

Time Commenced: 17:15  
Time Finished: 20:05

## **CONSERVATION AREA ADVISORY COMMITTEE**

### **26 January 2017**

Present: Maxwell Craven(Chair) – Georgian Group  
Chris Collison – Co-optee  
Ian Goodwin – Derby Civic Society  
Joan D'Arcy – Derbyshire Archaeological Society  
Carol Craven – Georgian Group  
Jeff James – Chamber of Commerce  
David Ling – Derby Civic Society  
John Sharpe – Ancient Monuments Society  
Chris Twomey – Royal Institute of British Architects  
Cllr Mike Carr – Elected Member  
Cllr Robin Turner – Elected Member  
Cllr Robin Wood – Elected Member

Officers in Attendance Chloe Oswald – Conservation Team Leader  
Penny McKnight – Conservation Officer  
Jackie Waring – Democratic Services Officer  
Dave Powner (part) –Principal Projects, Water & Flood  
Risk Management Engineer

For item 43/16 Ian Butler – Traffic & Transportation Area Manager  
Richard Lawrence – Local Sustainable Transport fund  
Project Manager  
David Winslow – Community Parks Officer

### **38/16 Apologies**

Cllr Dom Anderson

### **39/16 Late Items to be Introduced by the Chair**

There were four late items presented on an addendum report which the Committee agreed to take at the end of the meeting.

### **40/16 Declarations of Interest**

Joan D'Arcy declared an interest on the Applications to be considered which related to the OCOR project.

## 41/16 Confirmation of the Minutes of the Meeting held on 8 December 2016

The minutes of the meeting held on 8 December 2016 were agreed as an accurate record.

## 42/16 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.**

## 43/16 Darley Abbey Path, Darley Park

The Committee received a report from the Acting Director of Strategic Partnerships, Planning and Transportation, outlining plans, and detailing consultation process, that was being undertaken in relation to the construction of a new pathway, including boardwalk over boggy areas, through Darley Park to enable full access to the park for all its users. Officers attended to brief the Committee and showed relevant photographs and samples of materials being considered.

The Committee were informed that funding had been secured for this project and officers were seeking further advice from CAAC on the detailed alignment of the path and materials to be used before a planning application was sought.

Discussion was held on who would use this path, the route the path would take, width of the path, material to be used and the location of the boardwalk. CAAC did not object to the principle of the path, but did raise objections to 3m width of path, suggesting 2m would be sufficient to discourage use by cycles as there was a cycle path on opposite side of river.

Concerns were raised that the surface of boardwalk may become muddy and slippery, and that maintenance may not be carried out in future, leading to the boardwalk having to be covered with chicken wire. Discussions were held over the railing to boardwalk. CAAC stressed they would not wish to see lighting to the path.

The Committee advised the proposed new bridge needed to be a very sensitive design to fit location, suggesting highly ornamental bridge like the current existing rather than a simple understated structure.

**Resolved to:**

- 1. note the report and proposals for the path**

2. **advise on the material to be used for the pathway CAAC suggested traditional macadam surface, of natural appearance, be used rather than the proposed bound gravel.**
3. **advise that provision be made for budget to be available for maintenance of the boardwalk**

## **44/16 Grant Scheme Update**

The Committee received a report of the Strategic Director of Communities and Place updating them on the two grant schemes the Council currently has. The Conservation Team Leader provided photographs of completed projects and updated the Committee on the ongoing work of these two grant schemes.

### **Resolved to:**

1. **note the report**
2. **Receive further updates at future meetings**

## **45/16 George Rennie Awards 2016**

A report of the Strategic Director of Communities and Place was brought to the Committee asking them to make nominations for this award in advance of the forthcoming award ceremony.

The Committee discussed projects which had been completed in the last 12 months which they felt may be worthy of the award and were asked to email any further suggestions/comments to Chloe Oswald. CO would then take photos of all recommendations and bring back to the next CAAC meeting for consideration.

### **Resolved to:**

1. **note the report and make nominations for the award**
2. **discuss further at the next meeting**

## **46/16 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.**

## 47/16 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.

### **No Conservation Area**

**Application No. &** DER/12/16/01515- 1 St. Peters Street, Derby, DE1 2AE (HSBC)

**Location:**

**Proposal:** Installation of a replacement fire door

**Expiry Date:** 15/02/2017

**Listed Building:** GD2

**Resolved:**

**No objection subject to conditioning painting the door.**

### **City Centre Conservation Area**

**Application No. &** DER/12/16/01472- 21-25 Albert Street, Derby, DE1 2DS

**Location:**

**Proposal:** Installation of new shop fronts

**Expiry Date:**

**Listed Building:**

**Resolved:**

**Object and recommend refusal**

**Welcome the uniformity of the proposed replacement shopfronts, but do not support the proposed location of signage. Building was designed to contain the shop front and signs below the projecting brick band. Proposed location without design would lead to inconsistency.**

### **Green Lane & St. Peters Conservation Area**

**Application No. &** DER/12/16/01474- 12 Crompton Street, Derby, DE1 1NY

**Location:**

**Proposal:** Change of use from dwelling house (use class C3) to a house in multiple occupation (Sui Generis use) including installation of new windows to the front elevation

**Expiry Date:** 03/02/2017

**Listed Building:**

**Resolved:**

**No objection**

**Subject to securing timber sliding sash windows to the new openings, to match the windows above.**

### **Green Lane & St. Peters Conservation Area**

**Application No. &** DER/11/16/01365- Site of former Beaconsfield Club, 1 Wilson Street

**Location:** and land to rear 2-4 Wilson Street, Derby, DE1 1PG

**Proposal:** Change of use from social club (use class D2) to six flats to be used for multiple occupation (use class C4) and alterations to the elevations to include the installation of a staircase and replacement dormer window to the west elevation and the installation of new windows

**Expiry Date:** 08/03/2017

**Listed Building:**

### **Green Lane & St. Peters Conservation Area**

**Application No. &** DER/01/17/00052- 34 Green Lane, Derby, DE1 1RP

**Location:**

**Proposal:** Change of use of ground floor and part of first floor from retail (use class A1) to bar and restaurant (use class A3)

**Expiry Date:** 13/03/2017

**Listed Building:**

**Resolved:**

**No objection**

**Noted further application would be required if any flues/extraction fittings etc are proposed**

### **Hartington Street Conservation Area**

**Application No. &** DER/01/17/00030- Site of former Derbyshire Royal Infirmary, London

**Location:** Road, Derby

**Proposal:** The construction of up to 500 dwellings (Class C3 and Class C2) and for 1,000 sqm (max) Class A1 (shops); 500 sqm (max) Class A3 (restaurants & cafes); and 1,100 sqm (max) Class B1(a)(offices)/A2 (financial & professional services); and for Class D1/D2 (non-residential institutions/assembly and leisure), Class A4 (drinking establishments) together with access, public open space, landscaping and associated engineering works and the demolition of a former hospital building

**Expiry Date:** 12/04/2017

**Listed Building:** GD2

Outline for mixed use etc. Noted proposal and details of the application (includes demolition of 2<sup>nd</sup> pepper pot tower) and that the application was for access only with all other matters to be dealt with under RMA.

Discussion included the following - Question why an Outline application had been accepted when heritage assets are involved. In their view the pepper pot towers could easily be converted (to dwelling/could be an ideal location for a heritage centre). Queried location of commemorative stones currently in store for re-use. Although access re-uses existing opening in listed wall the road could be realigned to avoid demolition of building. No justification or detail on demolition of other parts of wall. Suggested any removed sections of stone wall could be used for repairs and making good elsewhere along wall. Welcome proposed retention and repair/re-use of heritage assets including Wilderslowe House and the buildings on Osmaston Road.

**Resolved:**

**Object and recommend refusal**

**Object strongly to demolition of one of the locally listed pair of pepper pot towers**

**Due to loss of local list heritage asset that is an important element of the site in its former use and lack of information regarding the access points and the impact on the listed wall.**

### **Little Chester Conservation Area**

**Application No. &** DER/10/16/01275- 24 Roman Road, Derby, DE1 3RX

**Location:**

**Proposal:** Installation of replacement windows and door to the front elevation.

**Expiry Date:** 09/01/2017

**Listed Building:**

**Resolved:**

**Object and recommend refusal**

**Unsuitable materials and lack of info on proposed design – no enhancement to conservation area**

### **Little Chester Conservation Area**

**Application No. &** DER/12/16/01518- Land off City Road, Chester Green, Derby

**Location:**

**Proposal:** Demolition of existing garages and change of use to a secure car park area

**Expiry Date:** 17/02/2017

**Listed Building:**

**Resolved:**

**Object and recommend refusal**

**Concerns over disturbance of archaeology (Roman Fort/Saxon Cemetery) , especially in relation to new lighting column and posts for new fencing.**

**Design of fencing inappropriate for conservation area, and loss of trees harmful to character of area and unnecessary**

### **Others - not in Conservation Area**

**Application No. & Location:** DER/08/16/00951- River Derwent Corridor including sites from Darley Abbey, Little Chester, Chester Green, North Riverside, Bass Rec', Pride Park to Alvaston Park, Derby

**Proposal:** Outline application with full details of 'Package 1' for flood defence works along the river corridor involving; demolition of existing buildings, boundary treatments and flood defence walls, removal of existing flood embankments, vegetation and trees, the raising, strengthening, realigning and construction of new flood defence walls, embankments, access ramps and steps, demountable flood defences and flood gates, the construction of replacement buildings, structures and community facilities, alterations to road, footpath and cycleway layouts along with associated and ancillary operational development in the form of ground works, archaeological investigation works and landscaping works to reinstate sites with environmental enhancements included - Variation of condition 4 of previously approved permissions Code No. DER/02/15/00210 and Code No. DER/02/16/00160

**Expiry Date:** 31/10/2016

**Listed Building:**

OCOR works. Welcome and support realignment to respect archaeology. Regret loss of coloured elements to external face of wall and plinth and piers to walls. Noted concern about needs and location of expansion joints, which would be disguised by piers. Queried loss of footpath on bund – would this be used anyway and lead to muddy informal footpath? Suggested need for anti-graffiti treatment

**Resolved:**

**No objection**

### **Others - not in Conservation Area**

**Application No. & Location:** DER/12/16/01507- River Derwent Corridor including sites from Darley Abbey, Little Chester, Chester Green, North Riverside, Bass Rec', Pride Park to Alvaston Park, Derby

**Proposal:** Outline application with full details of 'Package 1' for flood defence works along the river corridor involving; demolition of existing buildings, boundary treatments and flood defence walls, removal of existing flood embankments, vegetation and trees, the raising, strengthening, realigning and construction of new flood defence walls, embankments, access ramps and steps, demountable flood defences and flood gates, the construction of replacement buildings, structures and community facilities, alterations to road, footpath and cycleway layouts along with associated and ancillary operational development in the form of ground works, archaeological investigation works and landscaping works to reinstate sites with environmental enhancements included - Variation of condition No 4 of previously approved planning permission Code No. DER/02/15/00210 to amend approved drawings of Package 1 sites (Aida Bliss and City Road Car Park)

**Expiry Date:** 13/02/2017

**Listed Building:**

**Resolved:**  
**No objection**

### **Others - not in Conservation Area**

**Application No. & Location:** DER/01/17/00041- River Derwent Corridor including sites from Darley Abbey, Little Chester, Chester Green, North Riverside, Bass Rec', Pride Park to Alvaston Park, Derby

**Proposal:** Outline application with full details of 'Package 1' for flood defence works along the river corridor involving; demolition of existing buildings, boundary treatments and flood defence walls, removal of existing flood embankments, vegetation and trees, the raising, strengthening, realigning and construction of new flood defence walls, embankments, access ramps and steps, demountable flood defences and flood gates, the construction of replacement buildings, structures and community facilities, alterations to road, footpath and cycleway layouts along with associated and ancillary operational development in the form of ground works, archaeological investigation works and landscaping works to reinstate sites with environmental enhancements included - Variation of condition 4 of previously approved permission DER/02/15/00210 to include minor changes to the layout in the Duke Street, Sowter Road and St. Mary's Bridge areas.

**Expiry Date:** 08/03/2017

**Listed Building:**

**Resolved:**



**No objection**

**Others - not in Conservation Area**

**Application No. &** DER/12/16/01478- Land at junction of Cathedral Road, Willow Row  
**Location:** and Walker Lane, Derby  
**Proposal:** Erection of student accommodation (301 cluster flats) , associated student support and commercial space (use Class A1) at ground floor level and formation of two parking bays and landscaping  
**Expiry Date:** 21/03/2017  
**Listed Building:**

**Resolved:**

**Object and recommend refusal**

**Proposed development too high and too bulky for location. Would have a seriously deleterious impact on the setting of two grade I listed buildings (Shire Hall and Cathedral), other listed buildings in the area, and the Friar Gate Conservation Area. Challenges and overshadows the presence of the Joseph Wright building. Noted and supported Historic England comments.**

**Spondon Conservation Area**

**Application No. &** DER/11/16/01338- 4 Potter Street, Spondon, Derby, DE21 7LH  
**Location:**  
**Proposal:** Installation of replacement windows and alterations to the front elevation  
**Expiry Date:** 03/03/2017  
**Listed Building:**

**Resolved:**

**Object and recommend refusal**

**Lack of sufficient detail and quality of information submitted. Broadly support the principle of proposal, subject to appropriately detailed sash timber window to first floor, and side opening casements to ground floor, but need full scaled (elevation and sectional) drawings.**

**Strutt's Park Conservation Area**

**Application No. &** DER/12/16/01490- 114 Belper Road, Derby, DE1 3EQ  
**Location:**  
**Proposal:** Single storey, two storey and three storey extensions to dwelling house. Landscaping works to the rear garden to include installation of decking and alterations to staircase. Installation of replacement windows and alterations to front boundary wall  
**Expiry Date:** 09/02/2017  
**Listed Building:**

**Resolved:**

**No objection subject to omission/re-design of porch.**

**Welcome removal of side two-storey extension to maintain sense of space between dwellings, but concerned about loss of arched doorway and recessed porch**

### **Strutt's Park Conservation Area**

**Application No. &** DER/12/16/01509- 100 Belper Road, Derby, DE1 3EQ

**Location:**

**Proposal:** Single storey rear extensions to dwelling house (living space, pantry, utility room, w.c., bedroom and en-suite) including the installation of a balcony and green roof

**Expiry Date:** 14/02/2017

**Listed Building:**

Concerns reference removal of chimney stack to rear for rooflight. Single storey extension not readily visible from park

**Resolved:**

**No objection**

## **Addendum to CAAC**

### **Green Lane & St. Peters Conservation Area**

**Application No. &** DER/11/16/01391- 48 St. Peters Street, Derby, DE1 1SR (Greggs)

**Location:**

**Proposal:** Display of one internally illuminated fascia sign, one internally illuminated projecting sign and two non-illuminated poster signs

**Expiry Date:** 13/01/2017

**Listed Building:**

Noted conflict of canopy box with fascia sign, but improvement on previous scheme

**Resolved:**

**No objection**

### **Green Lane & St. Peters Conservation Area**

**Application No. &** DER/11/16/01390- 48 St. Peters Street, Derby, DE1 1SR (Greggs)

**Location:**

**Proposal:** Alterations to shopfront to include the installation of a sun blind

**Expiry Date:** 13/01/2017

**Listed Building:**

Noted conflict of canopy box with fascia sign, but improvement on previous scheme

**Resolved:**

**No objection**

### **Others - not in Conservation Areas**

**Application No. &** DER/10/16/01228- 25-33 Babington Lane, Derby, DE1 1SX

**Location:**

**Proposal:** Conversion and change of use of first and second floor to studio flats and the construction of additional floors over to create 81 studio apartments

**Expiry Date:** 20/01/2017

**Listed Building:**

**Resolved:**

**Object and recommend refusal**

The design was of insufficient quality, the height of the building was too tall in places and the proposal adversely affected the setting of the conservation area. There was also a lack of detail within the application (lack of vents and flues etc), However the approach to retain the façade of the main 1930s building was welcomed.

### **Spondon Conservation Area**

**Application No. &** DER/11/16/01321- Orchard Cottage, 23 Church Street, Spondon,

**Location:** Derby, DE21 7LL

**Proposal:** Two storey side and rear extensions to dwelling house (kitchen/dining area, w.c., bedroom, en-suite and enlargement of bedroom)

**Expiry Date:** 04/01/2017

**Listed Building:**

**Resolved:**

**No objection**

**Minutes End**