



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)

Agenda

- 1 Minutes of the meeting held on 17 February 2015.** (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 for Consideration (Pages 5 - 6)

Specialist Advisor (Planning) to report on applications.

8 New Listings

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

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

2 June 2015	6 October 2015
14 July 2015	17 November 2015
25 August 2015	5 January 2016

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

Tel: (01323) 415021/5023 Minicom: (01323) 415111, Fax: (01323) 410322

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Website at www.eastbourne.gov.uk

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

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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)**

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Conservation Area Advisory Group – 31 March 2015

Planning Applications for Consideration

1) 150227, LISTED BUILDING CONSENT, 21 CAVENDISH PLACE, EASTBOURNE, BN21 3EJ

Heritage Status: Grade II Listed and Town Centre & Seafront Conservation Area

Proposal: Reinstatement of canopy to front elevation.

2) 150233, PLANNING APPLICATION, 39 UPPERTON LANE, EASTBOURNE

Heritage Status: Town Centre & Seafront Conservation Area

Proposal: External alterations and change of use from vehicle repair workshop to a single dwelling house.

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