

ITEM 04

Time Commenced: 17:15
Time Finished: 19:03

CONSERVATION AREA ADVISORY COMMITTEE 17 October 2019

Present: Chris Collison (Chair)
Chris Twomey, (Vice Chair) RIBA
Maxwell Craven – Georgian Society
Carole Craven – Georgian Group
Joan D'Arcy - Derbyshire Archaeological Society
Ian Goodwin – Derby Civic Society
David Ling – Derby Civic Society
Paul McLocklin – Chamber of Commerce
John Sharpe – Ancient Monuments Society
Cllr Jack Stanton – Elected Member
Cllr Robin Wood – Elected Member

Officers in Attendance Chloe Oswald, Conservation and Urban Design Team
Leader
 Julia Stewart, Senior Planning Officer

26/19 Apologies

Apologies were received from Cllr Carr

27/19 Late Items to be introduced by the Chair

An Addendum Sheet with 2 further applications 19/00646/FUL and 19/00647/LBA Jacobean House 33-35 Wardwick Street had been circulated.

The Chair highlighted the Tall Buildings Strategy Workshop on Wednesday 6 November, 2pm start at Holiday Inn, Riverlights

CAAC were informed that the New Draft Derwent Valley Mills World Heritage Site Management Plan was out for consultation until 5pm 08.11.19

28/19 Declarations of Interest

Declarations of interest from Paul McLocklin, 19/01372/LBA Liversage Almshouses, Chris Twomey 19/01175/FUL, 41 St Mary's Gate, 19/01337/LBA, 3 St Mary's Gate.

29/19 Confirmation of the Minutes of the Meeting held on 5 September 2019

The minutes of the meeting held on 5 September 2019 were agreed as an accurate record.

30/19 Property Strategy of the University of Derby

The Head of Estate Development attended CAAC to give an overview presentation on the Property Strategy of the University of Derby.

The Committee noted that the University of Derby was:

- one of the top 30 universities in the UK
- it brings a £1.6 billion contribution to Derby City
- it was the 2nd in the country for Fair Access
- committed to building relations with the council and local communities

The Committee noted that the University was focusing on delivering an estate strategy that looks at the existing "in-use" estate and the strategic land banked sites that they own. The University acknowledged the support of the Council via the Local Derby City Plan. Developing an estate strategy will form a key plank of engagement going forward.

The Committee noted that the University hoped to move more into the City centre and create a student village feeling with the aim of making Derby feel more like a university town similar to Cambridge. A three hub model was planned with links between sites. Key considerations would be connectivity between the sites with routes that are safe for students and would take traffic off the road. There are numerous routes through the City but there was a need to make the public space more attractive to encourage local communities back in. The University would like to create an identifiable university brand and a sense of place in the city. It would like to establish a new mixed use Student Village and an enhanced enterprise zone for start up units and businesses. The Committee noted that a consultation was planned with the student body and academics about the 3 hub model and links between sites.

The Committee were informed that new student accommodation was also planned. Members were concerned that the current campus does not have a university atmosphere, they would like to see more green space. It was confirmed that an outdoor learning/teaching environment with wifi was being looked at as one of the development areas. Members asked for clarification on the University's relationship with developers. It was confirmed that there was no relationship, however developers are aware of the demand for student accommodation.



The Committee resolved that a further update in terms of the university sites should be brought to the meeting in the early part of the year.

31/19 Market Hall update on repairs and transformation

The Conservation Officer gave a brief outline of the project. The Committee noted that the Market Hall was a key Grade II listed building within the City Centre Conservation area. The aim of the project was to create a destination for visitors and the people of Derby. The Conservation Officer was seeking advice from the Committee on the following aspects:

- Copper roof weathering and patination
- Redecoration/colour of paintwork inside the Market Hall.

The committee asked whether a paint scrape had been taken. The officer confirmed that it was being done and that the result might prove to be quite dark in comparison with what was currently in place.

The committee were also concerned that more importance be given to the timetabling of the project they suggested that the work needs to be given priority since fewer people are currently using the market.

The committee asked whether the windows were original and it was confirmed that they were not. It was noted that some had been removed to enable scaffolding to be put in place. The officer will confirm if the windows will be replaced at the next meeting.

32/19 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.

**33/19 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.

34/19 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.

Not in Conservation Area

Application No. & 18/01923/FUL

Location: St Osmunds Church, London Road, Derby Road, DE24 8UW

Proposal: Enlargement of the existing car park.

Resolved: No objections were raised in principle

Committee Members felt that further consideration should be given to:

- the impact of the development on trees (both on and off the site),
- details of the junction between the relocated brick pier and the existing brick wall, suggested that there should be at least one saddleback coping between the rebuilt pier and the existing wall.
- surfacing details could be improved,
- and how the existing tranquillity of the site could be maintained.

If the proposals are amended then there would be no need to return to CAAC.

City Centre Conservation Area

Application No. & 19/01078/FUL

Location: 10-12 Victoria Street, Derby, DE1 1EQ

Proposal: Change of use of second and third floors to residential use. (Use Class C3). Extension to third floor to form an additional apartment together with insertion of a mezzanine level and altered roof to form eight apartments.

Resolved: No objections subject to considerations outlined below

There should be careful consideration of the proposed roof lights, to ensure they are not visible from street level. Members encouraged a further conversation to see if any planning gain could be obtained through the removal of the inappropriate shopfront at ground floor level on the adjacent unit (Baby Platinum). Changes to the design of the proposed extension were recommended, through the insertion of a dummy window,

insertion of sill and head to match the existing windows and the inclusion of matching cornice details. Officers should evaluate the impact the development will have on adjacent listed buildings. If proposals are amended in line with the above comments then there was no need to go back to CAAC

City Centre Conservation Area

Application No. & 19/01175/FUL

Location: 41 St Mary's Gate, Derby, DE1 3JX

Proposal: Conversion and refurbishment of existing building (change of use) from offices to residential.

Resolved: No objection

City Centre Conservation Area

Application No. & 19/01176/LBA

Location: 41 St Mary's Gate, Derby, DE1 3JX

Proposal: Conversion and refurbishment of existing building (change of use) from offices to residential

Resolved: No objection

No Conservation Area

Application No. & 19/01286/FUL

Location: Land Adjacent 50-52 Hartington Street, Derby, DE23 8EA

Proposal: Erection of five apartments (Use Class C3)

Resolved: To object

Committee Members were content that the site is developable and the gap could be filled. However, concerns were raised over the design of the development and the construction materials proposed. Committee members felt a rethink of design was needed, as the current proposals are not of sufficient design quality to be distinctive in their own right. The design was neither modern or traditional. It did not take sufficient design cues from the building's context.

City Centre Conservation Area

Application No & 19/01337/LBA

Location: 3 St Mary's Gate, Derby, DE1 3JA

Proposal Formation of new internal doorway and relocation of an existing chimney piece within the building.

Resolved: No objections

Members raised no objections but recommended the inclusion of an aperture/grate, or

insert within the relocated fireplace.

No Conservation Area

Application No & 19/01372/LBA

Location Liversage Almshouses, London Road, Derby DE1 2QW

Proposal Installation of replacement railings and restoration of access gates including installation of new posts

Resolved : No objections

Addendum

City Centre Conservation Area

Application No & 19/00646/FUL

Location: Jacobean House 33-35 Wardwick, Derby, DE1 1HA

Purpose Change of use of upper floors from cafe/restaurant to large-scale house in multiple occupation (Sui-Generis use) and associated alterations

Resolved: No objections raised subject to looking at the precise details of the subdivision adjacent to the entrance (glazing was suggested), together with details of service runs, drainage, fire partitioning and sound.

City Centre Conservation Area

Application No & 19/00647/LBA

Location Jacobean House 33-35 Wardwick, Derby, DE1 1HA

Purpose Alterations in association with the change of use of vacant accommodation to large-scale house in multiple occupation (Sui Generis use), including the subdivision of the ground floor commercial unit (Use Class A3)

Resolved : No objections raised subject to looking at the precise details of the subdivision adjacent to the entrance (glazing was suggested), together with details of service runs, drainage, fire partitioning, and sound

Minutes End