

Tuesday, 24 May 2016  
at 6.00 pm



# Conservation Area Advisory Group

## PRESENT:-

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

## OFFICERS:

Mrs S Leete-Groves, Specialist Advisor (Conservation)  
Mr N Holdsworth, Specialist Advisor (Planning)  
Mr L Palmer, Senior Specialist Advisor

## ADVISORS:

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

### **1 Minutes of the meeting held on 29 March 2016.**

The minutes of the meeting held on 29 March 2016 were submitted and approved and the Chairman was authorised to sign them as a correct record.

### **2 Apologies for absence.**

None were reported.

### **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.**

Mr Crook declared a personal interest in application 160456, The Alexandra Hotel and remained in the room but did not take part in the discussion.

### **4 Planning Applications - Decisions of the Borough Council.**

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

## **NOTED.**

### **5 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) 160376, 21 SUSANS ROAD, EASTBOURNE, EAST SUSSEX, BN21 3EX**

Heritage Value: Town Centre and Seafront Conservation Area

Proposal: Full height extension to North-west elevation and reinstatement of light wells with decorative railings, conversion of shop unit to residential and all associated internal alterations.

**CAAG Comments:** The Group was advised that this application had been withdrawn from the agenda.

**2) 160401, BROOKLANDS, 3 DENTON ROAD, EASTBOURNE, EAST SUSSEX, BN20 7SS**

Heritage Value: Meads Conservation Area

Proposal: Proposed erection of detached dwelling together with new vehicular access and crossover.

**CAAG Comments:** The Group raised no objections to the proposal in principle but raised concerns with the design, particularly the three storey front projecting bay on the front elevation. They considered that it was not in-keeping with the immediate locality and did not enhance or preserve the surrounding conservation area.

**3) 160425, 14 LISMORE ROAD, EASTBOURNE, EAST SUSSEX, BN21 3AT**

Heritage Value: Town Centre and Seafront Conservation Area

Proposal: Conversion of offices to provide 6no. self-contained flats with single storey rear extension and replacement UPVC windows throughout the property.

**CAAG Comments:** The Group raised objections to the change of front windows with uPVC. They supported the retention of the traditional windows on the front elevation to maintain the heritage and character of the surrounding conservation area. The Group raised no objections to the replacement windows at the rear of the building, subject to details of the design being agreed with the applicant.

**4) 160408, CONGRESS HOTEL, 31-41 CARLISLE ROAD, EASTBOURNE, EAST SUSSEX, BN21 4JS**

Heritage Value: College Conservation Area

Proposal: Alterations and extensions to roof of building to provide additional accommodation on fourth floor.

**CAAG Comments:** It was acknowledged that the applicant had taken on board the previous feedback at the pre-application stage from the Group by maintaining the front roof. The Group however were not supportive of the application in its current form, with a particular concern being raised regarding the raising of the side wings of the building and how this would affect the appearance of the building in relation to the views from Carlisle Road.

**5) 160408, (PRE-APPLICATION), CONGRESS HOTEL, 31-41 CARLISLE ROAD, EASTBOURNE, EAST SUSSEX, BN21 4JS**

Heritage Value: College Conservation Area

Proposal: Alterations to accommodate enlarged restaurant and atrium to the rear.

**CAAG Comments:** The Group was advised that this application had been withdrawn from the agenda.

**6) 160456, THE ALEXANDRA HOTEL, KING EDWARDS PARADE, EASTBOURNE, EAST SUSSEX**

Heritage Value: Town Centre and Seafront Conservation Area

Proposal: Proposed new staff accommodation with new apartment with a new mansard roof structure at fourth floor, habitable roof terrace, incorporating new railings & spiral stair, new entrance canopy & doors to main entrance, new cafe outlet fronting Carlisle Road & new windows serving a new conference suite at lower basement. Associated internal alterations.

**CAAG Comments:** The Group raised no objections and felt that the application would enhance the conservation area.

(NB: Mr Crook declared a personal interest in this application and remained in the room but did not take part in the discussion.)

**7) 160475, FITNESS CENTRE, DEVONSHIRE PARK, COLLEGE ROAD, EASTBOURNE, EAST SUSSEX,**

Heritage Value: Area of High Townscape Value

Proposal: Demolition of the existing Fitness Centre adjacent to College Road (incorporating former bandstand). Erection of a Tennis Players Village Building (666m<sup>2</sup>), Plant Room, PV Panels and Associated Hard & Soft Landscaping Works.

**CAAG Comments:** The Group were supportive of the scheme in principle however recommended that consideration be given to the possibility of salvaging parts of the historic fabric within the bandstand for future reinterpretation within the Devonshire Park complex. As the bandstand would be dismantled in advance of any development on the site, the Group felt it important to retain the historic fabric and heritage that was there.

Gary Tidmarsh addressed the Group to present the application and respond to questions.

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 application might be referred to the Planning Committee at the earliest opportunity.

**8) THE WISH TOWER RESTAURANT (PRE-APPLICATION)**

Proposal: Erection of new 500 sqm restaurant outlet on the former Wish Tower Café and sun lounge.

**CAAG Comments:** The Group were supportive of the scheme, subject to the development of a satisfactory outcome in terms of the relationship between the proposed restaurant building and the recently approved war memorial within the wish tower complex, and its wider setting.

The Group were advised that conversations between the applicants of both were taking place to address these concerns, particularly in relation to the war memorial's viewing lens and maintaining a view of the sea.

Gary Tidmarsh addressed the Group to present the application and respond to questions.

**9) 160534, KIOSK, 14 LOWER PARADE, EASTBOURNE, EAST SUSSEX**

Proposal: The proposal is to build a 6m<sup>2</sup> Sculptural Beach Hut, replacing the temporary kiosk (Beach Shop) and extend the existing deck below by 2m on the promenade at Royal Parade. The Beach Hut will form part of a series of 5 competition winning beach huts designs along the west side of the Eastbourne Pier as part of a cultural initiative by Eastbourne Homes and Eastbourne County Council.

**CAAG Comments:** The Group expressed their support for the concept and the principle of contemporary design within the conservation area. They advised that measures should be considered to ensure the longevity and appearance of the huts over a sustained period of time.

**10) 160542, STREET RECORD, LOWER PARADE, EASTBOURNE**

Proposal: New build concession stand beach hut. (class use A1).

**CAAG Comments:** The Group expressed their support for the concept and the principle of contemporary design within the conservation area. They advised that measures should be considered to ensure the longevity and appearance of the huts over a sustained period of time.

**11) 160545, 37 MARINE PARADE, EASTBOURNE, EAST SUSSEX, BN22 7AY**

Proposal: Proposed traditional beach hut and jetty. Works will include the removal of the existing beach front railings.

**CAAG Comments:** The Group expressed their support for the concept and the principle of contemporary design within the conservation area. They advised that measures should be considered to ensure the longevity and appearance of the huts over a sustained period of time.

**12) 160566, LAND ADJACENT TO TREASURE ISLAND, ROYAL PARADE.**

Proposal: The construction of a single storey beach hut to be used by the local community.

**CAAG Comments:** The Group expressed their support for the concept and the principle of contemporary design within the conservation area. They advised that measures should be considered to ensure the longevity and appearance of the huts over a sustained period of time.

**NOTED.**

**6 Window Guidance.**

The Group considered the report of the Specialist Advisor (Conservation) regarding window guidance, in terms of maintenance, repair and replacement.

Currently in determining applications for the replacement of windows through the planning process little guidance was made available. A review of the approach in respect of uPVC windows had been undertaken.

Following this review a document, appended to the report had been produced providing guidance to owners, applicants and other interested

parties on the heritage values attached to the significance of traditional windows. Advice was also provided on good practice for the maintenance repair of these windows, including their wholesale replacement. Further details were contained in the report.

Following this meeting, the guidance document would be presented to Planning Committee on the 26 July 2016 for their comments before being presented to Cabinet on 16 September 2016 to authorise a six week consultation period. Any proposed amendments would then be presented back to the Local Plan Steering Group and Planning Committee before being presented to Cabinet and Full Council in February 2017 for adoption.

The Group praised the quality of the document and expressed their thanks to the Specialist Advisor (Conservation). It was suggested that the document add examples of plastic window applications that had been previously approved in Conservation Areas. It was also recommended that in addition to the document, a shorter version, highlighting the key points of interest should be produced for ease of reference.

**NOTED.**

#### **7 New Listings**

The Specialist Advisor (Conservation) advised that there were no new listings.

**NOTED.**

#### **8 Vote of Thanks.**

Leigh Palmer, Senior Specialist Advisor expressed his thanks and appreciation to Sarah Leete-Groves, Specialist Advisor (Conservation) who would be leaving the authority following this meeting. This was echoed by the Group, who wished her all the best for the future.

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

The date of the next meeting was confirmed as the 12 July 2016.

The meeting closed at 8.42 pm

**Councillor Rodohan (Chairman)**