

**Tuesday, 4 April 2017**  
**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.

If you require further information or assistance please contact the Local Democracy team – contact details at end of this agenda.

This agenda and accompanying reports are published on the Council's website in PDF format which means you can use the "read out loud" facility of Adobe Acrobat Reader.

Please ask if you would like this agenda and/or any of the reports in an alternative format.

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

Mr Crook (Royal Institute of British Architects) and Mr Howell (Eastbourne Society)

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## Agenda

- 1 Minutes of the meeting held on 21 February 2017.** (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 (Conservation) to report on applications.

## 8 New Listings

Specialist Advisor (Conservation) 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

<b>23 May 2017</b>	<b>9 January 2018</b>
<b>4 July 2017</b>	<b>20 February 2018</b>
<b>22 August 2017</b>	<b>3 April 2018</b>
<b>3 October 2017</b>	<b>22 May 2018</b>
<b>28 November 2017</b>	

**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](mailto:localdemocracy@eastbourne.gov.uk)

Website at [www.eastbourne.gov.uk](http://www.eastbourne.gov.uk)

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

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Tuesday, 21 February 2017  
at 6.00 pm



## Conservation Area Advisory Group

### PRESENT:-

Councillor Rodohan (Chairman) and Councillor Smart

### OFFICERS:-

Mr C Connelley, Specialist Advisor – Conversation

### ADVISORS:-

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

#### **42 Minutes of the meeting held on 10 January 2017.**

The minutes of the meeting held on 10 January 2017 were submitted and approved and the Chairman was authorised to sign them as a correct record.

The Group were given updates on two applications that were discussed at the previous meeting.

- **161243, (PP) 34 MEADS STREET, EASTBOURNE** – At the previous meeting the Group raised no objections to the proposal but suggested the possibility of reducing the use of food imagery on the shop windows be explored. The Specialist Advisor for Conservation reported that conversations with the Co-Op design team had revealed that re-branding was part of a three year process and window advertising would be looked at in the future. The Group would be updated as the application progressed.
- **161321/161424, COURTLANDS HOTEL, 3-5 WILMINGTON GARDENS** – Following the Group's objections to the replacement of timber sash windows with UPVC, the Specialist Advisor for Conservation reported that he was in conversation with the applicant. Various options were being considered, including a proposal for timber windows for the front elevation. New samples would be submitted.

### NOTED.

#### **43 Apologies for absence.**

Apologies for absence were reported from Councillors Belsey and Swansborough.

**44 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 and Mr Howell declared an interest in application 170019, 46 Ocklynge Road and remained in the room but did not take part in the discussion.

Mr Crook declared an interest in application 161492, Hydro Hotel and remained in the room but did not take part in the discussion.

**45 Planning Applications for Consideration.**

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

**1) 161133, (LBC), EASTBOURNE RAILWAY STATION, TERMINUS ROAD, EASTBOURNE, BN21 3QJ**

Cons Area: Upperton

Proposal: Refurbishment works at Eastbourne Station including the addition of a new entrance on the northern arcade of the building, extensions to the roof of the building over the new entrance, relocating stairs to the basement, opening up a historic entrance door into the station on Ashford Road and refurbishment works to the exterior station canopy.

**CAAG Comments:** The Group endorsed the scheme and felt that it would enhance the conservation area. The Group noted that the developers were receptive to using heritage related colours schemes, especially in terms of the ornamental brackets to the Ashford Road canopy and hoped that this would continue as the application progressed. The Group also noted the importance of signposting the Ashford Road entrance.

**2) 170022, (PPP), 5 MEADS STREET, EASTBOURNE, 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 were in favour of retaining the ground floor for commercial use as any residential use would fundamentally impact the character of the conservation area. No objections were raised to the design of the rear extension.

**3) 170019, (PPP), 46 OCKLYNGE ROAD, EASTBOURNE, BN21 1PP**

Cons Area: Old Town

Proposal: Change of use from retail shop (Class A1) to one two- bedroom flat (Class C3) including new door to side, the replacement of an existing side extension and alterations to the shopfront.

**CAAG Comments:** The Group raised no objections to the change of use and felt the design would enhance the area and confirm the mixed street scene.

(NB: Mr Crook and Mr Howell declared an interest in this item and remained in the room but did not take part in the discussion.)

**4) 161492, (ADVERTISING CONSENT), HYDRO HOTEL, MOUNT ROAD, EASTBOURNE, BN20 7HZ**

Cons Area: Meads

Proposal: To display three signs on the boundary of the Hydro Hotel.

**CAAG Comments:** The Group strongly objected to the proposal in terms of its setting and design. It was felt that the proposal would diminish the significance of the hotel and would be in danger of setting a precedent.

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

**5) 170113, (PP), 18-22 TERMINUS ROAD, EASTBOURNE, BN21 3LP**

Cons Area: Town Centre and Seafront

Proposal: Proposed conversion of top floor to provide additional accommodation for second floor flat, including a dormer to the rear and three roof light windows to the front.

**CAAG Comments:** The applicant had taken on-board comments raised by the Group at its meeting on the 12 July 2016. The Group raised no objections to the revised proposal and felt it would preserve the conservation area.

**NOTED.**

**46 New Listings.**

The Specialist Advisor for Conservation advised that St Saviour's War Memorial, Eastbourne, St Saviour and St Peter's Church, South Street had now become listed as part of a national scheme in addition to the Eastbourne War Memorial, Memorial Roundabout, South Street that was reported at the last meeting.

**NOTED.**

**47 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 April 2017.

The meeting closed at 7.24 pm

**Councillor Rodohan (Chairman)**

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## Conservation Area Advisory Group – 4 April 2017

### 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) 170221, (LBC), Eastbourne Pier, Grand Parade, Eastbourne, BN21 3EL**

Cons Area: Town Centre and Seafront

Listing: Grade 2\*

Proposal: To paint the remaining 2 domes in the middle of the Pier in Gold Colour to match the existing 13 domes. To paint the flat Roof on the entrance mall with a neutral white weather proof sealant paint.

#### **2) 170156 (PP), St Andrews United Reformed Church, Cornfield Lane, Eastbourne, East Sussex, BN21 4NG**

Cons Area: n/a

Proposal: Demolition of St Andrews Church and Albury House behind retained façade to Blackwater Road. Construction of 3-4 Storey building comprising 36 residential units and 11 parking spaces accessed from Wish Road and Cornfield Lane.

#### **3) 170212, (PP), Hydro Hotel, Mount Road, Eastbourne, BN20 7HZ**

Cons Area: Meads

Proposal: Formation of new Chilistone Ionic six column gazebo with faux lead roof and paving and removal of existing timber shed. Decorations to the natural rendered panels on the Hotel and out buildings in Dulux weathershield masonry paint - colour Buttermilk.

#### **4) 170036, (PP), Central Methodist Church, Langney Road, Eastbourne, East Sussex, BN21 3EU.**

Cons Area: n/a

Listing: Grade 2

Proposal: Conversion of existing meeting rooms and hall into 10 x one bedroom flats together with the retention of the existing worship space (to be read in conjunction with Listed Building Consent ref. 170033).

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