

Conservation Area Advisory Group

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The Conservation Area Advisory Group meets in the Town Hall, Eastbourne 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.



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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 4 July 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

3 October 2017

22 May 2018

28 November 2017

9 January 2018

22 February 2018

3 April 2018

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, 4 July 2017
at 6.00 pm



Conservation Area Advisory Group

PRESENT:-

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

OFFICERS:

Mr C Connelley, Specialist Advisor - Conservation

ADVISORS:

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

8 Minutes of the meeting held on 23 May 2017.

The minutes of the meeting held on 23 May 2017 were submitted and approved and the Chairman was authorised to sign them as a correct record.

9 Apologies for absence.

There were none.

10 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.

11 Planning Applications - Decisions of the Borough Council.

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

NOTED.

12 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) 170302, (PPP), 19-25 CARLISLE ROAD, EASTBOURNE, EAST SUSSEX, BN21 4BT

Cons Area: Town Centre and Seafront

Proposal: Roof extension to form 3 new residential dwellings.

CAAG Comments: The Group acknowledged the applicant's intention to create a classical Eastbourne terrace but objected to the specific design of the proposal and raised concerns about the third level of the extension. They felt it compromised the look and feel of the streetscape and would not preserve or enhance the appearance of the conservation area.

They suggested that the applicant consider a two storey building and that it should continue the banding and details from the neighbouring buildings to match the existing street scape.

Mr Kevin Langley, architect addressed the Group and responded to questions.

2) PRE-APP (SMC), WISH TOWER, KING EDWARD'S PARADE, EASTBOURNE, BN21 4BY

Cons Area: Town Centre and Seafront

Proposal: Construction of a new peace garden and memorial plaque adjacent to the Wish Tower.

CAAG Comments: The Group were fully supportive of the scheme and applauded the proposal as one that would rejuvenate and enhance the conservation area.

Mr John Boyle and Ms Wendy Thomas, applicants addressed the Group and responded to questions.

3) 170690, (PP), 3 SOUTH STREET, EASTBOURNE, BN21 4UJ

Cons Area: Town Centre and Seafront

Proposal: acrylic non-illuminated front shop sign over listed building.

CAAG Comments: This application had been withdrawn and would not be considered by the Group.

4) 170681, (PRE- APP), ELSTREE COTTAGE, 67 MEADS ROAD, EASTBOURNE, BN20 7QL

Cons Area: Meads

Proposal: conversion of garage into additional kitchen with 3 new windows and doors.

CAAG Comments: This application was withdrawn and would not be considered by the Group at this time.

5) 170819, (PP) POLICE STATION, GROVE ROAD, EASTBOURNE, BN22 4UF

Cons Area: Town Centre and Seafront

Proposal: Proposed refurbishment and extension of former police station building into 50 flats.

CAAG Comments: The Group in principle applauded the applicant's intentions, particularly with regard to the retention of the police station facade. They felt however, that the proposal was one storey too high and expressed concern that it would compete with the neighbouring listed Town Hall. It was also suggested that the applicant explore a mansard roof for the rear building of the proposal.

The Group also stated that the absence of a view from Old Orchard Road prevented them from fully assessing the impact of the proposal on the wider surrounding area.

Although not in their remit, the Group noted the potential for there to be a parking issue should the application be granted.

Mr Abe Mohsin, architect addressed the Group and responded to questions.

6) 170720, (PP), 31 UPPERTON ROAD, EASTBOURNE BN21 1LN

Cons Area: Old Town

Proposal: erection of a garage, creation of off-road parking and a pavement crossover.

CAAG Comments: This application was being amended and would not be considered by the Group at this time.

NOTED.

13 New Listings

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

NOTED.

14 Town Centre and Seafront Conservation Appraisal

The Group were advised that the draft Town Centre and Seafront Conservation Appraisal had now been received and would be circulated to the Group.

They noted and agreed that a public consultation period would commence over the summer and would include public participation events on the Pier and in the Arndale Centre.

The next meeting of the Group on the 22 August 2017 will include a presentation on the Appraisal by its author, Eimear Murphy.

NOTED.

15 Historic Lamp Posts.

Mr Crook advised the Group that an 1852 rare surviving lamp post in the Seafront Conservation Area had been replaced without permission with a tubular lamp post. It had been previously agreed that any removals of historic lamp posts would undergo a consultation period.

Following a site meeting with contractors involving Mr Crook and the Specialist Advisor for Conservation, a community project was being set up between the contractor dealing with public highways, Eastbourne Borough Council and The Eastbourne Society to reinstate historic lamp posts in the Seafront Conservation Area.

The Group supported the project.

An update would be provided to the Group at a future meeting.

NOTED.

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

The date of the next meeting was confirmed as 22 August 2017. Mr Crook gave his apologies.

The meeting closed at 7.42 pm

Councillor Rodohan (Chairman)

Conservation Area Advisory Group – 22 August 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) 170787, (LBC) , PISCES HOUSE, 3 CORNFIELD TERRACE, EASTBOURNE, BN21 4NN

Cons Area: Town Centre and Seafront

Proposal: Conversion of commercial use property (A1) to single dwelling house (C3). Full PP also applied for under 170786

2) 170879, (LBC), Chantry House, 22 UPPERTON ROAD, BN21 1BF

Cons Area: n/a

Proposal: Change of Use from B1 office storage in association with Chantry House to C3 Residential and the redevelopment of the site to provide one 2 bedroom house and one 1 bedroom house with gardens. (Planning Permission under reference 170878)

3) 170875, (PP), CONGRESS HOTEL, 31-41 CARLISLE ROAD, BN21 4JS

Cons Area: College

Proposal: The cladding of 21 piers and existing steps with marble tiles to the front of the premises. (retrospective)

4) 170849, (PRE-APPLICATION ADVICE), 8 CHISWICK PLACE, BN21 4NH

Cons Area: Town Centre and Seafront

Proposal: Demolition of brick built garage, movement of the rear garden boundary to enlarge the development plot and erection of 2 storey 2 bed dwelling with garden and off street parking

5) 170725, (PP), 21 SUSANS ROAD AND 10 PEVENSEY ROAD, BN21 3EX

Cons Area: Town Centre and Seafront

Proposal: Full height extension to side of Susans Road elevation (North-west elevation) with false pitch roof and front facing windows and door to street, infilled shop window on Susans Road elevation to be replaced with door to street and window, two roof lights to rear, reinstatement of light wells with associated lower ground floor door and window configurations and decorative railings to be installed along Susans Road and Pevensey Road frontages. Conversion of shop unit to residential with all associated internal alterations and removal of shopfront on Pevensey Road elevation to provide bay window. Development will result in net increase of two dwellings (6 to 8)

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