



## 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.



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If you require further information or assistance please contact the Local Democracy team – contact details at end of this agenda.

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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 7 October 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 - 8)**

Specialist Advisor (Conservation) to report on applications.

**9 New Listings.**

Specialist Advisor (Conservation) 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>6 January 2015</b>	
<b>17 February 2015</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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Website at [www.eastbourne.gov.uk](http://www.eastbourne.gov.uk)

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, 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

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#### **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)**



# Agenda Item 7

## CONSERVATION AREA ADVISORY GROUP

Tuesday 18 November 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.	141210	Sea Houses Square	Granted subject to conditions 28/10/14	7/10/14 Proposal welcomed but objections raised.

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# Agenda Item 8



## **Conservation Area Advisory Group – 18 November 2014**

### **Planning Applications for Consideration**

#### **1) 141358 (Pre-Application) 1 NEW UPPERTON ROAD, OLD TOWN, BN21 1NW**

Heritage Value: Old Town Conservation Area

Proposal: Pre-application Advice: Erection of a first floor extension over garage, conversion of garage and replacement of garage door to window.

#### **2) 141379 & 141280 (Full Plans) & (Listed Building) BT TELEPHONE KIOSK ADJACENT TO THE PIER, GRAND PARADE, EASTBOURNE**

Heritage Value: Grade II listed building within Town Centre and Seafront Conservation Area

Proposal: Planning Permission (ref. 141379) and Listed Building Consent (ref.141380):

Change of use of 1 no. BT telephone box (Sui Generis) located to the left of The Pier Entrance to 1 no. retail kiosk (A1).

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