

Tuesday, 7 October 2014
at 6.00 pm



Conservation Area Advisory Group

PRESENT:-

Councillor Shuttleworth (Chairman) and Councillors Thompson, Belsey and Cooke

Officers:

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

ADVISORS:

Mr Howell, Eastbourne Society

21 Minutes of the meeting held on 26 August 2014.

The minutes of the meeting held on 26 August 2014 were submitted and approved and the Chairman was authorised to sign them as a correct record.

22 Apologies for absence.

An apology for absence was reported from Mr Crook.

23 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.

24 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) 140880 (Full Plans), NATWEST BANK, 96 TERMINUS ROAD

Cons Area: Adjacent to Conservation Area and Building of Local Interest

Proposal: Renewal of signage to include: 4 Fascia signs with illuminated lettering; 3 illuminated hanging signs; 2 ATM surrounds; 2 internally suspended illuminated signs; 3 nameplate signs; 3 window merchandising light pockets; 1 Natwest branch flag.

CAAG Comments: The Group raised no objections to the proposal. Whilst

it was considered that the proposed signage would compete with the building, the Group acknowledged that the applicant had made various compromises to address initial concerns. The Group suggested that further reductions in the scale of the purple back panels would be beneficial but agreed not to raise any objections.

2) 141109 (Full Plans), BADGERS COURT, 3 ST JOHNS ROAD,

Cons Area: Meads

Proposal: Replace existing timber framed windows and doors with UPVC windows and doors to all flats (except door of Flat 14 as already replaced).

CAAG Comments: The Group raised no objections, subject to details being agreed with the applicant.

3) 140892(PP) & 140893(LB)(Full Plans and Listed Building Consent)
LATHOM HOUSE HOTEL, 4-6 HOWARD SQUARE

Listed Building: Grade II

Cons Area: Town Centre and Seafront

Proposal: Conversion of part of vacant hotel fronting Howard Square (nos. 4 and 5) to form 10 self-contained flats. (Previously approved as two townhouses in 2013).

CAAG Comments: No objections raised.

4) PRE-APPLICATION, THE MEADS CLUB, 75 MEADS ROAD, MEADS

Cons area: Meads

Proposal: Convert the existing building into 4 two storey residential units

CAAG Comments: The Group raised no objections to the proposal and welcomed the reuse of the vacant building.

5) 141144 (Full Plans) EAST BEACH HOTEL, 23-25 ROYAL PARADE,
EASTBOURNE

Cons Area: Town Centre and Seafront and Building of Local Interest

Proposal: Two storey (ground and first floor) side extension providing enlarged managers accommodation and guest WCs, and single storey (ground floor) rear extension to provide office for managers accommodation.

CAAG Comments: The Group had no objections to the proposal in principle however strong objections were raised to the roof and siting of the two storey extension, which would be detrimental to the aesthetic value of the building. The Group suggested that the roof should be flat, finished with appropriate detail and set back behind the corner of the St Aubyns Road elevation. It was also suggested that the window proportions be more in keeping with the remainder of the building.

6) 141202 (Listed Building) 44 ALL SAINTS, KING EDWARDS PARADE, EASTBOURNE

Cons Area: Grade II* and Meads Conservation Area

Proposal: Installation of secondary glazing to two windows on the north (rear) elevation.

CAAG Comments: The Group raised no objections to the proposal and agreed a precedent that applications for the same type of secondary glazing should not be reported to future meetings.

7) 141210 (Full Plans), SEA HOUSE SQUARE, EASTBOURNE

Cons Area: Town Centre and Seafront and Grade II (Drinking Fountain)

Proposal: Enhancement works to Sea Houses Square, including new surface treatments, street furniture, lighting and the introduction of street trees.

CAAG Comments: The Group welcomed the enhancement and development to the area however raised several objections to the proposal. Concerns were raised over the proposed lighting and suggested that lower lights would be more in-keeping with the Victorian area. The Group also suggested that the trees planted should not be of a species that contains berries and would be better placed in the middle of the area, as opposed to the side which would affect the windows of the adjacent building. The proposed stone seating was also considered unsuitable both in visual terms and practicality and the Group preferred that timber seating of traditional organic curved shape be used instead.

8) PRE-APPLICATION, POLICE STATION, GROVE ROAD

Cons Area: Adjacent to a listed building and conservation area

Proposal: Redevelopment to provide flats.

CAAG Comments: The Group raised objections in respect of the height of the building and the overall increase in scale and bulk. The Group expressed concerns about the impact on the front elevation and how the additional floors would be added in terms of detailing and materials. Further concerns from the Group focussed on the relationship between the building and the adjacent listed building (Town Hall) and the view from the nearby conservation area. It was suggested that the proposal be dropped in height by removing one floor to allow a natural progression of descending height along Grove Road.

9) TRADITIONAL LIGHTING SCHEME

Partnership: East Sussex County Council (Highways), Eastbourne Society and Eastbourne Borough Council.

Cons Area: All Conservation Areas and Areas of High Townscape Value

Proposal: Where the removal of cast iron lamp posts in Conservation Areas or Areas of High Townscape Value, is necessary to comply with highway standards. The scheme encourages their relocation to streets of high value within the identified areas, where the traditional form of lighting has

overtime been lost to modern replacements.

CAAG Comments: The Group were fully supportive of the scheme and suggested that future funding could be found under the Council's devolved ward budget scheme. It was also requested that any consultations situated in conservation areas would be brought to the Group.

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.

10) 141085, FLAT 3, 37 ENYS ROAD

Cons Area: Upperton

Proposal: Replacement of timber single glazed windows with UPVC double glazed windows to the first floor, front and rear elevations of the building.

CAAG Comments: The Group raised strong objections to the proposed use of UPVC and the style of the replacements on the front elevation. It was suggested that slimlite timber windows be used instead.

NOTED.

25 New Listings

The Specialist Advisor (Conservation) advised that there were no new listings. The Group were advised that a statutory consultation was taking place for the making of an Article 4 Direction for the Park Close Conservation Area, following Council approval on the 23 July 2014. The Specialist Advisor (Conservation) informed the Group that it would go back to Committee in December following the consultation, with the aim to be implemented in January 2016.

NOTED.

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

The date of the next meeting was confirmed as the 18 November 2014.

The meeting closed at 7.46 pm

Councillor Shuttleworth
(Chairman)