeting**
- 2) Resolved that would like to see height of building on the new building proposal reduced**

- 3) Resolved that the new building design needed more attention to detail in order to fit in with the surrounding buildings.

City Centre Conservation Area

Application No. & Location DER/03/16/00306- Central Hall, 8 East Street, Derby, DE1 2AU

No objection to change of use.

City Centre Conservation Area

Application No. & Location DER/03/16/00360- 9-11 Market Place, Derby, DE1 3QE (Walkabout)

No objection

City Centre Conservation Area

Application No. & Location DER/03/16/00290- Park Bikeworks, 34 Full Street, Derby, DE1 3AL

No objection

City Centre Conservation Area

Application No. & Location DER/04/16/00402- 6-12 St. Peters Street, Derby, DE1 1SH

No objection

City Centre Conservation Area

Application No. & Location DER/04/16/00401- 6-12 St. Peters Street, Derby, DE1 1SH

No objection

Darley Abbey Conservation Area

Application No. & Location: DER/03/16/00356- The Lamp House, Darley Abbey Mills, Darley Abbey, Derby

No objection

Darley Abbey Conservation Area

Application No. & Location DER/11/14/01559&DER/03/16/00377- 5 Poplar Row, Darley Abbey, Derby, DE22 1DU

No objection subject to more glass than solid to the extension, material change to all timber and not metal and more details to the junction with the adjacent neighbours extension

Green Lane & St. Peters Conservation Area

Application No. & Location: DER/02/16/00152- 34 Green Lane, Derby, DE1 1RP

No objection

Highfield Cottages Conservation Area

Application No. & Location: DER/03/16/00324- Highfield House, Highfield Lane, Chaddesden, Derby, DE21 6PJ

No objection subject to a scale drawing and details on the width and height of the radius of the arch.

Little Chester Conservation Area

Application No. & Location: DER/09/15/01171& 1170 - Derwent House, Old Chester Road, Derby, DE1 3SA

No objection subject to submission of acceptable drawing of coursed stone piers and coping detail.

Others - not in Conservation Areas

Application No. & Location: DER/03/16/00248- 7 Park Lane, Allestree, Derby, DE22 2DT

No objection subject to windows to ground and first floor front elevation extension are in line with each other.

Railway Conservation Area

Application No. & Location: DER/03/16/00259- Land to the rear of Hotel, 16-21 Midland Road, Derby, DE1 2SL (access from Wellington Street)

Although happy with the principle of development on this site. Committee object and recommend refusal as in their view the proposal does not preserve or enhance the character of the conservation area and high quality design is needed on this site.

Strutt's Park Conservation Area

Application No. & Location: DER/11/15/01434- 114 Belper Road, Derby, DE1 3EQ

No objection

Strutt's Park Conservation Area

Application No. & DER/03/16/00272- 130 Duffield Road, Derby, DE22 1BG
Location:

Object and recommend refusal as the window is original and its removal would be detrimental to the character of the conservation area.

Strutt's Park Conservation Area

Application No. & DER/03/16/00327- 63 Duffield Road, Derby, DE22 1AA
Location:

No objection

Strutt's Park Conservation Area

Application No. & DER/03/16/00380- 3 Margaret Street, Derby, DE1 3FE
Location:

No objection

Strutt's Park Conservation Area

Application No. & DER/03/16/00330- North Lees Centre, 63A Duffield Road, Derby,
Location: DE22 1AA

No objection subject to further acceptable information being submitted covering proposed landscaping details and a section through the site.

Minutes end