

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) and Mr Howell (Eastbourne Society)

Agenda

- 1 Minutes of the meeting held on 23 August 2016.** (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)

Senior Specialist Advisor to report on applications.

9 New Listings

Senior Specialist Advisor 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

22 November 2016	10 January 2017
	21 February 2017
	4 April 2017
	23 May 2017

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, 23 August 2016
at 6.00 pm



Conservation Area Advisory Group

PRESENT:-

Councillor Swansborough (Chairman) and Councillors Belsey and Smart

OFFICERS:

Ms A Clare, Specialist Advisor (Planning)
Mr N Holdsworth, Specialist Advisor (Planning)
Ms T Petts, Specialist Advisor (Planning)

ADVISORS:

Mr Howell, Eastbourne Society

17 Minutes of the meeting held on 12 July 2016.

The minutes of the meeting held on 12 July 2016 were submitted and approved and the Chairman was authorised to sign them as a correct record.

18 Apologies for absence.

Apologies for absence were reported from Councillor Rodohan and Mr Crook.

19 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.

20 Planning Applications for Consideration.

The Specialist Advisors for Planning reported on planning applications for consideration in Conservation Areas. The Group's comments were set out in the schedule below.

1) 160733, (PPP) 6 BOLTON ROAD, EASTBOURNE, BN21 3JX

Cons Area: Town Centre and Seafront

Proposal: Installation of bi-folding doors to front elevation, enlargement of existing steps and conversion of upper first & second floors to self-contained office suites.

CAAG Comments: The Group requested that officers negotiate with the applicant over the design of the bi-folding doors. The Group acknowledged the need for a suitable entrance for the proposed business but considered

that the doors needed to be respectful of the current historic window proportions on the property.

2) 160751, (PPP) 17-18 LUSHINGTON LANE, EASTBOURNE, EAST SUSSEX, BN21 4LJ

Cons Area: Town Centre and Seafront

Proposal: Demolition of existing garages and erection of a three storey building with 6 No. two bedroom flats with private courtyard gardens to the rear serving the ground floor flats. Conservation Area Consent has also been applied for under application reference 160752.

CAAG Comments: No objections raised.

3) 160752, (CAC), 17-18 LUSHINGTON LANE, EASTBOURNE, EAST SUSSEX, BN21 4LJ

Cons Area: Town Centre and Seafront

Proposal: Demolition of existing garages and erection of a three storey building with 6 No. two bedroom flats with private courtyard gardens to the rear serving the ground floor flats. Planning permission and demolition in a conservation area has also been applied for under application reference 160751.

CAAG Comments: No objections raised.

4) 160768, (PPP), 2 ENYS ROAD, EASTBOURNE, BN21 2DE

Cons Area: N/A

Proposal: Change of use of existing offices to form 6 x 1 & 2-bed residential flats including listed building consent ref: 160769.

CAAG Comments: The Group raised no objections to the proposal in principle, subject to ensuring the historic detailing of the building externally was preserved and that there was no material loss of historic internal fabric.

5) 160769, (LBC), 2 ENYS ROAD, EASTBOURNE, BN21 2DE

Cons Area: N/A

Proposal: Change of use of existing offices to form 6 x 1 & 2-bed residential flats.

CAAG Comments: The Group raised no objections to the proposal in principle, subject to ensuring the historic detailing of the building externally was preserved and that there was no material loss of historic internal fabric.

6) 160770, (PPP), THE MEADS CLUB, 75 MEADS ROAD, EASTBOURNE, EAST SUSSEX, BN20 7QL

Cons Area: Meads

Proposal: Use of building as 3 x residential units. External alterations comprising roof extension to create additional habitable living space and associated works. (Amendment to previously approved scheme 151175 to incorporate two additional conservatories to rear elevation).

CAAG Comments: No objections raised.

7) 160779, (PPP), 5 MEADS STREET, EASTBOURNE, EAST SUSSEX, BN20 7QT

Cons Area: Meads

Proposal: Proposed change of use from Class A2 (Financial and professional services) to Class C3 (residential Dwelling), and two floor rear extension.

CAAG Comments: The Group raised no objection to the change of use, however objected to the bulk, scale, mass and detailed design of the side extension which was considered to overwhelm the host building. They suggested that the applicant should work within the existing building.

8) 160792, (PPP), LANGNEY PRIORY, ETCHINGHAM ROAD, EASTBOURNE, EAST SUSSEX, BN23 7DT

Cons Area: N/A

Proposal: Provision of 7 no. new dwellings within the grounds of the Priory, the conversion of the storage building at the entrance to the site into 2 no. new residential units and the conversion of the Priory farmhouse into 4 no. new self-contained flats. Listed building consent also applied for under 160793.

CAAG Comments: The Group were supportive of the scheme in principle on the basis that it had the potential to deliver investment that could repair and restore the listed buildings which had fallen into disrepair. Any planning permission must be subject to a watertight legal agreement that would ensure that funding arising from the new properties would be used for this purpose.

9) 160793, (LBC), LANGNEY PRIORY, ETCHINGHAM ROAD, EASTBOURNE, EAST SUSSEX, BN23 7DT

Cons Area: N/A

Proposal: Listed building consent relating to 160792.

CAAG Comments: As above.

10) 160796, (LBC), GARDEN COTTAGE, LANGNEY PRIORY, ETCHINGHAM ROAD, EASTBOURNE, EAST SUSSEX, BN23 7DT

Cons Area: N/A

Proposal: Listed Building consent for refurbishment and internal alterations to a listed building.

CAAG Comments: As above.

11) 160872, (LBC), EASTBOURNE PIER, GRAND PARADE, EASTBOURNE, EAST SUSSEX, BN21 3EL

Cons Area: Town Centre and Seafront

Proposal: Listed Building consent for: Painting of 2 no. Domes (primer undercoat layer and gold metallic outer layer). Retrospective Listed Building Consent also required for: Repair and Painting of roof to 'Waterfront' bar/restaurant (primer undercoat layer and gold metallic outer layer); Painting Lion detailing on 49 no. lamp posts (primer undercoat layer and gold metallic outer layer); Painting 13 Domes and Pinnacles (primer undercoat layer and gold metallic outer layer).

CAAG Comments: The Group stated that although it was regrettable that the applicant did not seek listed building consent prior to commencement of works, in general the work undertaken had not harmed the historic character of the grade 2* listed Pier and they supported its retention. The

Group objected to any further painting of the building, including the fish scale domes in the centre of the Pier.

**12) 160878, (PPP), FLINT HALLS, 12 CHURCH STREET,
EASTBOURNE, EAST SUSSEX, BN21 1HT**

Cons Area: Old Town

Proposal: Removal of chimney on the east of the building, and making good using matching roof tiles to existing.

CAAG Comments: No objections raised.

**13) 160879, (LBC), FLINT HALLS, 12 CHURCH STREET,
EASTBOURNE, EAST SUSSEX, BN21 1HT**

Cons Area: Old Town

Proposal: Listed building consent relating to case ref: 160878:removal of a partially demolished chimney on the east side of the building, which is causing damp problems to the internal fabric of the building, and making good to match existing roof tiles.

CAAG Comments: No objections raised.

**14) 160894, (LBC), WESTERN VIEW CAFÉ, WISH TOWER SLOPES
EASTBOURNE**

Cons Area: Town Centre and Seafront

Proposal: Retention of temporary Cafe & external deck for a further 3 years beyond expiry date of existing temporary planning permission (ending on 13 July 2015).

CAAG Comments: No objections raised.

NOTED.

21 New Listings

The Specialist Advisors for Planning advised that there were no new listings.

NOTED.

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

The date of the next meeting was confirmed as the 4 October 2016.

The meeting closed at 7.41 pm

**Councillor Swansborough
(Chairman)**

Agenda Item 7

CONSERVATION AREA ADVISORY GROUP

Tuesday 4 October 2016.

PLANNING APPLICATIONS – DECISIONS OF THE PLANNING COMMITTEE

	APPLICATION	LOCATION	DECISION AND DATE	DATE OF C.A.A.G
1.	160872	Eastbourne Pier, Grand Parade,	Granted 20/09/16	Supported 23/08/16
2.	160751	17-18 Lushington Lane	Granted 20/09/16	No objections raised 23/08/16

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Conservation Area Advisory Group – 4 October 2016

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) 160901, (PPP), 19 LUSHINGTON ROAD, EASTBOURNE, EAST SUSSEX, BN21 4LG

Cons Area: Town Centre and Seafront

Proposal: Conversion and change of use of residential garage to office for commercial use.

2) 160996, (HHH), 11 THE GOFFS, EASTBOURNE, BN21 1HA

Cons Area: Not applicable

Proposal: Relocation of pier on front boundary wall, proposed entrance gates/railings together with proposed railings to the top of existing Eastern & Southern boundary walls. Listed Building consent also applied for under 160997.

3) 160997, (LBC), 11 THE GOFFS, EASTBOURNE, BN21 1HA

Cons Area: Not applicable

Proposal: Relocation of pier on front boundary wall, proposed entrance gates/railings together with proposed railings to the top of existing Eastern & Southern boundary walls. Main application is 160996.

4) 161018, (PP), 7-8 HOWARDS SQUARE EASTBOURNE

Cons Area: Town Centre and Seafront

Proposal: Replacement of communal windows to front and side elevations.

5) 161055, (PP), ROMPA PAVILLION UPPER CARLISLE DRIVE, EASTBOURNE

Cons Area: Meads

Proposal: To replace the existing floodlights on 2 lower tennis courts and install new floodlights on 1 of the 2 upper tennis courts.

6) 161020, (HHH), 1 DALTON ROAD, EASTBOURNE, EAST SUSSEX, BN20 7NP

Cons Area: Meads

Proposal: Single storey flat roofed extension to enlarge existing kitchen. A pedestrian access gateway from Dalton Road is also proposed.

7) 161045, (LBC), COMPTON PARK, 26 COMPTON PLACE ROAD, EASTBOURNE, EAST SUSSEX, BN21 1EH

Cons Area: Not applicable

Proposal: Proposed removal of existing water tank and enclosure, and installation of replacement water tank and enclosure on rooftop of building.

8) 161050, (HHH), 2, 4 MARINE PARADE, EASTBOURNE, EAST SUSSEX, BN21 3DX

Cons Area: Town Centre and Seafront

Proposal: To replace existing white uPVC windows with new uPVC vertical slider style (mock sash) windows.

9) 160857, (PRE-APPLICATION), SPEAK LIFE CENTRE, 13 LISMORE ROAD, EASTBOURNE

Cons Area: Town Centre and Seafront

Proposal: Extensions and incorporating new frontage.