

Conservation Area Advisory Group

21 August 2018

Time and venue:

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

Membership:

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

Quorum: 2

Published: Monday, 13 August 2018

Agenda

- 1 Minutes of the meeting held on 3 July 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 - Decisions of the Borough Council**
- 8 Planning Applications for Consideration. (Pages 5 - 6)**

Specialist Advisor (Conservation) to report on applications.

9 New Listings

Specialist Advisor (Conservation) to update the Group on newly listed buildings in Eastbourne – **Verbal Report.**

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.

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Conservation Area Advisory Group

Minutes of meeting held in Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG on 3 July 2018 at 6.00 pm

Present:

Councillor Pat Rodohan (Chair)

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

Officers in attendance:

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

Also in attendance:

Katie Maxwell, Committee Officer

6 Minutes of the meeting held on 22 May 2018.

The minutes of the meeting held on 22 May 2018 were submitted and approved, subject to the following amendment to minute 1, minutes of the previous meeting, the addition of the word 'review' prior to 'the College Road conservation area as a matter of urgency' and the Chair was authorised to sign them as an accurate record.

7 Apologies for absence.

There were none.

8 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.

9 Planning Applications for Consideration

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.

CAAG comments: The Group agreed that the scheme would enhance the conservation area.

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.

CAAG comments: The Group agreed that there was insufficient information to make an informed decision and wished to see further detail.

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.

CAAG comments: The Group agreed that the scheme had a neutral impact on the conservation area and did not wish to register an objection.

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.

CAAG comments: The Group agreed that the scheme had a neutral impact on the conservation area and did not wish to register an objection.

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

Cons Area: College

Proposal: Proposed doors, glazed screen and canopy.

CAAG comments: The Group agreed that the scheme had a neutral impact on the conservation area and did not wish to register an objection.

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).

CAAG comments: The Group agreed that the scheme had a neutral impact and that it marginally enhanced the Listed Building.

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.

CAAG comments: The Group agreed that the scheme had a neutral impact on the conservation area and did not wish to register an objection.

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.

CAAG comments: The Group agreed that the scheme had a neutral impact on the conservation area and did not wish to register an objection.

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.

CAAG comments: The Group agreed that the scheme had a neutral impact on the conservation area and did not wish to register an objection.

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.

CAAG comments: The Group agreed that the scheme had a neutral impact on the conservation area and did not wish to register an objection.

Richard Crook withdrew from the room whilst the application was considered, as he had been directly involved in the development of the proposals.

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.

CAAG comments: This application was withdrawn from the agenda at the request of the applicant.

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.

CAAG comments: The Group agreed that the scheme enhanced the conservation area.

10 New Listings

There were none.

11 Update on improvement to future Conservation Area Advisory Group meetings.

The Committee Officer updated the Group regarding the improvements to the Conservation Area Advisory Group which included the introduction on a Chair's Briefing which would mean greater Member involvement in the selection of applications.

In addition the Committee Officer took the opportunity to remind the Group of their responsibilities and remit.

The meeting ended at 7.00 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) 180351, (PP), The Big Sleep, 1-3 Lansdowne Terrace, King Edwards Parade, Eastbourne

Cons Area: Town Centre and Seafront.

Proposal: 1 x internally illuminated fascia sign. 2 x external pole mounted internally illuminated signs.
Amended from original submission.

2) 180752, (PP), Flats 1 and 2, 189 Terminus Road, Eastbourne

Cons Area: Town Centre and Seafront

Proposal: to replace windows by the insertion of uPVC insets into timber frames

3) 180649, (LBC), Eastbourne Railway Station, Terminus Road, Eastbourne

Cons Area: Town Centre and Seafront, Grade 2 Listed

Proposal: Application for Listed Building Consent for internal alterations involving the removal of partition walls, windows and doors within the existing ticket office and staff office/mess room to allow conversion to 2 x retail units and removal of partition walls and reinstatement of openings within curved former booking hall extension the western elevation to allow the creation of a single retail unit. Provision of new signage to serve retail units within the station building.

4) 180610, (PP), Kent House, 7 Staveley Road,, Eastbourne

Cons Area: Meads

Proposal: To replace existing window sashes with wooden like-for-like slim double glazed replacements fitting within the original frame. Non-sash style windows to be replaced with wooden like-for-like replacements. 2.) Complete replacement of the windows with a quality uPVC double glazed unit.

5) 180632, (PP), 7-8 Carlisle Buildings, Carlisle Road, BN21 4DB

Cons Area: Town Centre and Seafront

Proposal: Proposed removal of existing windows, door and plinth and installation of new aluminium framed bi-fold shop front and windows.

6) 180723, (PP), 63 Seaside, Eastbourne, BN22 7NE

Cons Area: Town Centre and Seafront

Proposal: Change of use of the existing retail ground floor unit to a 1 bedroom residential unit and associated alterations to the front elevation.

7) 180619, (PP), 40-48 Seaside Road, Eastbourne.

Cons Area: Town Centre and Seafront

Proposal: Proposed replacement of timber framed windows with heritage style uPVC replacements to the first second and third floors on the front elevation of 40-48 Seaside Road

8) 180614, (PP) 36-38 Seaside, Eastbourne, BN22 7QJ

Cons Area: Town Centre and Seafront

Proposal: Proposed two storey extension (second and Third Floor) and rear extension (First and Second Floor) to create two additional flats.

9) 180673, (PP), Congress Hotel, 31-41 Congress Road, Eastbourne BN21 4JS.

Cons Area: College.

Proposal: Proposed single-storey hotel outbuilding to provide exercise room.

10) 180694, (LBC), 11 The Goffs , Eastbourne, BN21 1HA.

Cons Area: N/A, Grade 2 Listed

Proposal: Proposed single storey side extension with internal alterations (part retrospective - marked (R) on plans), together with amendments to front boundary. Listed Building consent under p/c 180695.

11) 180727 (PP), Alexandra Hotel, King Edwards Parade, Eastbourne, BN21 4DR

Cons Area: Town Centre and Seafront

Proposal: Removal of eastern top floor roof and extend approved top floor extension, extension of approved Bistro, provision of new windows and doors, provision of external open lift including remodelling of main entrance steps, remove planters box with new paving slabs to courtyards and new stone balustrade to eastern side including filling up of disused steps, external lighting.