

# **Conservation Area Advisory Group 2 April 2019**



Working in partnership with **Eastbourne Homes**

**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, 25 March 2019*

## **Agenda**

- 1 Minutes of the meeting held on 19 February 2019 (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

# 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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## **Conservation Area Advisory Group**

**Minutes of meeting held in Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG on 19 February 2019 at 6.00 pm**

### **Present:**

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

### **External advisor:**

Mr Howell, Eastbourne Society

### **Officers in attendance:**

Jenny Martin (Specialist Advisor, Conservation) and Emily Horne (Committee Officer)

### **34 Minutes of the meeting held on 8 January 2019**

The minutes of the meeting held on 8 January 2019 were submitted and approved, subject to the following amendment to minute 32, item 2, the deletion of the words '181103, (PP), Congress Hotel, 31-41 Carlisle Road, Eastbourne', and the Chair was authorised to sign them as an accurate record.

### **35 Apologies for absence.**

An apology had been received from Mr Crook of the Royal Institute of British Architects and absence was noted for Councillor Rodohan.

In the absence of the Chair, Councillor Swansborough (Vice-Chair) took the Chair for the duration of the meeting.

### **36 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.

### **37 Questions by members of the public.**

There were none.

**38 Urgent items of business.**

The Group noted receipt of the Conservation Area Appraisal – College.

**39 Right to address the meeting/order of business.****40 Planning Applications for Consideration****1) 181193, (PP) 121 South Street, Eastbourne**

Cons Area: Town Centre and Seafront

Proposal: Change of use from A1 (Shop) to A3 (Restaurants and Cafes) and alterations to bay windows.

**CAAG comments:** The Group agreed that the scheme marginally enhanced the character and appearance of the conservation area.

**2) 181194, (PP) 22 Enys Road, Eastbourne**

Cons Area: Upperton

Proposal: Proposed conversion and extension of the existing detached double garage to form self-contained 1x bed dwelling.

**CAAG comments:** The Group agreed that the scheme as currently presented was not suitable for the area, and did not enhance the character and appearance of the conservation area.

**3) 190064 (LBC) Eastbourne Railway Station, Terminus Road, Eastbourne.**

Cons Area: Town Centre and Seafront, Grade 2

Proposal: Proposed repairs to the roof above the original hall to include: replacement of slate tiles like for like, replacement of lead flashings, replacement of lead roof, refurbishment of existing decorative iron cresting, inspection and consideration of replacement gutters, replacement of rotten timber and redecoration of timberwork.

**CAAG comments:** The Group welcomed this application, and felt it would significantly enhance the character and appearance of the listed building.

**4) 181163 (PP) 1 and 2 The Avenue, Eastbourne**

Cons Area: Upperton

Proposal: Proposed room in the roof with dormers.

**CAAG comments:** Due to the height of the building, the Group agreed that the proposal would not stand out, and felt the scheme marginally enhanced the character and appearance of the conservation area.

**5) 190038 (PP) Meads House, 26 Denton Road, Eastbourne.**

Cons Area: Meads

Proposal: Creation of lower ground floor, side/rear extension, and change of use from care home (C2) to 9 x 2-bed flats, with new car and cycle parking spaces, involving demolition of existing garage.

**CAAG comments:** There was differing views amongst the Group on the application. The majority agreed that the scheme had a detrimental impact on the character and appearance of the conservation area

**6) 190080 (LBC) 2 Enys Road, Eastbourne.**

Cons Area: n/a; Grade 2

Proposal: Proposed installation of low & upper level Cast-Iron Air-Bricks to all elevations.

**CAAG comments:** The Group agreed that the scheme had a detrimental impact on the character and appearance of the listed building due to the distinctive contrasting appearance of black cast iron air bricks against the existing masonry.

**7) 181152 (PP) 68 Seaside Road, Eastbourne.**

Cons Area: Town Centre and Seafront

Proposal: Part conversion of A1 shop to provide a 2 bedroom maisonette.

**CAAG comments:** The Group agreed that the scheme enhanced the character and appearance of the conservation area.

**8) 181183 (PP) South Cliff Tower, 16 Bolsover Road, Eastbourne**

Cons Area: Meads

Proposal: Proposed removal of cladding to West elevation and provision of external wall insulation system to all elevations, replacement of all windows/balcony doors, sliding doors to all elevations and external re-decoration.

**CAAG comments:** The Group agreed that, the scheme marginally enhanced the character and appearance of the conservation area.

**9) 190044 (PP) 10 Park Close, Eastbourne**

Cons Area: The Park Close

Proposal: Two storey front/side extension, single storey rear extension and conversion of roofspace to habitable use with porch to front.

**CAAG comments:** The Group felt the scheme overall enhanced the character and appearance of the Conservation Area, however, it was felt the design of the porch had a negative impact.

**10) 190008 (PP) The Pilot, 89 Meads Street, Eastbourne**

Cons Area: Meads

Proposal: Two storey rear extension to include demolition of the existing disabled toilet for construction of a new restaurant area with managers flat at first floor level.

**CAAG comments:** The Group agreed that the scheme enhanced the character and appearance of the conservation area.

**41 New Listings**

There were none.

The meeting ended at 7.21 pm

Councillor Swansborough (Chair)



## **Conservation Area Advisory Group – 2 April 2019**

### **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) 190148, (LBC) 97 Wish Hill, Eastbourne**

Cons Area: Willingdon; Grade 2

Proposal: Replacement of rear window with door.

#### **2) 190129, (PP) All Souls Church, Susans Road, Eastbourne**

Cons Area: n/a/ Grade 2\*

Proposal: Proposed extension to north side.

#### **3) 190185, (PP) 13 Lismore Road, Eastbourne**

Cons Area: Town Centre and Seafront

Proposal: Proposed replacement of arched window to front elevation.

#### **4) 190183, (PP) Flat 1, Harford Battersby House, 10 Trinity Trees, Eastbourne**

Cons Area: Town Centre and Seafront

Proposal: Proposed replacement of timber windows & sliding patio doors with new in white uPVC.

#### **5) 190166, (PP) Flat 14, Dolphin Court, 2 Cliff Road, Eastbourne**

Cons Area: Meads

Proposal: Proposed replacement of timber framed aluminium windows & door with white uPVC.

### **New listings**

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