

Tuesday, 17 February 2015  
at 6.00 pm



# Conservation Area Advisory Group

## PRESENT:-

Councillor Shuttleworth (Chairman) and Councillor Thompson

## Officers:

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

## ADVISORS:

Mr Howell, Eastbourne Society

### **41 Minutes of the meeting held on 6 January 2015.**

The minutes of the meeting held on 6 January 2015 were submitted and approved and the Chairman was authorised to sign them as a correct record.

### **42 Apologies for absence.**

Apologies for absence were reported from Councillors Belsey, Cooke and Mr Crook.

### **43 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.

### **44 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) 141506, PRE-APPLICATION ADVICE (REVISED PROPOSAL), WISH TOWER SLOPE, ADJACENT TO THE LIFEBOAT MUSEUM, KING EDWARD'S PARADE**

Heritage Status: Town Centre & Seafront Conservation Area, adjacent to a Building of Local Interest and setting of a Grade II heritage asset.

Proposal: Provision of a vintage AA box and two parking spaces.

**CAAG Comments:** The Group reiterated their view made at the previous meeting that there should be no intrusion on the grassed slope itself. They

supported Option A, which would place the AA box at the bottom of the footpath up to the café and locate the two parking spaces on the slip road.

**2) 150009, PRE-APPLICATION ADVICE (REVISED PROPOSAL), THE MEADS CLUB, 75 MEADS ROAD**

Heritage Status: Meads Conservation Area

Proposal: Extension and alterations to provide four maisonettes.

**CAAG Comments:** The Group raised no objections to the proposal and supported further improvement to the front elevation.

**3) 150047, THE PILOT, 89 MEADS STREET, EASTBOURNE, EAST SUSSEX, BN20 7RW**

Heritage Status: Meads Conservation Area

Proposal: Demolition of existing single storey toilet accommodation and external store enclosure, and erection of a single storey extension at the side to provide an enlarged restaurant area and toilet facilities, involving the rearrangement of the existing fire escape staircase to first floor.

**CAAG Comments:** The Group raised no objections to the proposal in principle but suggested that the applicant improve the proportions of the three windows on the front elevation and relocate the roof lights to the rear roof slope.

**4) 150073, 37 GRANGE ROAD, EASTBOURNE, EAST SUSSEX, BN21 4HG**

Heritage Status: Area of High Townscape Value

Proposal: Single storey extension to south elevation (facing Silverdale Road), new wall to form a yard and provision of vehicle hard-standing for two cars.

**CAAG Comments:** The Group raised no objections to the addition of an extension in principle however concerns were raised with the proposed depth which they felt should be reduced to be more in keeping with the surrounding area. The Group added that the style of the entrance door and its surround should be retained in order to match the remainder of the dwellings in the development. The Group added that the lantern light should be removed and improvements could be made to the proportions of the ground floor windows.

**5) 141595, ARNDALE CENTRE, TERMINUS ROAD, EASTBOURNE, BN21 3NW**

Heritage Status: Adjacent to Town Centre & Seafront Conservation Area

Proposal: Creation of new shopfronts, partial remodelling of front facade and new east and west entrance features facing Terminus Road creating an additional 51 square metres internal floorspace within the Arndale Shopping Centre.

**CAAG Comments:** The Group were given an outline of the proposed new shopfront. This item was noted for information.

**6) 141605, HARFORD BATTERSBY HOUSE, 10 TRINITY TREES**

Heritage Status: Town Centre & Seafront Conservation Area

Proposal: Change of use of car park at the rear of Harford Battersby House to a public pay and display car park, involving the demolition of the existing garages.

**CAAG Comments:** The Group had reservations over the proposal, particularly the commercial aspect of the development at the rear of a residential property. Given that a public pay and display car park would intensify the use of the existing car park, the Group believed this could have a detrimental impact on the character of the conservation area.

#### **7) 150096, BIRLEY HOUSE, 13 COLLEGE ROAD**

Heritage Status: Area of High Townscape Value

Proposal: Two storey extension at side to provide three self-contained flats and demolition of part of boundary wall to provide three off-street parking spaces.

**CAAG Comments:** The Group raised no objections to an extension in principle however had strong concerns with the proposal, especially the potential impact and loss of the preserved tree in addition to the other trees on the front boundary. Concerns were also raised with the proposed loss of a large section of the boundary wall, the siting design and scale of the extension that would all have a negative impact on the character and appearance of the Area of High Townscape Value.

**NOTED.**

#### **45 New Listings**

The Specialist Advisor (Conservation) advised the Group that Tregenna Mead, 20 Fairfield Road had gone through the process and already been identified as a Building of Special Interest.

**NOTED.**

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

The date of the next meeting was confirmed as the 31 March 2015.

The meeting closed at 7.00 pm

**Councillor Shuttleworth  
(Chairman)**