

Tuesday, 6 October 2015  
at 6.00 pm



# Conservation Area Advisory Group

## PRESENT:-

Councillor Rodohan (Chairman) and Councillors Smart and Swansborough

## OFFICERS:

Mrs S Leete-Groves, Specialist Advisor (Conservation)  
Ms J Sabin, Specialist Advisor (Planning)

## ADVISORS:

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

### **20 Minutes of the meeting held on 25 August 2015.**

The minutes of the meeting held on 25 August 2015 were submitted and approved and the Chairman was authorised to sign them as a correct record.

### **21 Apologies for absence.**

An apology for absence was reported from Councillor Belsey.

### **22 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.**

Mr Crook declared an interest in applications 1, 5 and 6 and remained in the room but did not take part in the discussion.

Mr Howell declared an interest in applications 5 and 6 and remained in the room but did not take part in the discussion.

### **23 Planning Applications for Consideration**

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

#### **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.

**CAAG Comments:** Architects Levitt Bernstein gave a presentation and responded to any questions from the Group.

The Group was fully supportive of the scheme and expressed its thanks to the architects for their presentation. They did however acknowledge concerns raised by the external advisor Mr Howell (Eastbourne Society) in relation to the Welcome Building's canopy to the façade. Mr Howell's concern was that its siting, scale and design would compete with and potentially diminish the integrity of the Congress Theatre, a Grade II listed building.

(NB: Mr Crook declared an interest in this item and remained in the room but did not take part in the discussion.)

## **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.

**CAAG Comments:** The Group had no objections to the proposal in principle however raised strong concerns with the current roof design that would be out of keeping with the surrounding area when viewed from the South Downs. The Group recommended that a sedum roof be introduced to address these concerns.

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

Heritage Value: Meads Conservation Area

Proposal: Installation of manege on existing playing field.

**CAAG Comments:** No objections raised.

## **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.

**CAAG Comments:** The Group raised no objection to the conversion in principle, given the precedent set by neighbouring properties, however it was stated that the design of the dormer should be reconsidered to include the original pitched dormer and the introduction of a metal or glass balustrade to the front 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.

**CAAG Comments:** No objections raised.

(NB: Mr Crook and Mr Howell declared an interest in this item and remained in the room but did not take part in the discussion.)

**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.

**CAAG Comments:** No objections raised.

(NB: Mr Crook and Mr Howell declared an interest in this item and remained in the room but did not take part in the discussion.)

**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).

**CAAG Comments:** The Group expressed strong concerns that the owner, despite the advice provided by officers, had introduced uPVC to the front and side elevations of the building. Whilst it was considered that double glazing was acceptable in principle, this was subject to the quality of the unit introduced. The Group objected to the retrospective work based on the quality of the units installed which was out of keeping with the surrounding area.

Following discussion of this application the Group requested that officers investigate the possibility of undertaking a survey of properties on the seafront with uPVC windows installed and issuing guidance to property owners in conservation areas.

By virtue of Section 100B(4) of the Local Government Act 1972, the Chairman was of the opinion that the following recently received applications, which were not listed on the agenda, should be considered in order that the applications might be referred to the Planning Committee at the earliest opportunity.

**8) 150694 (REVISED PLANS), 51 UPPERTON LANE**

Heritage Value: Upperton Conservation Area

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

**CAAG Comments:** The Group reiterated the comments made at the previous meeting. 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.

**9) 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 was advised that the applicant had amended the application to address the concerns raised at the last meeting on the 25 August 2015. The Group was pleased that its advice had been acknowledged and congratulated the applicant for making the amendments.

**NOTED.**

**24 New Listings**

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

**NOTED.**

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

The date of the next meeting was confirmed as the 17 November 2015.

The meeting closed at 8.23 pm

**Councillor Rodohan (Chairman)**