

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 Eastbourne Borough Council Conservation Area Advisory Group meets in the Court Room of the Town Hall 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, Smart, Mr Crook and Mr Howell

Agenda

- 1 Minutes of the meeting held on 22 August 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

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

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 Text Relay: 18001 01323 410000, 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, 22 August 2017
at 6.00 pm



Conservation Area Advisory Group

PRESENT:-

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

Officers:

Chris Connelly, Specialist Advisor for Conservation.

ADVISORS:

Mr Howell, Eastbourne Society

17 Minutes of the meeting held on 4 July 2017.

The minutes of the meeting held on 4 July 2017 were submitted and approved and the Chairman was authorised to sign them as an accurate record.

18 Apologies for absence.

Richard 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.

Councillor Belsey declared a non-pecuniary interest in item 3 Chantry House, 22 Upperton Road, as a Trustee for the charity, however he was confident that this did not impact on his ability to consider the application and remained in the room and voted thereon.

20 Planning Applications for Consideration

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

CAAG Comments:

The Group welcomed the application as a very positive development which was to be applauded, in principle, but requested officers approach the

applicant to request they consider undertaking a complete reinstatement of the facade at ground level, to include the reintroduction of railings.

2) THE CORNER HOUSE, 18a THE VILLIAGE.

Cons Area: Meads (Not Listed).

Proposal: Single storey extension to front of property

CAAG Comments:

The Group discussed this design, sought clarification on the size of the development, and in conservation terms felt that it had a neutral impact on the character and appearance of the Meads Conservation Area.

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

3) 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)

CAAG Comments:

The Group agreed that the proposal would enhance the Conservation Area, bringing the building back into use and applauded the 'canny' use of a tight space.

Ms Catherine Prenton, Architect, addressed the Group and responded to questions.

4) 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)

CAAG Comments:

The Group agreed that the proposal was out of the keeping with the local street scene and requested the tiles be removed and the steps and pillars restored to their original state.

5) 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

CAAG Comments:

The Group felt that that the new proposal addressed concerns expressed at a previous meeting, and believe that the scale, form and more modest design now submitted aligns much better with the surrounding street scene.

6) 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)

CAAG Comments:

The Group felt that the proposal would enhance the surrounding Conservation Area.

Mr Mark Perkins, Architect, addressed the Group and responded to questions.

NOTED.

21 New Listings

The Specialist Advisor for Conservation advised that following a meeting with Historic England the Wish Tower Gardens had received Scheduled Monument Consent. This would be confirmed in writing in due course.

NOTED.

The meeting closed at 7.30 pm

Councillor Rodohan (Chairman)

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Conservation Area Advisory Group – 3 October 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) 171099, (PP), 1 PARK CLOSE, EASTBOURNE, EAST SUSSEX, BN20 8AG

Cons Area: The Park Close

Proposal: Replacement of window at the rear of the property with black aluminium patio doors [2450mm x 1700mm] to match existing with leaded light glazing.

2) 171018, (PP), QUEENS HOTEL, MARINE PARADE, EASTBOURNE, BN21 3DY

Cons Area: Town Centre and Seafront

Proposal: Single storey ground floor extension to front (side of existing lobby). To match the existing format of rendered finish with appropriate windows retaining the existing timber entrance doors.

3) 171049, (PP), 3 HARTFIELD LANE, EASTBOURNE, BN21 2AN

Cons Area: Upperton Gardens

Proposal: Demolition of existing rear extensions and erection of replacement two storey rear extension along with the refurbishment and conversion of the main hall to create 3x 2 bed maisonettes and x 1bed flats with new vehicular access to Hartfield Lane and 5 parking spaces to the rear.

4) 170926, (PP): OLD TOWN SERVICE STATION, 11 HIGH STREET, Eastbourne, BN21 1HQ

Cons Area: Old Town

Proposal: Erection of canopy to forecourt

5) 171166, (LBC): 18 CORNFIELD TERRACE, EASTBOURNE, BN21 4NS

Cons area: Town Centre and Seafront

Proposal: Removal and replacement of existing shopfront with new timber frame and glazed window/door elements. New shopfront will include painted signage panel above.

6) 171163, (LBC): EASTBOURNE PIER, GRAND PARADE, EASTBOURNE, BN21 3EL

Cons area: Town Centre and Seafront

Proposal: Paint the entrance mall roof white with a metal protective and sealant paint.

7) PRE-APPLICATION: PIER FIRE MEMORIAL SCULPTURE

Cons Area: Town Centre and Seafront

Proposal: To consider possible locations for the placement of a new commission within the broad seafront area.

8) PRE-APPLICATION: EAGLE PUBLIC HOUSE, 57 SOUTH STREET, EASTBOURNE, BN21 4NT

Cons Area: Town Centre and Seafront

Proposal: To consider proposals for a new external design for this public house.