

**Tuesday, 4 July 2017
at 6.00 pm
Town Hall, Eastbourne**

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 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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Please ask if you would like this agenda and/or any of the reports in an alternative format.

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

Mr Crook (Royal Institute of British Architects) and Mr Howell (Eastbourne Society)

Agenda

- 1 Minutes of the meeting held on 23 May 2017.** (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 New Listings

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

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

22 August 2017	9 January 2018
3 October 2017	20 February 2018
28 November 2017	3 April 2018
	22 May 2018

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

Website at www.eastbourne.gov.uk

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

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Tuesday, 23 May 2017
at 6.00 pm



Conservation Area Advisory Group

PRESENT:

Councillor Rodohan (Chairman) and Councillors Swansborough and Smart

OFFICERS:

Mr C Connelley, Specialist Advisor - Conservation

ADVISORS:

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

1 Minutes of the meeting held on 4 April 2017.

The minutes of the meeting held on 4 April 2017 were submitted and approved and the Chairman was authorised to sign them as a correct record.

2 Apologies for absence.

An apology for absence was received from Councillor Belsey.

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.

None were declared.

4 Planning Applications - Decisions of the Borough Council

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

NOTED.

5 Planning Applications for Consideration

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

1) 170608, (PPP), 21 DERWENT ROAD, EASTBOURNE, EAST SUSSEX, BN20 7PH

Cons Area: Meads

Proposal: Demolition of existing 3 garages and erection of chalet bungalow single dwelling.

CAAG Comments: The Group were supportive of the proposal and felt it would enhance the character and appearance of the conservation area. It was however felt that the detailing of the small front window could be improved.

2) 170302, (PPP), 19-25 CARLISLE ROAD, EASTBOURNE, BN21 4BT

Cons Area: Town Centre and Seafront

Proposal: Roof extension to form 3 new residential dwellings.

CAAG Comments: The Group agreed to defer this item to a future meeting due to a need for more information.

3) 170425, (PP), 25 SEASIDE, EASTBOURNE, BN22 7NB

Cons Area: Town Centre and Seafront

Proposal: Change of use from Tea Room with residential above to residential holiday lettings with internal alterations and external door and window alterations.

CAAG Comments: The Group raised no objections to the proposal and believed it would enhance the character and appearance of the conservation area.

4) 170339, (PRE-APP), PILOT INN, MEADS STREET, EASTBOURNE, BN20 7RW

Cons Area: Meads

Proposal: Proposed extensions to existing public house.

CAAG Comments: The Group felt that the proposal would have a neutral effect on the character and appearance of the conservation area.

The Group applauded the boldness of the proposed design, however it was suggested that the applicant consider exploring amendments to the design in discussion with officers. This included the approach to the roof, the window design and replacement of the cabrio roof lights with multiple conservation roof lights. It was also suggested that consideration be given to the replacement of the portico at the front of the building.

Terry Burdett, architect addressed the Group and responded to questions.

NOTED.

6 New Listings

The Senior Specialist Advisor advised that Historic England were currently consulting on listing Leaf Hall. The Group strongly endorsed the listing.

NOTED.

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

The date of the next meeting was confirmed as 4 July 2017.

The meeting closed at 7.19 pm

Councillor Rodohan (Chairman)

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CONSERVATION AREA ADVISORY GROUP

Tuesday 4 July 2017.

PLANNING APPLICATIONS – DECISIONS OF THE PLANNING COMMITTEE

	APPLICATION	LOCATION	DECISION AND DATE	DATE OF C.A.A.G
1.	170036	Central Methodist Church, Langney Road	Granted 30/05/17	No objections raised 04/04/17
2.	170156	St Andrews United Reformed Church	Refused 30/05/17	Proposal applauded 04/04/17

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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) 170302, (PPP), 19-25 CARLISLE ROAD, EASTBOURNE, EAST SUSSEX, BN21 4BT

Cons Area: Town Centre and Seafront

Proposal: Roof extension to form 3 new residential dwellings.

2) PRE-APP (SMC), WISH TOWER, KING EDWARD'S S PARADE, EASTBOURNE, BN21 4BY

Cons Area: Town Centre and Seafront

Proposal: Construction of a new peace garden and memorial plaque adjacent to the Wish Tower.

3) 170690, (PP), 3 SOUTH STREET, EASTBOURNE, BN21 4UJ

Cons Area: Town Centre and Seafront

Proposal: acrylic non-illuminated front shop sign over listed building.

4) 170681, (PRE- APP), ELSTREE COTTAGE, 67 MEADS ROAD, EASTBOURNE, BN20 7QL

Cons Area: Meads

Proposal: conversion of garage into additional kitchen with 3 new windows and doors.

5) 170819, (PP) POLICE STATION, GROVE ROAD, EASTBOURNE, BN22 4UF

Cons Area: Town Centre and Seafront

Proposal: Proposed refurbishment and extension of former police station building into 50 flats.

6) 170720, (PP), 31 UPPERTON ROAD, EASTBOURNE BN21 1LN

Cons Area: Old Town

Proposal: erection of a garage, creation of off-road parking and a pavement crossover.

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