



## 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 Conservation Area Advisory Group meets in Meeting Room 1 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.



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**MEMBERS:** Councillor Shuttleworth (Chairman); Councillor Thompson (Deputy-Chairman); Councillors Belsey and Cooke  
  
Mr Crook (Royal Institute of British Architects), Mr Howell (Eastbourne Society) and Mr Morehen (Royal Institute of Chartered Surveyors)

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## Agenda

- 1 Minutes of the meeting held on 1 April 2014.** (Pages 1 - 6)
- 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 (please see note at end of agenda).**

#### **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 (Pages 7 - 8)**

#### **8 Planning Applications for Consideration (Pages 9 - 10)**

Specialist Advisor - Conservation and Design to report on applications.

#### **9 New Listings**

Specialist Advisor - Conservation and Design to update the Group on newly listed buildings in Eastbourne – **Verbal Report.**

#### **10 Dates of future meetings - All at 6.00 p.m. at the Town Hall**

<b>15 July 2014</b>	<b>16 January 2015</b>
<b>26 August 2014</b>	<b>17 February 2015</b>
<b>7 October 2014</b>	<b>31 March 2015</b>
<b>18 November 2014</b>	

**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). If a member has a DPI he/she may not make representations first.

## 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 Minicom: (01323) 415111, Fax: (01323) 410322  
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For general Council enquiries, please telephone (01323) 410000 or E-mail: [enquiries@eastbourne.gov.uk](mailto:enquiries@eastbourne.gov.uk)

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Tuesday, 1 April 2014  
at 6.00 pm



## Conservation Area Advisory Group

### PRESENT:-

Councillor Shuttleworth (Chairman) and Councillors Belsey, Thompson and Warner

### Officers:

Ms C Dales, Specialist Advisor (Conservation and Design)  
Ms J Sabin, Customer Caseworker

### ADVISORS:

Mr Howell, Eastbourne Society

(An apology for absence was reported from Mr Crook)

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#### **49 Minutes of the meeting held on 18 February 2014.**

The minutes of the meeting held on 18 February 2014 were submitted and approved and the Chairman was authorised to sign them as a correct record.

#### **50 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 (please see note at end of agenda).**

None were declared.

#### **51 Planning Applications - Decisions of the Borough Council.**

The decisions of the Planning Committee on applications in Conservation Areas were reported.

### **NOTED.**

#### **52 Planning Applications for Consideration**

The Specialist Advisor (Conservation and Design) reported on planning applications for consideration in Conservation Areas. The Group's comments were set out in the schedule below.

#### **1) 140143 (Full Plans) EASTBOURNE SCHOOL OF ENGLISH, 8 TRINITY TREES**

Cons Area: Town Centre & Seafront

Proposal: Installation of new gates to car park entrance at the rear facing Lismore Road.

**CAAG Comments:** No objections raised.

**2) 140147 (Full Plans) 46 UPPERTON GARDENS**

Cons Area: Upperton

Proposal: Conversion of existing ground and first floor from 6 bedsits with shared facilities to 2 two bedroom flats and 2 studio flats, together with replacement pvcu windows to front and rear elevations.

**CAAG Comments:** This item was not discussed at the meeting as no plans had been submitted.

**3) 140154 (Full Plans) ST ANDREWS SCHOOL, 72 MEADS STREET**

Cons Area: Meads

Proposal: Installation of a traverse climbing wall on existing sports field, adjacent to Darley Road.

**CAAG Comments:** No objections raised.

Mr Henderson-Reid addressed the Group in support of the application.

**4) 140167 (Full Plans) FLAT 4, 3 GRANGE GARDENS**

Cons Area: College

Proposal: Replacement windows, to replace the existing timber windows with matching UPVC windows.

**CAAG Comments:** The Group raised no objections in principle subject to the applicant agreeing with officers on an appropriate design of the replacement windows that resembled the original window design as close as possible.

**5) 140176 (Full Plans) 44A ST JOHNS ROAD**

Cons Area: Meads

Proposal: Extension of roof across existing structure, creating new space for bedroom and shower room.

**CAAG Comments:** No objections raised.

**6) 140192 (Full Plans) THE EASTBOURNE CENTRE, 47-53 GRAND PARADE**

Cons Area: Town Centre & Seafront

Proposal: Application to internally refurbish ground to first floor public areas of existing hotel. Externally, new stepped access at corner of Grand Parade and Lascelles Terrace to allow direct access to the hotel bar. Internal works include refurbished kitchen which requires a temporary kitchen to be located upon the mezzanine balcony for approximately 6-8 weeks whilst works are carried out.

**CAAG Comments:** The Group raised objections to the provision of a portacabin on the front terrace, and considered that this would have an adverse impact on the exterior of the building and the wider conservation area. Strong concerns were raised regarding the loss of the original internal features, such as the lighting in the double height restaurant and the mural, which had particular historical references to the trade union movement.

**7) 140194 & 5 (Full Plans & Conservation Area Consent) EASTBOURNE COLLEGE, OLD WISH ROAD**

Cons Area: College

Proposal: Demolition of existing buildings and development of a sports hall, swimming pool, sports facilities, dining hall, classrooms and associated works and alterations to external areas and boundary walls.

**CAAG Comments:** The Group raised no objections to the proposal and were pleased that the applicant had pre-application talks with officers, and had undertaken a detailed consultation with the public to address any concerns that had been previously raised. The Group felt the project was imaginative, forward looking and would have a positive impact on the surrounding conservation area. It was also considered that the scheme represented an improvement to the school and an investment in the town.

Mr Hudson, Ms Wilkinson and Mr Bugler addressed the Group in support of the application.

**8) 140196 (Listed Building Consent) EASTBOURNE COLLEGE, OLD WISH ROAD**

Cons Area: College

Proposal: To create new vehicle access through listed boundary wall facing College Road. Material removed from the wall to be re-used to close existing entrance in the same wall.

**CAAG Comments:** The Group raised no objections to the proposal and were pleased that the applicant had pre-application talks with officers, and had undertaken a detailed consultation with the public to address any concerns that had been previously raised. The Group felt the project was imaginative, forward looking and would have a positive impact on the surrounding conservation area. It was also considered that the scheme represented an improvement to the school and an investment in the town.

Mr Hudson, Ms Wilkinson, Mr Bugler and addressed the Group in support of the application.

**9) 140237 (Advertisement) THE EASTBOURNE CENTRE, 47-53 GRAND PARADE**

Cons Area: Town Centre & Seafront

Proposal: Hotel Entrance (East & North East Elevations). Free standing signboard with perimeter LED illumination displaying Hotel logos and information. "V" Hotel logo fixed to bulkhead. Bar Entrance (South Elevation). Free standing signboard with perimeter LED illumination displaying Hotel logos and information "VISTA" Bar logo fixed to ceramic balcony. Grand Parade (South East Elevation). Hotel logo manifestation to existing glazed balustrades.

**CAAG Comments:** The Group raised major objections to the proposal. It was felt that the proposed scale, material, colour, form and illumination were inappropriate for the surrounding Conservation Area.

**10) 140288 (Full Plans) ST ANDREWS SCHOOL, 72 MEADS STREET**

Cons Area: Meads

Proposal: Erection of a new sports hall (including changing facilities. WCs, office, storage and dance studio) located on existing playing field.

**CAAG Comments:** The Group raised no objections in principle to the provision of a sports hall and considered that it would be an improvement to the facilities and therefore good for the town. The Group was pleased to note that there have been negotiations with officers and that the proposed building had been dug down into the ground, but remain concerned that the design had not gone as far as it could to ensure that it would blend in with the environment and the conservation area. The overall height was still a concern and the Group suggested there should be some relief to the boxy shape and bland façade. It was suggested that a green roof should be considered. The Group compared the proposal to the successful scheme at Eastbourne College, discussed earlier in the meeting and considered that there was more work to be done.

Mr Baron, Mr Henderson-Reid and Ms Meade addressed the Group in support of the application.

**11) 140321 (Listed Building Consent) RAILWAY STATION, TERMINUS ROAD**

Cons Area: Town centre & Seafront

Proposal: Renewal and upgrade of existing data display systems within Eastbourne Railway station with more appropriate modern equivalents.

**CAAG Comments:** The Group raised no objections to the proposal subject to the removal of the current redundant equipment.

**12) 140326 (Full Plans) 1 LUSHINGTON ROAD**

Cons Area: Town centre & Seafront

Proposal: Single storey extension to rear to provide additional treatment room.

**CAAG Comments:** No objections raised.

**13) 140346 (Householder) 6 LAWNS AVENUE**

Cons Area: Old Town

Proposal: Rear extension at first floor level and alterations to roof.

**CAAG Comments:** No objections raised.

**NOTED.**

**53 New Listings**

The Specialist Advisor (Conservation and Design) advised that there were no new listings. The Group was advised that the Eastbourne Centre had been nominated for a new listing. It was due to be sent out for consultation shortly.

**NOTED.**

**54 Dates of future meetings - All at 6.00 p.m. at the Town Hall**

The date of the next meeting was confirmed as the 13 May 2014 (at 6.00pm at the Town Hall).



**55 Vote of Thanks.**

The Specialist Advisor – Conservation and Design informed the Group that this would be their last meeting as they would be leaving the authority. The Group wished them all the best and thanked them for their input and hard work supporting the Group.

The meeting closed at 7.54 pm

**Councillor Shuttleworth  
(Chairman)**

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# Agenda Item 7

## CONSERVATION AREA ADVISORY GROUP

Tuesday 13 May 2014.

### PLANNING APPLICATIONS – DECISIONS OF THE PLANNING COMMITTEE

	<b>APPLICATION</b>	<b>LOCATION</b>	<b>DECISION AND DATE</b>	<b>DATE OF C.A.A.G</b>
1.	130907 (PPP)	Serco Ltd, Serco Yard, Bedfordwell Road	Granted 25/3/14	7/1/14 objections raised.

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## Conservation Area Advisory Group – 13 May 2014

### Planning Applications for Consideration

#### **1) 140357 (Full Plans) 1-5 SEASIDE**

Cons area: Town Centre & Seafront

Proposal: Conversion of existing maisonette above take away restaurant to three self contained one bedroom flats with the ground to remain commercial in the form of a retail unit; with a single storey side extension to the ground floor providing additional space for the retail unit.

#### **2) 140376 (Householder) 3 PARK CLOSE**

Cons area: Park Close

Proposal: Single storey rear extension to form study.

#### **3) 140378 (Full Plans) 72 SEASIDE ROAD**

Cons area: Town Centre & Seafront

Proposal: Removal and reinstatement of shopfront, with provision for separate access to first floor flat.

#### **4) 140399 (Listed Building Consent) ALL SOULS CHURCH, 53 SUSANS ROAD**

Cons area: N/A

Proposal: Rebuild/repair existing brick-built boundary wall between All Souls Vicarage and Church Hall.

#### **5) 140467 & 8 (Full Plans & Listed Building Consent) 15 CORNFIELD TERRACE**

Cons area: Town Centre & Seafront

Proposal: Removal of existing plastic roof light and plastic tiles on rear roof slope, and replace with conservation roof light.

#### **6) 140469 (Householder) HOLLY LODGE, 44A ST JOHNS ROAD**

Cons area: Meads

Proposal: Demolition of existing garage and erection of single storey accommodation.

#### **7) 140562 (Advertisement Consent) CROWN AND ANCHOR, MARINE PARADE**

Cons area: Town Centre & Seafront

Proposal: Display of externally illuminated individual lettering, one externally illuminated fascia sign, three externally illuminated wall signs, one externally illuminated double sided projecting sign and nine floodlights, together with eight non-illuminated signs.

#### **8) 140563 (Full Plans) ST SAVIOURS AND ST PETER'S CHURCH, SOUTH STREET**

Cons area: Town Centre & Seafront

Proposal: Alterations to existing Garden of Remembrance to form Columbarium.

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