

Tuesday, 15 July 2014
at 6.00 pm



Conservation Area Advisory Group

PRESENT:-

Councillor Thompson (Chairman) and Councillors Belsey and Cooke

Officers:

Ms J Sabin, Specialist Advisor (Planning)
Mr L Palmer, Senior Specialist Advisor

ADVISORS:

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

8 Minutes of the meeting held on 13 May 2014

The minutes of the meeting held on 13 May 2014 were submitted and approved and the Chairman was authorised to sign them as a correct record.

9 Apologies for absence.

An apology for absence was reported from Councillor Shuttleworth.

10 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 Belsey declared a personal interest in item 7 – 56/58 and 60 Seaside and remained in the room but did not take part in the discussion.

11 Planning Applications - Decisions of the Borough Council.

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

NOTED.

12 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) 140626 (Full Plans) FLAT 1, 9 UPPERTON GARDENS

Cons Area: Upperton

Proposal: Replacement windows to basement flat.

CAAG Comments: This item was not discussed as it had already been considered at the previous meeting.

2) 140629 (Advertisement) EF INTERNATIONAL STUDY CENTRE, ROBOROUGH HOUSE, 1 UPPER AVENUE

Cons Area: Upperton

Proposal: Display of one internally illuminated totem sign within the grounds of the study centre.

CAAG Comments: No objections raised.

3) 140679 (Advertisement) 7 LUSHINGTON ROAD

Cons Area: Town Centre & Seafront

Proposal: Display of three externally illuminated fascia signs to bay at front.

CAAG Comments: The Group raised strong objections to the display of any signage on the bay, as it would be out of character with the surrounding area. It was suggested that an appropriate location for signage would be behind the low boundary wall but no higher than the piers.

4) 140715 (Full plans) 51 SEASIDE ROAD

Cons Area: Town centre & seafront

Proposal: Conversion of rear part of ground floor shop to a one bedroom flat, and installation of UPVC windows at front and rear.

CAAG Comments: The Group raised no objections to the rear proposal but raised strong objections to the installation of UPVC windows to the front elevation.

5) 140719 (Full plans) 2 GRANGE GARDENS

Cons area: College

Proposal: Re-instatement of boundary wall and replacement of concrete paviours with red/multi clay paviours on forecourt.

CAAG Comments: The Group raised no objections in principle however suggested that the applicant consider narrowing the opening down to 3.5m.

6) 140733 (Lawful Development Certificate) CONGRESS HOTEL, 31-41 CARLISLE ROAD

Cons area: College

Proposal: The infilling of existing circulation routes to all floors required to separate the rooms on each floor as indicated on the submitted plans in order to become an independent boutique hotel. Any associated works to maintain means of escape from the newly formed independent hotel as required by the Fire Officer.

CAAG Comments: The Group only considered the external alteration displayed on the plans. Concerns were raised in respect of the platform lift on the front elevation and it was suggested that the lift was turned through 90° and screened by a matching rendered wall, with the existing railings reused on top.

7) 140734 & 5 (Full Plans & Listed Building Consent) 56/58 and 60 SEASIDE

Cons area: Town Centre & Seafront

Proposal: Provision of flat roof to rear wings of both properties and repairs to guttering to prevent rain water ingress to 60 Seaside.

CAAG Comments: No objections raised.

(NB: Councillor Belsey declared a personal interest in this item and remained in the room but did not take part in the discussion.)

8) 140743 (Full Plans) CROWN AND ANCHOR, MARINE PARADE

Cons area: Town Centre & Seafront

Proposal: Proposed new paved external seating area, awning to the side elevation and 3no. soft light floodlights, new signage, new solid timber glazed entrance doors to ground floor and to balcony on first floor, new render to facade to match existing. Existing iron gate and planting to be removed.

CAAG Comments: No objections raised to the now amended scheme that had omitted the seating area and awning at the side.

9) 140773 (Full Plans) EASTBOURNE RAILWAY STATION, TERMINUS ROAD

Cons area: Town Centre & Seafront

Proposal: Installation of a free-standing advertising panel within the station concourse, adjacent to the ticket barriers to replace an existing sign.

CAAG Comments: No objections raised.

10) 140780 (Advertisement) 258 TERMINUS ROAD

Cons area: Town Centre & Seafront

Proposal: Display of 3no. illuminated fascia signs and projecting sign to Terminus Road elevation, 1no. illuminated Harry Ramsden's logo to curved corner elevation and 1no. illuminated fascia sign above entrance doors to Grand Parade elevation.

CAAG Comments: No objections raised.

11) 140799 (Householder) 8 LUSHINGTON ROAD

Cons area: Town Centre & Seafront

Proposal: Proposed demolition of existing utility room and bathroom and the erection of extension to form kitchen/breakfast room and bathroom. Erection of attached garage/workshop with pavement crossover and dropped kerb.

CAAG Comments: The Group raised objections to the height and bulk of the roof, which would conflict with the predominant character of the rear outbuildings facing Lushington Lane and would set a precedent for future development. It was suggested that the extension should have a flat roof with a cornice and a garage door with vertical emphasis.

12) 140801 (Full Plans) 16 LUSHINGTON LANE

Cons area: Town Centre & Seafront

Proposal: Demolition of garages and erection of a pair of semi-detached dwellings.

CAAG Comments: The Group raised no objections in principle but suggested that the fenestration be improved in terms of style and proportion that matched more closely with other properties in the street.

13) 140810 (Householder) FLAT 2, 15 DARLEY ROAD

Cons area: Meads

Proposal: Replacement of one timber-framed window, to front, with PVC double glazed unit.

CAAG Comments: The Group raised strong objections to the use of UPVC on the front elevation and suggested that slim double glazing be inserted into the timber frames.

14) 140821 & 2 (Full Plans & Listed Building Consent) CONGRESS THEATRE, CARLISLE ROAD

Cons area: Grade II*

Proposal: Restoration of glazed front facade and short side returns (not including ground floor other than cathodic protection of pilotis) with additional repairs to east elevation and projecting roof canopy (south facing).

CAAG Comments: The Group raised no objections to the proposal and welcomed the scheme and the opportunity to improve and repair the building. They agreed that the quality of materials and workmanship would be critical to its restoration.

Jefferson Collard, Senior Head of Development presented the application to the Group and responded to any questions.

15) 140833 (Full Plans) TWIIN ENGLISH CENTRE, 25 ST ANNES ROAD

Cons area: Upperton

Proposal: The conversion of the existing building with rear extension to provide 11 no. residential flats together with landscaping, waste and cycle storage. The proposals include the removal of the existing rear external escape gantry, and a single storey lower ground side addition.

CAAG Comments: This applications was not considered by the Group as it was a renewal of a previous scheme.

16) 140845 (Full Plans) 9 MOAT CROFT ROAD

Cons area: Old Town

Proposal: Proposed two storey extension to existing side elevation to form granny annexe.

CAAG Comments: The Group raised objections to the proposal, notably the bulk and design of the extension and its proximity to the side boundary, which was out of keeping with the surrounding area. The Group also noted deficiencies and a lack of detail in the plans submitted.

17) 140863 (Advertisement) 7 GILDREDGE ROAD

Cons area: Town Centre & Seafront

Proposal: Display of one non-illuminated projecting sign.

CAAG Comments: This application was not discussed as no plans had been submitted.

18) 140863 (Full plans) 7 GILDREDGE ROAD

Cons area: Town Centre & Seafront

Proposal: Proposed replacement of existing wooden framed window to upvc.

CAAG Comments: This application was not discussed as no plans had been submitted.

19) 140867 (Advertisement) THE PILOT, 89 MEADS STREET

Cons area: Meads

Proposal: Display of one painted wooden sign illuminated by LED spotlight on north elevation.

CAAG Comments: The Group raised objections to the size and type of the sign proposed, in addition to its illumination in a prominent location. It was suggested that a non-illuminated, hand painted sign direct onto the render in the same position on the building would be more appropriate and in keeping with the surrounding conservation area.

20) 140745 (Pre-application) 19-21 BURLINGTON PLACE

Cons area: Meads

Proposal: Erection of five storey extension at rear and conversion into nine self-contained flats with four parking spaces.

CAAG Comments: The Group raised no objections in principle to the pre-application. They did suggest that any full application submitted be accompanied by contextual drawings showing the proposal in relation to the neighbouring properties.

Mr John Allen addressed the Group in support of the pre-application and responded to any questions regarding the proposal.

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

21) 140678, 13 LUSHINGTON ROAD

Cons Area: Town Centre and Seafront

Proposal: Demolition of existing flat roofed pre-fabricated garage and construction of a new brick built garage with pitched roof.

CAAG Comments: No objections raised.

NOTED.

13 New Listings.

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

NOTED.

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

The date of the next meeting was confirmed as the 26 August 2014 (at 6:00pm at the Town Hall).

The meeting closed at 7.59 pm

Councillor Thompson (Chairman)