

Tuesday, 2 June 2015
at 6.00 pm



Conservation Area Advisory Group

PRESENT:-

Councillor Rodohan (Chairman) and Councillors Belsey, Smart and Swansborough

OFFICERS:

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

ADVISORS:

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

1 Minutes of the meeting held on 31 March 2015.

The minutes of the meeting held on 31 March 2015 were submitted and approved and the Chairman was authorised to sign them as a correct record.

2 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.

Councillor Belsey declared a personal interest in item 9 – 3 Hartfield Road and remained in the room but did not take part in the discussion.

3 Planning Applications - Decisions of the Borough Council

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

The Group were advised that application **150276 (PPP) Beach adjacent 3 and 4 Lower Parade, Grand Parade** had been deferred at Planning Committee on 21 April 2015 following concerns raised by the Group at their meeting on 31 March 2015. The application had been amended following negotiations between the applicant and officers to address the concerns raised by the Group and would be reconsidered by the Planning Committee on 2 June 2015.

NOTED.

4 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) 150031 & 150032, PLANNING PERMISSION AND LISTED BUILDING CONSENT, 6 CORNFIELD TERRACE

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

Proposal: Demolition of single storey extension at rear, internal alterations and conversion of whole building to a single dwelling house.

CAAG Comments: No objections raised.

2) 150285, PLANNING PERMISSION, EASTBOURNE PIER, GRAND PARADE

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

Proposal: Installation of rides and stalls upon the decking at the location of the former Blue Room at Eastbourne Pier for a temporary period of at least 18 months prior to redevelopment. (Amended description).

CAAG Comments: The Group considered that the proposal's impact on the character of the pier was not acceptable in principle, however would not object to a temporary period of six months. The Group raised serious concerns regarding the lack of detail in the applicant's proposal and their long term plans. If permission was granted, the Group recommended that a planning condition be imposed that required the prior approval of each ride.

3) 150390, PLANNING APPLICATION, 10 WARRIOR SQUARE

Heritage Status: Warrior Square Conservation Area

Proposal: Demolition of existing single storey rear extension and erect a new single storey rear extension.

CAAG Comments: No objections raised.

4) 150475, PLANNING PERMISSION, MOORINGS COTTAGE, 2A MILNTHORPE ROAD

Heritage Status: Meads Conservation Area

Proposal: First floor extension to front and associated changes to roof terrace, provision of enlarged landing window to the side, and relocation of garage door to front together with hardstanding and vehicular crossover.

CAAG Comments: The Group were advised that this application had been withdrawn.

5) 150514, PLANNING PERMISSION, 37A THE GOFFS

Heritage Status: Old Town Conservation Area

Proposal: Change of use from B1 offices to C3 residential to form four one-bedroom flats with introduction of internal courtyard and replacement of existing doors and windows, together with the provision of a balcony on the roof.

CAAG Comments: No objections raised.

6) 150537, PLANNING PERMISSION, 70 SEASIDE

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

Proposal: Change of use from B1 offices to C3 residential to form four one-bedroom flats with introduction of internal courtyard and replacement of existing doors and windows, together with the provision of a balcony on the roof.

CAAG Comments: The Group had no objections to the proposal in principle, subject to an improved design in respect of the front elevation.

7) 150540, PLANNING PERMISSION, 15 RAVENS CROFT

Heritage Status: Meads Conservation Area

Proposal: Erection of a single storey lean-to glazed roofed car port to existing garage.

CAAG Comments: No objections raised.

By virtue of Section 100B(4) of the Local Government Act 1972, the Chairman was of the opinion that the following recently received application, which was not listed on the agenda, should be considered in order that the application might be referred to the Planning Committee at the earliest opportunity.

8) 150222, 89 ENYS ROAD, EASTBOURNE

Proposal: Replacement of existing wooden windows (mainly timber sliding sash windows) to UPVC. (Amended description)

CAAG Comments: The Group considered that the application be referred back to officers for further negotiations with the applicant.

Mr Bagnall addressed the Group in support of the application.

9) 150595, PRE-APPLICATION ADVICE, 3 HARTFIELD ROAD

Heritage Status: Upperton Conservation Area

Proposal: Conversion and extensions to provide a hostel, comprising 20 rooms, 9 self-contained flats, offices and support facilities, together with 5 parking spaces accessed from St Annes Road.

CAAG Comments: The Group raised objections with the proposed design of the application which they felt would not preserve or enhance the surrounding conservation area. Concerns were raised with the increased loss of the historic greensand wall, impact of the parking bays adjacent to the footpath, loss of mature trees on the site and the mature elm tree on the highway. The Group stated that the proposal had no merit and would adversely affect the character and appearance of the conservation area.

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

NOTED.

5 Building of Local Interest - Draft Criteria Document

The Group considered the draft criteria document for the selection of local heritage assets, including buildings of local interest and areas of high townscape value. The Specialist Advisor (Conservation) requested that the Group submit any comments regarding the document within a 14 day period, following this meeting.

NOTED.

6 New Listings

The Specialist Advisor (Conservation) 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 14 July 2015.

The meeting closed at 8.06 pm

Councillor Rodohan (Chairman)