

**Conservation Area
Advisory Group
7 June 2022**



Working in partnership with **Eastbourne Homes**

Time: 6.00 pm

Membership:

Councillor Steve Wallis (Chair); Councillors Colin Belsey, Alan Shuttleworth and Robert Smart.

Co-opted Advisors: Simon Barker (Chair of Eastbourne Design Review Panel), Richard Crook (Royal Institute of British Architects), Nicholas Howell (Eastbourne Society) and Hugh Parker (The Council's Heritage Champion)

Officers: Chris Connelley (Specialist Advisor, Conservation) and Elaine Roberts (Committee Officer)

Quorum: 2 Councillors and 1 co-opted advisor

Agenda

- 1 Apologies for absence/declaration of substitute members**
- 2 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.**
- 3 Minutes of the last meeting (Pages 3 - 6)**
Approval of Minutes from the last meeting on 8 March 2022.
- 4 Planning Applications for Consideration (Pages 7 - 8)**
Specialist Advisor (Conservation) to report on applications.
- 5 New Listings**
Specialist Advisor (Conservation) to update the Group on newly listed buildings in Eastbourne – **Verbal Report.**
- 6 Date of next meeting.**

Information for the public

Accessibility: Please note that this meeting is run remotely via Microsoft Teams. If you wish to observe the meeting, please contact Democratic Services (contact details below) to request a link to join the meeting. As an observer you will be required to keep your 'mute' on and your camera off. 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 recorded by the Council. Members of the public attending the meeting are deemed to have consented to be filmed or recorded.

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 meeting while the matter is being considered (unless he/she has obtained a dispensation).

Democratic Services

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Working in partnership with **Eastbourne Homes**

Conservation Area Advisory Group

Minutes of meeting held in Remote meeting held on Teams on 8 March 2022 at 6.00 pm

Present:

Councillor Steve Wallis (Chair)

Councillors Colin Belsey and Robert Smart

Advisors: Simon Barker (Chair of Eastbourne Design Review Panel), Richard Crook (Royal Institute of British Architects), Nicholas Howell (Eastbourne Society) and Rebecca Madell (Heritage Champion)

Officers in attendance:

Chris Connelley (Specialist Advisor, Conservation) and Elaine Roberts (Committee Officer)

35 Minutes of the last meeting

As Councillor Smart had not seen the minutes, he requested and the Chair agreed to defer confirmation to the next meeting.

36 Apologies for absence/declaration of substitute members

There were none.

37 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 no formal declarations of interest.

Rebecca Madell requested that it be noted she had met with the architect regarding the Moira House application, in her role as Heritage Champion and also via The Meads Community Association (MCA).

Councillor Smart also requested it be noted that he had met the architect via the MCA.

38 Planning Applications for Consideration**1) 220129 (PP) 27 Gildredge Road, Eastbourne, East Sussex, BN21 4RU**

Cons Area: Town Centre and Seafront

Proposal: Change of use from F1 use to residential C3 (a) use providing 5 self-contained dwellings and associated facilities with roof dormers to front and rear roof slopes, conservation rooflights, partial removal of concrete slab forming a stair landing at rear, raising some internal floor levels, new windows and opening and other alterations as part of the conversion.

CAAG Comments: The Group were supportive of the change of use, and the conversion of this property to residential use, but were concerned at the introduction of a dormer to the front elevation on the basis that it detracted from the character and appearance of the conservation area. In conclusion, it was agreed that it did not preserve or enhance the conservation area and the Group invited the applicant to remove this element.

2) 220014, (PP) Moira House, Upper Carlisle Road, Eastbourne, BN20 7TE

Cons Area: Meads

Proposal: Partial demolition and change of use of vacant private school to C3 (residential) to enable conversion of Moira House, Boston House and Dunn House to 33 apartments and 2 houses with associated excavation to facilitate construction of covered parking area. Erection of 17 new family houses, along with dedicated parking for houses and associated landscaping, communal amenity space and play-space

The Group were strongly supportive of this application, which was applauded as an exemplar of an ambitious yet sensitive conservation scheme redevelopment that successfully blended the old with the new to bring this important site back into use. The application balanced the protection of a much-loved heritage asset with the provision of distinctive new housing and ambitious planting to create an attractive, high- quality and sustainable new residential community.

3) 210906, (PP) 1-2 The Avenue, Eastbourne, BN21 3YA

Cons Area: Upperton

Proposal: Erection of part 3 storey, part 2 storey rear extension to provide 5 one-bedroom flats at 1 and 2 The Avenue

CAAG Comments: The Group were concerned that the proposed further extension of this building would present awkwardly and, therefore, would detract from the character and appearance of the conservation area. The applicant was advised to consider a different, less intrusive design.

4) 211032, (PP) The Tiled House, Chesterfield Road, Eastbourne, BN20 7NT

Cons Area: Meads

Proposal: demolition of existing dwelling and erection of a 4 bedroom single storey detached dwelling

CAAG Comments: The Group welcomed the innovative design of the proposed new property as an opportunity to create a distinctive new dwelling in this protected conservation area setting. Recent modification of the tabled scheme invited commendation, and its green credentials were applauded. The Group also focused on a number of specific points linked to the external presentation of the site, and invited the applicant to think carefully about the detail of the development, especially as regards planting (e.g. use of native species; practicalities of maintenance) and the finishing of the tiled exterior.

39 New Listings

There were no new listings.

40 Date of next meeting.

The date of the next meeting was confirmed as Tuesday 7th June at 6pm, via Teams.

The meeting ended at 8.04 pm

Councillor Steve Wallis (Chair)

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Conservation Area Advisory Group – 7 June 2022

Planning Applications for Consideration

For further information on applications being considered please visit the Council's planning system [Planning - Lewes and Eastbourne Councils \(lewes-eastbourne.gov.uk\)](http://www.lewes-eastbourne.gov.uk) and enter the relevant application number.

1) 220012 (PP) Park View Hotel, 6-8 Wilmington Gardens, Eastbourne

Cons Area: Town Centre and Seafront

Proposal:

Conversion of building comprising 6-7 Wilmington Gardens (currently 24 x C3 apartments) and 8 Wilmington Gardens (C1 hotel) to provide total of 25 x 2 bed flats, including provision of a two-storey rear extension, front extension, formation of basement light wells, alterations to facade, fenestration, roof and provision of communal bin and cycle storage areas along with other associated works.

2) 220277 (PP) Pearl Court, Devonshire Place, Eastbourne

Cons Area: Town Centre and Seafront

Proposal:

Replacement of existing windows to all four stair wells with aluminium framed windows

3) 220269 (PP) 10 Park Close, Eastbourne, East Sussex, BN20 8AG

Cons Area: The Park Close

Proposal:

Erection of a three-storey side extension, single-storey side and rear extensions with installation of rooflights

4) 220285 (PP) 31-41 Congress Hotel, Carlisle Road, Eastbourne, East Sussex, BN21 4JS

Cons Area: College

Proposal:

Retention of outdoor seating area, pergola and serving area

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