

Tuesday, 14 July 2015
at 6.00 pm
Town Hall, Eastbourne



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.

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 Rodohan (Chairman); Councillor Swansborough (Deputy-Chairman); Councillors Belsey and Smart

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 2 June 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 - 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

25 August 2015	5 January 2016
6 October 2015	16 February 2016
17 November 2015	29 March 2016
	17 May 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
E Mail: localdemocracy@eastbourne.gov.uk
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, 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)

Agenda Item 7

CONSERVATION AREA ADVISORY GROUP

Tuesday 14 July 2015.

PLANNING APPLICATIONS – DECISIONS OF THE PLANNING COMMITTEE

	APPLICATION	LOCATION	DECISION AND DATE	DATE OF C.A.A.G
1.	150285	Eastbourne Pier, Grand Parade	Refused 2/6/15	Concerns raised 2/6/15
2.	150276	Beach adjacent to 3 and 4 Lower Parade, Grand Parade	Granted 2/6/15	No objections in principle but concerns raised 31/3/15

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Conservation Area Advisory Group – 14 July 2015

Planning Applications for Consideration

For further information on applications being considered please visit the Council's planning system <http://www.eastbourne.gov.uk/planningapplications> and enter the relevant application number.

1) PRE-APPLICATION, DEVONSHIRE PARK PROJECT

Heritage Status: Grade II*, Grade II and Area of High Townscape Value

Proposal: Presentation on the proposals for the development of a new conference suite(s) and associated facilities; including the repair and restoration of the Congress Theatre, The Winter Gardens and Devonshire Park Theatre, heritage assets which are an integral part of Devonshire Park.

2) 150608, PLANNING PERMISSION, MOORINGS COTTAGE, 2A MILNTHORPE ROAD, BN20 7NN

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 hard standing and vehicular crossover.

3) 150518, PLANNING PERMISSION, 28 SEASIDE ROAD, BN21 3PB

Heritage Status: Building of Local Interest and Town Centre & Seafront Conservation Area

Proposal: Application for retrospective planning permission for alterations to shopfront and alterations to side of property adjacent to alleyway to include bricking up of door, window and recess and installation of two air conditioning units.

4) 150667, PLANNING APPLICATION, CLAREMONT HOTEL, 5-10 GRAND PARADE, BN21 3YL

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

Proposal: Replacement of windows numbered 1-54 to front elevation; to side elevation windows numbered 55-57, 59-61 and 64-65 with timber slimlite sashes and number 66 with timber single glazed window.

5) 150673, PLANNING PERMISSION, TREGOYD, 22 HARTFIELD ROAD, BN21 2AR

Heritage Status: Upperton Conservation Area

Proposal: Installation of 7 roof light to facilitate habitable accommodation within the roof.

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