



## Conservation Area Advisory Group

Members of the public are welcome to attend and listen to the discussion of items in the "open" part of the meeting. Please see notes at end of agenda concerning public rights to speak and ask questions.



The Conservation Area Advisory Group meets in the Meeting Room 1 which is located on the ground floor. Entrance is via the main door or access ramp at the front of the Town Hall. Parking bays for blue badge holders are available in front of the Town Hall and in the car park at the rear of the Town Hall.



An induction loop operates to enhance sound for deaf people who use a hearing aid or loop listener.

If you require further information or assistance please contact the Local Democracy team – contact details at end of this agenda.

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**MEMBERS:** Councillor Rodohan (Chairman); Councillor Swansborough (Deputy-Chairman); Councillors Belsey and Smart

Mr Crook (Royal Institute of British Architects), Mr Howell (Eastbourne Society) and Mr Morehen (Royal Institute of Chartered Surveyors)

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## Agenda

- 1 Minutes of the meeting held on 25 August 2015.** (Pages 1 - 2)
- 2 Apologies for absence.**
- 3 Declarations of Disclosable Pecuniary Interests (DPIs) by members as required under Section 31 of the Localism Act and of other interests as required by the Code of Conduct.**
- 4 Questions by members of the public.**

On matters not already included on the agenda and for which prior written notice has been given (total time allowed 15 minutes).

## **5 Urgent items of business.**

The Chairman to notify the Group of any items of urgent business to be added to the agenda.

## **6 Right to address the meeting/order of business.**

The Chairman to report any requests received to address the Group from a member of the public or from a Councillor in respect of an item listed below and to invite the Group to consider taking such items at the commencement of the meeting.

## **7 Planning Applications for Consideration** (Pages 3 - 4)

Specialist Advisor (Conservation) to report on applications.

## **8 New Listings**

Specialist Advisor (Conservation) to update the Group on newly listed buildings in Eastbourne – **Verbal Report.**

## **9 Dates of future meetings - All at 6.00 p.m. at the Town Hall**

<b>17 November 2015</b>	<b>29 March 2016</b>
<b>5 January 2016</b>	<b>17 May 2016</b>
<b>16 February 2016</b>	

**Inspection of Background Papers** – Please see contact details listed in each report.

**Councillor Right of Address** - Councillors wishing to address the meeting who are not members of the Committee must notify the Chairman in advance.

**Public Right of Address** – Requests by members of the public to speak on a matter which is listed in this agenda must be **received** in writing by no later than 12 Noon, 2 working days before the meeting e.g. if the meeting is on a Tuesday, received by 12 Noon on the preceding Friday). The request should be made to Local Democracy at the address listed below. The request may be made by letter, fax or e-mail. For further details on the rules about speaking at meetings please contact Local Democracy.

**Disclosure of interests** - Members should declare their interest in a matter at the beginning of the meeting, and again, at the point at which that agenda item is introduced.

Members must declare the existence and nature of any interest.

In the case of a DPI, if the interest is not registered (nor the subject of a pending notification) details of the nature of the interest must be reported to the meeting by the member and subsequently notified in writing to the Monitoring Officer within 28 days.

If a member has a DPI or other prejudicial interest he/she must leave the room when the matter is being considered (unless he/she has obtained a dispensation). If a member has a DPI he/she may not make representations first.

## **Further Information**

Councillor contact details, committee membership lists and other related information is also available from Local Democracy.

**Local Democracy**, 1 Grove Road, Eastbourne, BN21 4TW

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E Mail: [localdemocracy@eastbourne.gov.uk](mailto:localdemocracy@eastbourne.gov.uk)

Website at [www.eastbourne.gov.uk](http://www.eastbourne.gov.uk)

For general Council enquiries, please telephone (01323) 410000 or E-mail: [enquiries@eastbourne.gov.uk](mailto:enquiries@eastbourne.gov.uk)

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Tuesday, 25 August 2015  
at 6.00 pm



## Conservation Area Advisory Group

### PRESENT:-

Councillor Swansborough (Chairman) and Councillors Belsey, Holt and Smart

### OFFICERS:

Mrs S Leete-Groves, Specialist Advisor (Conservation)

### ADVISORS:

Mr Crook, Royal Institute of British Architects  
Mr Howell, Eastbourne Society

#### **15 Minutes of the meeting held on 14 July 2015.**

The minutes of the meeting held on 14 July 2015 were submitted and approved and the Chairman was authorised to sign them as a correct record.

#### **16 Declarations of Disclosable Pecuniary Interests (DPIs) by members as required under Section 31 of the Localism Act and of other interests as required by the Code of Conduct.**

Councillor Swansborough declared a personal interest in application 150569, 11 The Goffs and remained in the room but did not take part in the discussion.

#### **17 Planning Applications for Consideration**

The Specialist Advisor (Conservation) reported on planning applications for consideration in Conservation Areas. The Group's comments were set out in the schedule below.

##### **1) 150716, LATHOM HOUSE HOTEL, 4 HOWARD SQUARE, EASTBOURNE, EAST SUSSEX, BN21 4BG**

Heritage Value: Grade II Listed Building in Town Centre and Seafront Conservation Area

Proposal: Provision of a mansard roof to side extension to provide additional bedroom, blocking up of a window in side elevation and addition of moulding/string courses to front elevation.

**CAAG Comments:** The Group had no objections to the proposed extension in principle however objected to the use of a mansard roof, which would be out of keeping with the listed building, considered to be of high aesthetic and historic merit. It was recommended that an additional floor with a slate roof reflective of what already existed on the building be installed instead.

**2) 150694, 51 UPPERTON LANE, EASTBOURNE, EAST SUSSEX, BN21 2DB**

Heritage Value: Upperton Conservation Area

Proposal: Demolition of existing building and flint boundary wall. Re-building of flint wall and erection of a two storey dwelling house with parking space.

**CAAG Comments:** The Group raised objections to the principle of a residential property in what was historically a service lane and considered it unacceptable and out of character with the surrounding conservation area. It was felt that approval could set a precedent for further residential development and the resulting cumulative impact would negatively affect the existing character of the area. In terms of the proposal, the Group raised objections to the mass, scale and design which had little reference to the historic, architectural character and appearance of the immediate and surrounding area.

**3) 150569, 11 THE GOFFS, EASTBOURNE, BN21 1HA**

Heritage Value: Grade II Listed

Proposal: Retrospective application under s73a for the erection of a play house in the rear garden.

**CAAG Comments:** No objections raised.

(NB: Councillor Swansborough declared a personal interest in this item and remained in the room but did not take part in the discussion. It was proposed by Councillor Smart and seconded by Councillor Holt that Councillor Belsey chair the meeting whilst this application was being considered.)

**4) 150795, 3 STELVIO COTTAGES, 17 BEACHY HEAD ROAD**

Heritage Value: Meads Conservation Area

Proposal: Single storey extension at rear.

**CAAG Comments:** No objections raised.

**18 New Listings**

The Specialist Advisor (Conservation) advised that there were no new listings.

**NOTED.**

**19 Dates of future meetings - All at 6.00 p.m. at the Town Hall**

The date of the next meeting was confirmed as the 6 October 2015. Councillor Belsey gave his apologies for the meeting.

The meeting closed at 6.51 pm

**Councillor Swansborough  
(Chairman)**

## **Conservation Area Advisory Group – 6 October 2015**

### **Planning Applications for Consideration**

For further information on applications being considered please visit the Council's planning system <http://www.eastbourne.gov.uk/planningapplications> and enter the relevant application number.

#### **1) 150904 (LB) & 150903, DEVONSHIRE PARK, COLLEGE ROAD, EASTBOURNE, BN21 4NJ**

Heritage Value: Grade II\* & Grade II Listed Buildings

Proposal: Demolition of Congress Suite, Devonshire Park Halls, first floor offices at front, catering lift, bistro & kitchen, and north east portico at rear of Winter Garden. Construct 3 storey conference (Welcome) building linked to Congress and Winter Garden with a service ramp to rear; internal refurbishment/ repairs to the Congress and Devonshire Park Theatres; internal refurbishment/ repairs to Winter Garden and remodelling of its front entrance to include reintroduction of a double pitched roof; redecoration of tennis pavilion and creation of new show court; provision of new public realm to south to include access to the Welcome Building with landscaping.

#### **2) 150585, MOIRA HOUSE SCHOOL, UPPER CARLISLE ROAD**

Heritage Value: Meads Conservation Area

Proposal: Erection of a stable block adjacent to rear boundary to facilitate equine activities for students.

#### **3) 150594, MOIRA HOUSE SCHOOL, UPPER CARLISLE ROAD**

Heritage Value: Meads Conservation Area

Proposal: Installation of manege on existing playing field.

#### **4) 150851, FLAT 4, 9 HARTFIELD ROAD, EASTBOURNE, BN21 2AP**

Heritage Value: Upperton Conservation Area

Proposal: Removal of existing dormer window and formation of balcony.

#### **5) 150923, MARINE PARADE, LOWER PARADE, ROYAL PARADE, EASTBOURNE, EAST SUSSEX**

Heritage Value: Town Centre & Seafront Conservation Area

Proposal: Advertisement Consent to display 7no. information boards in relation to the East of the Pier History Trail consisting of 2no. single boards at Wishing Well on the lower parade, 1no. single board at Sea Houses Square, 1no. double board on the promenade at Pavilion Gardens, 1no. triple board at Marine Parade Road Traffic Island, and 2no. single boards on the promenade at Marine Garden.

#### **6) 150889, 1 CROWN STREET, EASTBOURNE, EAST SUSSEX, BN21 1NX**

Heritage Value: Old Town Conservation Area

Proposal: Demolition of single storey extension and outbuildings at rear, provision of dormer to rear roof slope, repositioning of roof light to front roof slope and excavation of a lightwell at rear, together with internal alterations to provide four self-contained flats involving the reduction of the retail area on the ground floor.

**7) 150965, THE EAST BEACH HOTEL, 23-25 ROYAL PARADE, EASTBOURNE, EAST SUSSEX,**  
Heritage Value: Building of Local Interest & Town Centre & Seafront Conservation Area  
Proposal: Retention of existing UPVC windows to front (south east) and side (south west) elevations (retrospective).