

## 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 Meeting Room 1 at the Town Hall, Eastbourne 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.



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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 17 November 2015.** (Pages 1 - 4)
- 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 - Decisions of the Borough Council.**

(Pages 5 - 6)

**8 Planning Applications for Consideration.** (Pages 7 - 8)

Specialist Advisor (Conservation) to report on applications.

**9 Seafront Window Survey.**

Verbal Report of Specialist Advisor (Conservation).

**10 New Listings**

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

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

<b>16 February 2016</b>	
<b>29 March 2016</b>	
<b>17 May 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  
Tel: (01323) 415021/5023 Minicom: (01323) 415111, Fax: (01323) 410322  
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, 17 November 2015  
at 6.00 pm



## Conservation Area Advisory Group

### PRESENT:-

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

### OFFICERS:

Mrs S Leete-Groves, Specialist Advisor (Conservation)

### ADVISORS:

Mr Crook, Royal Institute of British Architects

#### **26 Minutes of the meeting held on 6 October 2015.**

The minutes of the meeting held on 6 October 2015 were submitted and approved and the Chairman was authorised to sign them as a correct record.

#### **27 Apologies for absence.**

An apology for absence was reported from Mr Howell.

#### **28 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.**

None were declared.

#### **29 Planning Applications - Decisions of the Borough Council**

The decisions of the Planning Committee on applications in Conservation Areas were reported.

#### **NOTED.**

#### **30 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) 151068, 17 CARLISLE ROAD, MEADS, EASTBOURNE**

Heritage Value: Conservation Area

Proposal: Conversion of the existing residential accommodation on the first and second floors to form two self-contained flats and one maisonette, including the extension of the roof to the rear.

**CAAG Comments:** The Group acknowledged that in isolation and due to its location, the proposal would not result in adverse harm to the surrounding conservation area. Concerns were however raised that the proposal may set a precedent for the remaining terrace, which currently had an unaltered historic roofscape that contributed positively to the immediate and wider conservation area. The Group also expressed concerns with the lack of information submitted by the applicant.

**2) 151183 (PP) & 151184 (LB), 37 MARINE PARADE, EASTBOURNE, EAST SUSSEX, BN22 7AY**

Heritage Value: Listed Building & Town Centre and Seafront Conservation Area

Proposal: Installation of railings to front boundary.

**CAAG Comments:** The Group were fully supportive of the proposal, however requested that the railing heads and finials be presented in a simplistic way, reflective of those in Cavendish Place. It was suggested that SG grade cast iron be used.

**3) 151175, MEADS CLUB, MEADS ROAD, MEADS**

Heritage Value: Meads Conservation Area

Proposal: Conversion to three dwellings including provision of a gable at rear.

**CAAG Comments:** No objections raised.

**NOTED.**

**31 Traditional Lighting Scheme.**

The Specialist Advisor (Conservation) presented a verbal report to the Group on the removal of historic iron lamp posts in Conservation Areas or Areas of High Townscape Value.

Mr Crook, representing Eastbourne Society and the Royal Institute of British Architects gave an overview to the Group on the issue that had been discussed at a previous meeting of the Group under different membership. A number of historic lamp posts had been removed in the Granville Road and St John's Road area to improve lighting. Eastbourne Society had raised concerns that the removal of the lamp posts had damaged the character of the Conservation Areas, designated as such with the intention to preserve these features. An assurance from East Sussex County Council (ESCC) had been given that a consultation process would take place for any future removals.

The scheme, promoted by the Eastbourne Society, encouraged the relocation of cast iron lamp posts to streets of high value within identified areas, where the traditional form of lighting had overtime been lost to modern replacements. The lamp posts were especially important in the area consisting of Carlisle Road, Blackwater Road and St John's Road where it

formed a vista with the regularly spaced trees, adding greatly to the character of the area.

Although there was a general agreement between Eastbourne Society, East Sussex County Council and Eastbourne Borough Council that it would be desirable wherever possible to replace any modern lamp posts installed between road junctions with round-based lamp posts, the source of funding remained unclear. 11 replacement columns, priced at £1,000 each had been identified with three in St. John's Road and eight in Carlisle Road.

There was also an assurance that any modern lamp posts installed in Conservation Areas be painted black, in keeping with the historic lamp posts and that any cast iron lamp posts removed because of structural damage should be replaced with matching posts from the East Sussex County Council's store, if available.

The Group discussed the scheme and were fully supportive of retaining the historic iron lamp posts and preserving the character of the Conservation Areas or Areas of High Townscape Value. They recommended that a joint bid be submitted from East Sussex County Council and Eastbourne Borough Council.

**RESOLVED (Unanimous):** The Group recommended that the £11,000 required to replace the modern lamp posts with the traditional cast iron posts should be contributed equally from the Eastbourne Borough Council and East Sussex County Council budgets. The Specialist Advisor (Conservation) would report back to the Group at a future meeting.

### **32 Seafront Window Survey.**

The Group discussed the window survey of properties on the seafront that was raised at the last meeting.

The Group was given clarification over the required planning permission when installing replacement windows, following some preliminary work undertaken by officers.

It was requested that at the next meeting of the Group, officers provide information around timescale for completion of the survey.

**NOTED.**

### **33 New Listings**

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

**NOTED.**

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

The date of the next meeting was confirmed as the 5 January 2015.

The meeting closed at 6.56 pm

**Councillor Rodohan (Chairman)**

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# Agenda Item 7

## CONSERVATION AREA ADVISORY GROUP

Tuesday 5 January 2016.

### PLANNING APPLICATIONS – DECISIONS OF THE PLANNING COMMITTEE

	<b>APPLICATION</b>	<b>LOCATION</b>	<b>DECISION AND DATE</b>	<b>DATE OF C.A.A.G</b>
1.	150903 (PP) and 150904 (LBC)	Devonshire Park	Approved 24/11/15	Fully supportive of scheme but acknowledged concerns 6/10/15
2.	150965	East Beach Hotel	Deferred pending a site visit 24/11/15	Concerns raised 6/10/15

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## **Conservation Area Advisory Group – 5 January 2016**

### **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) 151050, THE CONGRESS HOTEL 31-41 CARLISLE ROAD**

Heritage Value: College Conservation Area

Proposal: Reconstruction of the roof of this hotel to provide additional residential accommodation.

#### **2) 151289, ROYAL HIPPODROME THEATRE, 106-112 SEASIDE ROAD, BN21 3PF**

Heritage Value: Listed Building & Town Centre and Seafront Conservation Area

Proposal: Internal alterations at ground floor level.

#### **3) 151370, 10 PARK CLOSE, EASTBOURNE**

Heritage Value: The Park Close Conservation Area

Proposal: Single and two storey side and rear extensions.

#### **4) 151355, FAIRMEAD, KING EDWARDS PARADE, EASTBOURNE, BN20 7XB**

Heritage Value: Meads Conservation Area

Proposal: Erect balcony at front.

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