



## Conservation Area Advisory Group

Members of the public are welcome to attend and listen to the discussion of items in the "open" part of the meeting. Please see notes at end of agenda concerning public rights to speak and ask questions.



The Conservation Area Advisory Group meets in Meeting Room 1 which is located on the ground floor. Entrance is via the main door or access ramp at the front of the Town Hall. Parking bays for blue badge holders are available in front of the Town Hall and in the car park at the rear of the Town Hall.



An induction loop operates to enhance sound for deaf people who use a hearing aid or loop listener.

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**MEMBERS:** Councillor Shuttleworth (Chairman); Councillor Thompson (Deputy-Chairman); Councillors Belsey and Cooke

Mr Crook (Royal Institute of British Architects), Mr Howell (Eastbourne Society) and Mr Morehen (Royal Institute of Chartered Surveyors)

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## Agenda

- 1 Minutes of the meeting held on 13 May 2014** (Pages 1 - 4)
- 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 - Decisions of the Borough Council.**

(Pages 5 - 6)

**8 Planning Applications for Consideration. (Pages 7 - 10)**

Specialist Advisor (Planning) to report on applications.

**9 New Listings.**

Specialist Advisor (Planning) to update the Group on newly listed buildings in Eastbourne – **Verbal Report.**

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

<b>26 August 2014</b>	<b>16 January 2015</b>
<b>7 October 2014</b>	<b>17 February 2015</b>
<b>18 November 2014</b>	<b>31 March 2015</b>

**Inspection of Background Papers** – Please see contact details listed in each report.

**Councillor Right of Address** - Councillors wishing to address the meeting who are not members of the Committee must notify the Chairman in advance.

**Public Right of Address** – Requests by members of the public to speak on a matter which is listed in this agenda must be **received** in writing by no later than 12 Noon, 2 working days before the meeting e.g. if the meeting is on a Tuesday, received by 12 Noon on the preceding Friday). The request should be made to Local Democracy at the address listed below. The request may be made by letter, fax or e-mail. For further details on the rules about speaking at meetings please contact Local Democracy.

**Disclosure of interests** - Members should declare their interest in a matter at the beginning of the meeting, and again, at the point at which that agenda item is introduced.

Members must declare the existence and nature of any interest.

In the case of a 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). If a member has a DPI he/she may not make representations first.

## **Further Information**

Councillor contact details, committee membership lists and other related information is also available from Local Democracy.

**Local Democracy**, 1 Grove Road, Eastbourne, BN21 4TW

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For general Council enquiries, please telephone (01323) 410000 or E-mail: [enquiries@eastbourne.gov.uk](mailto:enquiries@eastbourne.gov.uk)

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Tuesday, 13 May 2014  
at 6.00 pm



## Conservation Area Advisory Group

### PRESENT:-

Councillor Shuttleworth (Chairman) and Councillors Cooke and Thompson

### Officers:

Ms J Sabin, Customer Caseworker  
Ms L Rawlinson, Senior Specialist Advisor

### ADVISORS:

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

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#### **1 Minutes of the meeting held on 1 April 2014.**

The minutes of the meeting held on 1 April 2014 were submitted and approved and the Chairman was authorised to sign them as a correct record.

#### **2 Apologies for absence.**

An apology of absence was reported from Councillor Belsey.

#### **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 (please see note at end of agenda).**

Mr Crook declared an interest in applications 4,5 and 8 and remained in the room but did not take part in the discussion.

#### **4 Planning Applications - Decisions of the Borough Council**

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

#### **NOTED.**

#### **5 Planning Applications for Consideration**

The Customer Caseworker reported on planning applications for consideration in Conservation Areas. The Group's comments were set out in the schedule below.

**1) 140357 (Full Plans) 1-5 SEASIDE**

Cons area: Town Centre & Seafront

Proposal: Conversion of existing maisonette above take away restaurant to three self contained one bedroom flats with the ground to remain commercial in the form of a retail unit; with a single storey side extension to the ground floor providing additional space for the retail unit.

**CAAG Comments:** The Group raised no objections in principle subject to further details and amendments being submitted by the applicant in relation to the design, appearance and materials of the dormer windows, shopfront and doors.

**2) 140376 (Householder) 3 PARK CLOSE**

Cons area: Park Close

Proposal: Single storey rear extension to form study.

**CAAG Comments:** The Group raised no objections in principle, subject to amendments being made to the design of the new part of the extension. The Group recommended that the new part be set back from the previously approved extension, creating a shadow line which would resolve the awkward junction with the edge of the previously approved gable.

**3) 140378 (Full Plans) 72 SEASIDE ROAD**

Cons area: Town Centre & Seafront

Proposal: Removal and reinstatement of shopfront, with provision for separate access to first floor flat.

**CAAG Comments:** This item was not discussed at the meeting as it had already been approved under delegated powers.

**4) 140399 (Listed Building Consent) ALL SOULS CHURCH, 53 SUSANS ROAD**

Cons area: N/A

Proposal: Rebuild/repair existing brick-built boundary wall between All Souls Vicarage and Church Hall.

**CAAG Comments:** No objections raised.

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

**5) 140467 & 8 (Full Plans & Listed Building Consent) 15 CORNFIELD TERRACE**

Cons area: Town Centre & Seafront

Proposal: Removal of existing plastic roof light and plastic tiles on rear roof slope, and replace with conservation roof light.

**CAAG Comments:** No objections raised.

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

**6) 140469 (Householder) HOLLY LODGE, 44A ST JOHNS ROAD**

Cons area: Meads

Proposal: Demolition of existing garage and erection of single storey

accommodation.

**CAAG Comments:** No objections raised.

**7) 140562** (Advertisement Consent) **CROWN AND ANCHOR, MARINE PARADE**

Cons area: Town Centre & Seafront

Proposal: Display of externally illuminated individual lettering, one externally illuminated fascia sign, three externally illuminated wall signs, one externally illuminated double sided projecting sign and nine floodlights, together with eight non-illuminated signs.

**CAAG Comments:** No objections raised.

**8) 140563** (Full Plans) **ST SAVIOURS AND ST PETER'S CHURCH, SOUTH STREET**

Cons area: Town Centre & Seafront

Proposal: Alterations to existing Garden of Remembrance to form Columbarium.

**CAAG Comments:** No objections raised.

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

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).

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

Cons Area: Upperton

Proposal: Replacement windows to basement flat.

**CAAG Comments:** The Group raised no objections to the replacement of the windows on the side and rear elevations, however strong objections were raised to the replacement of the windows on the front elevation. It was requested that consideration be given to replacing the glass with sealed double glazed units whilst draughtproofing the existing frames.

**NOTED.**

**6 New Listings**

The Customer Caseworker advised that there were no new listings.

**NOTED.**

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

The date of the next meeting was confirmed as the 15 July 2014 (at 6:00pm at the Town Hall).

The meeting closed at 6.43 pm

**Councillor Shuttleworth  
(Chairman)**

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# Agenda Item 7

## CONSERVATION AREA ADVISORY GROUP

Tuesday 15 July 2014.

### PLANNING APPLICATIONS – DECISIONS OF THE PLANNING COMMITTEE

	<b>APPLICATION</b>	<b>LOCATION</b>	<b>DECISION AND DATE</b>	<b>DATE OF C.A.A.G</b>
1.	140196 (LBC)	Eastbourne College, Marlborough House, Old Wish Road	Granted subject to conditions 13/5/14	1/4/14 No objections raised.
2.	140288 (PPP)	St Andrews School, 72 Meads Street	Granted subject to conditions 13/5/14	1/4/14 No objections in principle but concerns raised.
3.	140237 (ADV)	The Eastbourne Centre - Adverts	Granted subject to conditions 10/6/14	1/4/14 Objections raised
4.	140192 (PPP)	The Eastbourne Centre - Refurbishment	Granted subject to conditions 10/6/14	1/4/14 Objections raised

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## **Conservation Area Advisory Group – 15 July 2014**

### **Planning Applications for Consideration**

#### **1) 140626 (Full Plans) FLAT 1, 9 UPPERTON GARDENS**

Cons Area: Upperton

Proposal: Replacement windows to basement flat.

#### **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.

#### **3) 140679 (Advertisement) 7 LUSHINGTON ROAD**

Cons Area: Town Centre & Seafront

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

#### **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.

#### **5) 140719 (Full plans) 2 GRANGE GARDENS**

Cons area: College

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

#### **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.

#### **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.

#### **8) 140743 (Full Plans) CROWN AND ANCHOR, 31-41 CARLISLE ROAD**

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.

**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.

**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.

**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.

**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.

**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.

**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).

**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.

**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.

**17) 140863 (Advertisement) 7 GILDREDGE ROAD**

Cons area: Town Centre & Seafront

Proposal: Display of one non-illuminated projecting sign.

**18) 140863 (Full plans) 7 GILDREDGE ROAD**

Cons area: Town Centre & Seafront

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

**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.

**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.

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