

Conservation Area Advisory Group

Minutes of meeting held in Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG on 19 February 2019 at 6.00 pm

Present:

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

External advisor:

Mr Howell, Eastbourne Society

Officers in attendance:

Jenny Martin (Specialist Advisor, Conservation) and Emily Horne (Committee Officer)

34 Minutes of the meeting held on 8 January 2019

The minutes of the meeting held on 8 January 2019 were submitted and approved, subject to the following amendment to minute 32, item 2, the deletion of the words '181103, (PP), Congress Hotel, 31-41 Carlisle Road, Eastbourne', and the Chair was authorised to sign them as an accurate record.

35 Apologies for absence.

An apology had been received from Mr Crook of the Royal Institute of British Architects and absence was noted for Councillor Rodohan.

In the absence of the Chair, Councillor Swansborough (Vice-Chair) took the Chair for the duration of the meeting.

36 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.

There were none.

37 Questions by members of the public.

There were none.

38 Urgent items of business.

The Group noted receipt of the Conservation Area Appraisal – College.

39 Right to address the meeting/order of business.**40 Planning Applications for Consideration****1) 181193, (PP) 121 South Street, Eastbourne**

Cons Area: Town Centre and Seafront

Proposal: Change of use from A1 (Shop) to A3 (Restaurants and Cafes) and alterations to bay windows.

CAAG comments: The Group agreed that the scheme marginally enhanced the character and appearance of the conservation area.

2) 181194, (PP) 22 Enys Road, Eastbourne

Cons Area: Upperton

Proposal: Proposed conversion and extension of the existing detached double garage to form self-contained 1x bed dwelling.

CAAG comments: The Group agreed that the scheme as currently presented was not suitable for the area, and did not enhance the character and appearance of the conservation area.

3) 190064 (LBC) Eastbourne Railway Station, Terminus Road, Eastbourne.

Cons Area: Town Centre and Seafront, Grade 2

Proposal: Proposed repairs to the roof above the original hall to include: replacement of slate tiles like for like, replacement of lead flashings, replacement of lead roof, refurbishment of existing decorative iron cresting, inspection and consideration of replacement gutters, replacement of rotten timber and redecoration of timberwork.

CAAG comments: The Group welcomed this application, and felt it would significantly enhance the character and appearance of the listed building.

4) 181163 (PP) 1 and 2 The Avenue, Eastbourne

Cons Area: Upperton

Proposal: Proposed room in the roof with dormers.

CAAG comments: Due to the height of the building, the Group agreed that the proposal would not stand out, and felt the scheme marginally enhanced the character and appearance of the conservation area.

5) 190038 (PP) Meads House, 26 Denton Road, Eastbourne.

Cons Area: Meads

Proposal: Creation of lower ground floor, side/rear extension, and change of use from care home (C2) to 9 x 2-bed flats, with new car and cycle parking spaces, involving demolition of existing garage.

CAAG comments: There was differing views amongst the Group on the application. The majority agreed that the scheme had a detrimental impact on the character and appearance of the conservation area

6) 190080 (LBC) 2 Enys Road, Eastbourne.

Cons Area: n/a; Grade 2

Proposal: Proposed installation of low & upper level Cast-Iron Air-Bricks to all elevations.

CAAG comments: The Group agreed that the scheme had a detrimental impact on the character and appearance of the listed building due to the distinctive contrasting appearance of black cast iron air bricks against the existing masonry.

7) 181152 (PP) 68 Seaside Road, Eastbourne.

Cons Area: Town Centre and Seafront

Proposal: Part conversion of A1 shop to provide a 2 bedroom maisonette.

CAAG comments: The Group agreed that the scheme enhanced the character and appearance of the conservation area.

8) 181183 (PP) South Cliff Tower, 16 Bolsover Road, Eastbourne

Cons Area: Meads

Proposal: Proposed removal of cladding to West elevation and provision of external wall insulation system to all elevations, replacement of all windows/balcony doors, sliding doors to all elevations and external re-decoration.

CAAG comments: The Group agreed that, the scheme marginally enhanced the character and appearance of the conservation area.

9) 190044 (PP) 10 Park Close, Eastbourne

Cons Area: The Park Close

Proposal: Two storey front/side extension, single storey rear extension and conversion of roofspace to habitable use with porch to front.

CAAG comments: The Group felt the scheme overall enhanced the character and appearance of the Conservation Area, however, it was felt the design of the porch had a negative impact.

10) 190008 (PP) The Pilot, 89 Meads Street, Eastbourne

Cons Area: Meads

Proposal: Two storey rear extension to include demolition of the existing disabled toilet for construction of a new restaurant area with managers flat at first floor level.

CAAG comments: The Group agreed that the scheme enhanced the character and appearance of the conservation area.

41 New Listings

There were none.

The meeting ended at 7.21 pm

Councillor Swansborough (Chair)