

Time Commenced: 17:15
Time Finished: 18:35

CONSERVATION AREA ADVISORY COMMITTEE

24 January 2019

Present: Chris Collison – Co-Optee
Chris Twomey – Royal Institute of British Architects
Joan D'Arcy – Derbyshire Archaeological Society
Maxwell Craven – Georgian Group
John Sharpe – Ancient Monuments Society
Paul McLocklin – Chamber of Commerce
Ian Goodwin – Derby Civic Society
Carole Craven – Georgian Group
Cllr Robin Wood – Elected Member
Cllr Eric Ashburner – Elected Member
Cllr Jack Stanton – Elected Member

Officers in Attendance Chloe Oswald – Conservation Team Leader
Ian Woodhead – Planning Manager
Jackie Waring – Democratic Services Officer
Lindsay Stephens – Democratic Services Officer

42/18 Apologies

Apologies were received from David Ling

43/18 Late Items to be introduced by the Chair

The Chair took two late items:

- It was agreed to take an Addendum report at the end of the meeting
- The Chair gave an update on the budget position. Concerns were raised that the vacant Conservation Officer post would be deleted and proposals that CAAC would have to become more of a "self help group" having less admin and secretarial support. The Chair thanked all for their comments and feedback. It was acknowledged that a report detailing proposed changes would be put to Cabinet on 13 February 2019, then to Full Council on 27 February 2019.

The Chair introduced Lindsay Stephens as the Democratic Services Officer who will be supporting the Board at future meetings and thanked Jackie Waring for her support in the past.

44/18 Declarations of Interest

Chris Twomey declared an interest in Application No DER/18/01908 – Site of 36 Agard Street and agreed to leave the meeting whilst this item was discussed.

45/18 Confirmation of the Minutes of the Meeting held on 6 December 2018

The minutes of the meeting held on 6 December 2018 were agreed as an accurate record.

46/18 CAAC Items Determined since last agenda

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

Resolved to note the report.

47/18 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.

48/18 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.

Mickleover Conservation Area

Application No. & Location: 08/18/01310 - Land Adjacent To 9 Etwall Road, Mickleover

Proposal: Erection of two dwelling houses (use class C3)

Resolved: To Object

CAAC recommended refusal of planning permission on the basis that it would not enhance the character of the Conservation Area and the proposal was of a scale that would be overly dominant on this plot.

Strutts Park Conservation Area

Application No. & 09/18/01485 - Derwent Rowing Club, North Parade, Derby

Location:

Proposal: Erection of boat storage building

Resolved: No Objection

But recommend officers needed to negotiate a more appropriate external colour scheme given its siting within the Derwent Valley Mills World Heritage Site.

Friar Gate Conservation Area

Application No. & 09/18/01366 – St Werburgh's Church, Friar Gate, Derby

Location:

Proposal: Display of one non-illuminated freestanding information sign

Listed Building: GD2 star

**Resolved: No Objection to signs 1, 2 & 3
Object to banner sign – sign 4**

CAAC requested that the applicant either remove the banner sign from the application or it be excluded, by condition, from any consent.

No Conservation Area

Application No. & 18/01829 – 9 New Road, Derby

Location:

Proposal: Demolition of garage. Erection of outbuilding (garage)

Resolved: No Objection - subject to door details being submitted and approved.

City Centre Conservation Area

Application No. & 18/01856 - Old Silk Mill, 19 Full Street, Derby

Location:

Proposal: Installation of lighting to the beer garden

Resolved: No Objection

CAAC raised no objection to the signage display but concerns were expressed about the proposed lighting. CAAC raised concerns of the external 'string' lighting in the beer garden and expressed the preference for trough rather the swan neck fittings over the signage.

City Centre Conservation Area

Application No. & 18/01862 - Old Silk Mill, 19 Full Street, Derby

Location:

Proposal: Display of various signage

Resolved: No Objection

CAAC raised no objection to the signage display but concerns were expressed about the proposed lighting. CAAC raised concerns of the external 'string' lighting in the beer garden and expressed the preference for trough rather the swan neck fittings over the signage.

Friar Gate Conservation Area

Application No. & 18/01908 – Site of 36 Agard Street

Location:

Proposal: Erection of 8-storey student accommodation comprising 148 studio flats, together with ancillary facilities and formation of vehicular access off Agard Street

Resolved: Object and Recommend Refusal

CAAC repeated the previous comments of 7 December 2017 which read...

Object and recommend refusal. The Committee felt that the proposed development was too large for its location, overbearing and imposing. It was felt that the development would not enhance the character and appearance of either the conservation area or the range of listed buildings in the area. The Committee felt that the proposal would also be injurious to the amenities of neighbours opposite by virtue of the scale and mass of the proposed built form. Proposed development would exhibit and be unduly detrimental frontage form of development on Agard Street.

Committee also felt that the resolution should be expanded to address the substantial harm of the development to the setting of adjacent listed buildings and the character and appearance of the Friar Gate Conservation Area to which it does not preserve or enhance. CAAC also expressed concerns about the mental health implications (for any future occupants) as a result of the over-intensive form of development, the size of the individual residential units and the paucity of open space provision.

Friar Gate Conservation Area

Application No. & 09/18/01335 – 18 Agard Street

Location:

Proposal: Change of use from class B1 (c) to student accommodation (32 apartments) together with erection of a two storey roof extension and single storey ground floor extension.

Listed Building: GD2

Resolved: No Objection

Subject to officers to negotiating with applicant the opportunity of increasing the height of the proposed brick work to encompass the third floor and moving the bulk of the fourth floor towards Agard Street away from the rear component and 41 - 42 Friar Gate.

Friar Gate Conservation Area

Application No. & 09/18/01395 – 18 Agard Street

Location:

Proposal: Partial demolition of 18 Agard Street, making good of No 42 Friar Gate following demolition and installation of an external fire escape

Listed Building: GD2 star

Resolved: No Objection

Subject to officers to negotiating with applicant the opportunity of increasing the height of the proposed brick work to encompass the third floor and moving the bulk of the fourth floor towards Agard Street away from the rear component and 41 - 42 Friar Gate.

Minutes End