

Conservation Area Advisory Group

2 October 2018

Time and venue:

6.00 pm in the Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG

Membership:

**Councillor Pat Rodohan (Chair); Councillors Colin Swansborough (Deputy-Chair)
Colin Belsey, Robert Smart, Mr Crook and Mr Howell**

Quorum: 2

Published: Monday, 24 September 2018

Agenda

- 1 Minutes of the meeting held on 21 August 2018. (Pages 1 - 6)**
- 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 7 - 8)**

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.**

Information for the public

Accessibility: Please note that the venue for this meeting is wheelchair accessible and has an induction loop to help people who are hearing impaired. This agenda and accompanying reports are published on the Council's website in PDF format which means you can use the "read out loud" facility of Adobe Acrobat Reader.

Filming/Recording: This meeting may be filmed, recorded or broadcast by any person or organisation. Anyone wishing to film or record must notify the Chair prior to the start of the meeting. Members of the public attending the meeting are deemed to have consented to be filmed or recorded, as liability for this is not within the Council's control.

Public participation: Please contact Democratic Services (see end of agenda) for the relevant deadlines for registering to speak on a matter which is listed on the agenda if applicable.

Information for councillors

Disclosure of interests: Members should declare their interest in a matter at the beginning of the meeting.

In the case of a disclosable pecuniary interest (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).

Councillor right of address: Councillors wishing to address the meeting who are not members of the committee must notify the Chairman and Democratic Services in advance (and no later than immediately prior to the start of the meeting).

Democratic Services

For any further queries regarding this agenda or notification of apologies please contact Democratic Services.

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Conservation Area Advisory Group

Minutes of meeting held in Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG on 21 August 2018 at 6.00 pm

Present:

Councillor Pat Rodohan (Chair)

Councillors Colin Swansborough (Deputy-Chair), Colin Belsey, Robert Smart

External Advisors:

Mr Crook, Royal Institute of British Architects

Mr Howell, Eastbourne Society

Officers in attendance:

Chris Connelley (Specialist Advisor, Conservation)

Jenny Martin, Specialist Advisor for Conservation

Also in attendance:

Katie Maxwell, Committee Officer

12 Minutes of the meeting held on 3 July 2018.

The minutes of the meeting held on 3 July 2018 were submitted and approved and the Chair was authorised to sign them as an accurate record.

13 Apologies for absence.

There were none.

14 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 minute 15, item 10, 11 The Goffs, Eastbourne, as he owns a property in close proximity to the application. He withdrew from the room whilst the application was considered and did not vote thereon.

Councillor Swansborough declared a pecuniary interest in minute 15, item 5, 7-8 Carlisle Buildings, Carlisle Road, Eastbourne, as the owner of the building was a client of his practice. He withdrew from the room whilst the application was considered and did not vote thereon.

15 Planning Applications for Consideration.**1) 180351, (PP), The Big Sleep, 1-3 Lansdowne Terrace, King Edwards Parade, Eastbourne**

Cons Area: Town Centre and Seafront.

Proposal: 1 x internally illuminated fascia sign. 2 x external pole mounted internally illuminated signs. Amended from original submission.

CAAG Comments: The Group agreed that the design was as yet not appropriate in such a prominent location and agreed that the scheme would detract from the character and appearance of the conservation area and objected.

2) 180752, (PP), Flats 1 and 2, 189 Terminus Road, Eastbourne

Cons Area: Town Centre and Seafront

Proposal: to replace windows by the insertion of uPVC insets into timber frames

CAAG Comments: The Group agreed that there was insufficient information to make an informed decision and wished to see further detail.

3) 180649, (LBC), Eastbourne Railway Station, Terminus Road, Eastbourne

Cons Area: Town Centre and Seafront, Grade 2 Listed

Proposal: Application for Listed Building Consent for internal alterations involving the removal of partition walls, windows and doors within the existing ticket office and staff office/mess room to allow conversion to 2 x retail units and removal of partition walls and reinstatement of openings within curved former booking hall extension the western elevation to allow the creation of a single retail unit. Provision of new signage to serve retail units within the station building.

CAAG Comments: The Group agreed that the scheme would have no adverse impact on the significance of the listed building and would enhance the character and appearance of the conservation area.

4) 180610, (PP), Kent House, 7 Staveley Road, Eastbourne

Cons Area: Meads

Proposal: To replace existing window sashes with wooden like-for-like slim double glazed replacements fitting within the original frame. Non-sash style windows to be replaced with wooden like-for-like replacements. 2.) Complete replacement of the windows with a quality uPVC double glazed unit.

CAAG Comments: This item was withdrawn by the applicant prior to the meeting.

5) 180632, (PP), 7-8 Carlisle Buildings, Carlisle Road, BN21 4DB (amended)

Cons Area: Town Centre and Seafront

Proposal: Proposed removal of existing windows, door and plinth and installation of new timber framed bi-fold shop front and windows.

CAAG Comments: The Group agreed that the scheme would enhance the character and appearance of the conservation area.

NB: Councillor Swansborough withdrew from the room whilst the item was considered.

6) 180723, (PP), 63 Seaside, Eastbourne, BN22 7NE

Cons Area: Town Centre and Seafront

Proposal: Change of use of the existing retail ground floor unit to a 1 bedroom residential unit and associated alterations to the front elevation.

CAAG Comments: The Group agreed that the scheme would enhance the conservation area.

NB: Mr Crook withdrew from the room whilst the item was considered due to a commercial interest in the application.

7) 180619, (PP), 40-48 Seaside Road, Eastbourne.

Cons Area: Town Centre and Seafront

Proposal: Proposed replacement of timber framed windows with heritage style uPVC replacements to the first second and third floors on the front elevation of 40-48 Seaside Road

CAAG Comments: The Group agreed that the scheme would detract from the character and appearance of the conservation area and objected to the scheme.

8) 180614, (PP) 36-38 Seaside, Eastbourne, BN22 7QJ

Cons Area: Town Centre and Seafront

Proposal: Proposed two storey extension (second and Third Floor) and rear extension (First and Second Floor) to create two additional flats.

CAAG Comments: The Group agreed that the scheme would enhance the character and appearance of the conservation area.

9) 180673, (PP), Congress Hotel, 31-41 Congress Road, Eastbourne BN21 4JS.

Cons Area: College.

Proposal: Proposed single-storey hotel outbuilding to provide exercise room.

CAAG Comments: The Group agreed that the scheme had a neutral impact on the character and appearance of the conservation area and did not wish to register an objection.

10) 180694, (LBC), 11 The Goffs, Eastbourne, BN21 1HA.

Cons Area: N/A, Grade 2 Listed

Proposal: Proposed single storey side extension with internal alterations (part retrospective - marked (R) on plans), together with amendments to front boundary. Listed Building consent under p/c 180695.

CAAG Comments: The Group agreed that the scheme would enhance the character and appearance of the conservation area.

NB: Councillor Swansborough withdrew from the room whilst the item was considered.

11) 180727 (PP), Alexandra Hotel, King Edwards Parade, Eastbourne, BN21 4DR

Cons Area: Town Centre and Seafront

Proposal: Removal of eastern top floor roof and extend approved top floor extension, extension of approved Bistro, provision of new windows and doors, provision of external open lift including remodelling of main entrance steps, remove planters box with new paving slabs to courtyards and new stone balustrade to eastern side including filling up of disused steps, external lighting.

CAAG Comments: The Group agreed that the scheme would enhance the character and appearance of the conservation area.

NB: Mr Crook withdrew from the room whilst the item was considered due to a commercial interest in the application

Members raised serious concerns with the lack of information provided with some applications presented to the Group. The Group agreed that the lack of detail provided made it difficult for them to make an informed decision.

To this end, the Group wished to make a formal statement to applicants, on behalf of and through the Officers processing applications, that the Group would be unable to offer a considered opinion of an application unless they had sufficient detail to allow for proper discussion and deliberation without the necessary information.

Resolved: That future applicants be advised that the Group would be unable to offer an informed decision on applications, should the information be considered to be lacking in appropriate detail. Further, the Group requested that in their pre-committee deliberations with applicants, Officers convey this advice at the earliest opportunity.

16 New Listings

There were none.

The meeting ended at 7.45 pm

Councillor Pat Rodohan (Chair)

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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) 180872, (LBC), Claremont Hotel, 5-10 Grand Parade, Eastbourne

Cons Area: Town Centre and Seafront. Grade 2*

Proposal: proposed internal alterations including the removal of a load-bearing wall to convert managers flat into enlarged hotel lounge.

2) 180726, (LBC), Devonshire Park Theatre, 8 Compton Street, Eastbourne, East Sussex, BN21 4BW

Cons Area: N/A. Grade 2

Proposal: Refurbishment, alterations and decoration to the existing ladies toilets to foyer area

3) 180795, (PP) 1 The Avenue, Eastbourne, East Sussex, BN21 3YA

Cons Area: Upperton Gardens

Proposal: Retrospective planning application for external alterations and removal of rear extension to 1 & 2 The Avenue

4) 180748, (PP), The East Beach Hotel, 23-25 Royal Parade, Eastbourne, East Sussex, BN22 7AN

Cons Area: Town Centre and Seafront.

Proposal: Change from tilt and turn upvc windows to upvc sliding sash windows. .

5) 180785, (PP), Land At Moira House School, Carlisle Road, Eastbourne, East Sussex,

Cons Area: Meads.

Proposal: Construction of fencing of 3m to existing tennis complex and landscaping.

6) 180770, (PP), Wykeham House, 14 Chesterfield Road, Eastbourne, East Sussex, BN20 7NU

Cons Area: Meads.

Proposal: Replace three rotten window panels that are causing condensation. To be replaced with white double glaze PVC units.

7) 180789, (LBC), Compton Estate Office, 1 Stable Courtyard, 27 Compton Court, Eastbourne

Cons Area: N/A. Grade 1.

Proposal: change of use and conversion of former stables to office (B1) use. Listed Building Consent reference 180790.

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