

Tuesday, 29 March 2016
at 6.00 pm



Conservation Area Advisory Group

PRESENT:-

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

OFFICERS:

Ms Sabin, Specialist Advisor (Planning)
Mr Holdsworth, Specialist Advisor (Planning)

ADVISORS:

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

51 Minutes of the meeting held on 16 February 2016.

The minutes of the meeting held on 16 February 2016 were submitted and approved and the Chairman was authorised to sign them as a correct record.

52 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.

53 Seafront Window Survey.

The Group considered the report of the Specialist Advisor (Planning) regarding the window survey of properties on the seafront.

The report had been compiled at the request of the Group in order to establish a factual baseline for the prevalence of non-traditional windows along the seafront.

A survey was undertaken on a total of 66 properties. This area extended from the western boundary of the Town Centre and Seafront Conservation Area at South Cliff Avenue to the Langham Hotel, 43-49 Royal Parade. Appended to the report was a full survey of these properties including planning history and comments on the existing windows with pictures of the individual buildings.

Detailed in the report was an assessment of the degree of window alterations that had been made to traditional buildings within the survey area. Planning records for buildings with replica UPVC sash windows was

also detailed in the report, along with key planning decisions made by the Council. This was considered to demonstrate a consistent view by the Council in supporting the retention of either timber sash windows or UPVC sliding sash replicas along the seafront. The Specialist Advisor (Planning) presented key appeal decisions from 1990 to 2014 relating to windows on the seafront and explained their significance in terms of future decision making by the Council, alongside the impact of recent changes in planning policy including the National Planning Policy Framework (NPPF).

The survey concluded that there remained a clear pattern of traditional window design within the buildings along the seafront, with a significant majority of buildings retaining their original sash window design.

The Group expressed their thanks to the Specialist Advisor (Planning) for undertaking and producing the survey within a quick timeframe. The baseline data in the report was a material consideration in the determination of future planning and listed building consent applications along the seafront.

The Group suggested that moving forward officers develop information and guidance on window replacements to property owners and potential applicants to give greater clarity on the planning position regarding replacement windows. This information could also be made available on the Council's website and may cover alternatives to UPVC, the benefits of restoring timber windows and the option of secondary glazing.

It was also suggested that a letter be sent to property owners along the seafront to remind them of the need to obtain planning permission before replacing windows, and to encourage the use of pre-application advice in the event that replacement windows are proposed. Officers agreed to consider the recommendations of the Group.

The Group discussed whether the choice of buildings that had been listed was consistent and whether other buildings along the seafront should be nominated for listing. The Specialist Advisor (Planning) stated that any buildings nominated for listed building status are considered by the Secretary of State and that officers can offer advice should a member of the Group wish to nominate a building for listing. The Group was advised that there were policies in the Eastbourne Townscape Guide specific to buildings of local interest that protected those that were currently not listed, such as the Grand Hotel.

NOTED.

54 Planning Applications for Consideration.

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

1) 160128, WISH TOWER MESS ROOM AND YARD, KING EDWARDS PARADE, EASTBOURNE,

Heritage Value: Schedule Ancient Monument, Grade II listed building sited in the Town Centre and Seafront Conservation Area

Proposal: Installation of new war memorial at the wish tower, with associated hard landscaping.

CAAG Comments: The Group raised no objections and were fully supportive of the scheme.

It was agreed that any future proposals for the redevelopment of the Wish Tower cafe should be carefully integrated with the proposed memorial and its setting.

Mr Boyle, applicant, was present at the meeting to respond to questions from the Group. It was suggested that the applicant explore the option of using both sides of the memorial and include the names of all individuals from Eastbourne who died during armed conflicts.

2) 151073, FLAT 3, 21 ENYS ROAD, EASTBOURNE, EAST SUSSEX, BN21 2DG

Heritage Value: Upperton Conservation Area

Proposal: Installation of UPVC window and French doors on front elevation of first floor flat.

CAAG Comments: The Group raised objections to the proposed installation of UPVC windows. They supported the retention of the sash windows and recommended that the applicant discuss alternative options with planning officers, such as upgrading the existing windows with slimline double glazing. No objections were raised to the door aspect of the application.

3) 160037, DEVONSHIRE PARK THEATRE, 8 COMPTON STREET, EASTBOURNE

Heritage Value: Setting of Grade II listed building & Area of High Townscape Value

Proposal: Erection of replacement front boundary wall, demolition of existing planter and installation of new hardstanding to create x 6 disabled parking bays in front forecourt of Devonshire Park Theatre.

CAAG Comments: The Group were fully supportive of the proposal in principle. It was suggested that the applicant amend the design of the markings so that it would be unobtrusive when considered in context next to the listed building, notably smaller symbols, the use of white paint and removal of the criss-cross marking.

(NB: Mr Howell left the meeting following discussion of this item and gave his apologies for the remainder of the meeting.)

4) 160259, 15 HARTFIELD ROAD, EASTBOURNE, EAST SUSSEX, BN21 2AP

Heritage Value: Upperton Conservation Area

Proposal: Erection of detached 5 no. bed dwelling on land to the rear of 15 Hartfield Road facing Eversfield Road.

CAAG Comments: The Group raised objections to the proposal as the design would not enhance or preserve the character of the surrounding conservation area. It was felt that the principle of building on this land would be out of character with the surrounding conservation area.

NOTED.

55 New Listings

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

NOTED.

56 Vote of Thanks.

As it was her last meeting before she left the authority, the Group expressed their thanks and appreciation to Jane Sabin, Specialist Advisor (Planning) for all her work and support she had provided to the Group and wished her all the best for the future.

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

The date of the next meeting was confirmed as the 24 May 2016.

The meeting closed at 7.31 pm

Councillor Rodohan (Chairman)