

# Conservation Area Advisory Group

3 July 2018

**Time and venue:**

**6.00 pm in the Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG**

**Membership:**

**Councillors Pat Rodohan (Chair); Councillors Colin Swansborough (Deputy-Chair)  
Colin Belsey, Robert Smart, Mr Crook and Mr Howell**

**Quorum: 2**

*Published: Monday, 25 June 2018*

## Agenda

- 1 Minutes of the meeting held on 22 May 2018. (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 Update on improvement to future Conservation Area Advisory Group meetings.

Committee Officer to provide a verbal update.

# Information for the public

**Accessibility:** Please note that the venue for this meeting is wheelchair accessible and has an induction loop to help people who are hearing impaired. 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.

**Filming/Recording:** This meeting may be filmed, recorded or broadcast by any person or organisation. Anyone wishing to film or record must notify the Chair prior to the start of the meeting. Members of the public attending the meeting are deemed to have consented to be filmed or recorded, as liability for this is not within the Council's control.

**Public participation:** Please contact Democratic Services (see end of agenda) for the relevant deadlines for registering to speak on a matter which is listed on the agenda if applicable.

# Information for councillors

**Disclosure of interests:** Members should declare their interest in a matter at the beginning of the meeting.

In the case of a disclosable pecuniary interest (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).

**Councillor right of address:** Councillors wishing to address the meeting who are not members of the committee must notify the Chairman and Democratic Services in advance (and no later than immediately prior to the start of the meeting).

# Democratic Services

For any further queries regarding this agenda or notification of apologies please contact Democratic Services.

**Email:** [committees@lewes-eastbourne.gov.uk](mailto:committees@lewes-eastbourne.gov.uk)

**Telephone:** 01323 410000

**Website:** <http://www.lewes-eastbourne.gov.uk/>



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## **Eastbourne Borough Council Conservation Area Advisory Group**

**Minutes of meeting held in Town Hall, Eastbourne on 22 May 2018 at 6.00 pm**

### **Present:-**

Councillor Pat Rodohan (Chairman) Councillors Colin Swansborough (Deputy-Chairman), Colin Belsey, Robert Smart, Mr Crook and Mr Howell

### **Officers in Attendance:**

Chris Connelley (Specialist Advisor, Conservation)  
Jenny Martin (Specialist Advisor, Conservation)

### **Also in attendance**

Katie Maxwell, Committee Officer

### **1 Minutes of the meeting held on 3 April 2018.**

The minutes of the meeting held on 3 April 2018 were submitted and approved, subject to the following amendments to minute 45 180040, Kempson, 3 Granville Road 'The committee agreed the proposals would not preserve or enhance an area of high town scape value. The Specialist Advisor for Conservation agreed to the College Road conservation area as a matter of urgency' and the Chair was authorised to sign them as an accurate record.

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

There were none.

### **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.**

There were none.

### **4 Planning Applications for Consideration**

#### **1) 180368, (PP), THE PILOT, 89 MEADS STREET, EASTBOURNE**

Cons Area: Meads

Proposal: Proposed minor demolition of existing disabled toilet accommodation and the construction of a new formal restaurant area with new disabled toilet with Manager's studio flat above.

**CAAG COMMENTS:** The Group supported the proposals and felt that it had a neutral effect on the surrounding conservation area. The Group requested that the Specialist Advisors for Conservation contact the agent to suggest that flint might provide an attractive external design feature.

**2) 180352, (LBC), SAVOY COURT HOTEL, 11-15 CAVENDISH PLACE, EASTBOURNE.**

Cons Area: Town Centre and Seafront/ Grade 2 listed

Proposal: Planning permission for conversion of existing hotel into 15 residential self-contained flats (Listed Building Consent sought under application 180353)

**CAAG COMMENTS:** The Group welcomed this application, and felt that it would enhance the specific buildings involved and the broader conservation area setting. The Group wished to retain the candy-striped canopies and hope the external decorative scheme became an exemplar for future restoration projects in the immediate area.

**3) 180425, (PP), ROBIN HILL NURSERY, 23 FAIRFIELD ROAD, EASTBOURNE.**

Cons Area: Meads

Proposal: Change of use from nursery school to residential use as a single dwelling house together with dormer extensions at roof level and installation of roof lights.

**CAAG COMMENTS:** The Group generally supported the proposals but raised concerns about the use of Zinc on the dormers and the removal of a chimney. The feeling was that an alternative approach to the dormer surfacing might mitigate the loss of the chimney.

**4) 180476, (PP), ALBANY LIONS HOTEL, 41-43 GRAND PARADE, EASTBOURNE.**

Cons Area: Town Centre and Seafront

Proposal: Proposed change of use to function suite of the Albany hotel from c1 to C3 to form 10 x 1-bedroom dwellings. To include extension to the roof and side elevations to create 1<sup>st</sup> floor accommodation and minor alterations to the front and side elevations.

**CAAG COMMENTS:** The Group felt that the proposals had a limited impact on the conservation area and applauded the replacement of uPVC windows with timber sash to the front elevation. The Group requested that the Specialist Advisor for Conservation discuss the replacement of the front door with the applicant and also wished to confirm that the decorative parapet would be retained.

**5) 180351, (PP), 1-3 LANSDOWNE TERRACE, KING EDWARDS PARADE, EASTBOURNE.**

Cons area: Town Centre and Seafront

Proposal: Consent for 1 x internally illuminated, double sided projecting sign, x internally illuminated fascia sign and 3 x non illuminated flagpoles with fabric flags.

**CAAG COMMENTS:** The Group expressed concern regarding the style, design, placement and number of signs and requested that the applicant reconsider their application and return to a future meeting of the Group with an alternative and more suitable proposal. Further, there was some objection to the visual effect of the flagpoles proposed, and it was felt that the outcome of recent applications for hotel signage at both Lansdowne and Hydro Hotels should be used as a model.

**5 New Listings**

There were none.

The meeting ended at 7.20 pm

Councillor Pat Rodohan (Chair)

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## 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) 180285, (LBC), Stream Cottage, 98 Wish Hill, Eastbourne**

Cons Area: Willingdon. Grade 2 listing.

Proposal: Removal of all existing tiles, replace all the battens with new battens, install new felt and reuse as many of the existing roof tiles as possible. Replacement of damaged tiles with similar tiles.

### **2) 180333, ( PP), 1 St Brelades, Trinity Place, Eastbourne**

Cons Area: Town Centre and Seafront

Proposal: replacement of existing windows with silver aluminium double glazing.

### **3) 180443, ( PP), Queenswood, 58 Darley Road, Eastbourne**

Cons Area: Meads

Proposal: To bring out the existing recessed lobby wall to be flush with the front elevation.

### **4) 180475, ( PP), Loriston Guest House, 17 St Aubyns Road, Eastbourne**

Cons Area: Town Centre and Seafront

Proposal: Proposed first and second storey extension to the rear elevation along with the installation of a front and rear dormer to create additional living space to include the use of the new extension flat roof as a terrace.

### **5) 180558, ( PP), Campion House, 18a Grassington Road, Eastbourne**

Cons Area: College

Proposal: Proposed doors, glazed screen and canopy.

### **6) 180536/180357, (PP AND LBC), Greystone House, 20 Meads Road, Eastbourne**

Cons Area: n/a. Grade 2 listing

Proposal: Proposed alterations and rear extension to dwellings (Greystone House and Greystone Haugh) including a ground floor single storey rear extension and glazed infill to rear patio area, conversion of garage into habitable room, installation of new windows and doors, internal alterations including removal of internal partitions, stabilisation, repair and strengthening of structure (comprising design amendments to planning permission 171199 and listed building consent 171200)

### **7) 180545, (PP), Flat 1, 32 Saffrons Road, Eastbourne.**

Cons Area: Saffrons Road

Proposal: Removal of existing flat roof walkway, single storey infill extension, removal of existing bay window at rear and construction of new enlarged bay, internal alterations , replacement windows and relocation and rebuild of front pillars to drive

### **8) 180491 ( PP) Flat 6, Tavistock, 12-14 Devonshire Place, Eastbourne**

Cons Area: Town Centre and Seafront

Proposal: removal of metal-framed windows and doors to the front elevation to be replaced by uPVC

### **9) 180561, (PP), 18-22 Terminus Road, Eastbourne.**

Cons Area: Town Centre and Seafront

Proposal: Alterations on the second and third floors to create one 1 bed flat on the third floor and one 2 bed flat on the second floor from the existing 4 bed flat.

**10) 180603/ 180604 (PP and LBC), Gresham House, 5-11 Hartington Place, Eastbourne.**

Cons Area: Town Centre and Seafront. Grade 2 listing

Proposal: Addition of handrails to the existing railings on the steps leading to Flats 2,3,4,5,6 and Flats 9,10,11,12.

**11) 180606, (PP), 4 Bolton Road , Eastbourne.**

Cons Area: Town Centre and Seafront

Proposal: Demolition of existing rear garden bar and 2 garden parasols. Formation of new female WC to side and rear and internal alterations forming relocated male WC. The construction of a single storey garden enclosure with part retractable roof and a glass canopy to existing rear doors with associated external works.

**12) 180642 ( PP), Wish Tower Café, King Edwards Parade, Eastbourne**

Cons Area: Town Centre and Seafront

Proposal: Demolition of existing temporary café building and replacement with a permanent single-storey building to be used as a restaurant.