

Tuesday, 19 November 2013
at 6.00 pm



Conservation Area Advisory Group

PRESENT:-

Councillor Shuttleworth (Chairman) and Councillor Warner

Officers:

Ms J Sabin, Customer Caseworker
Ms K Quint, Specialist Advisor (Planning)

ADVISORS:

Mr Crook, Royal Institute of British Architects
Mr Howell, Eastbourne Society

(Apologies for absence were reported from Councillor Thompson and Councillor Belsey)

30 Minutes of the meeting held on 8 October 2013.

The minutes of the meeting held on 8 October was submitted and approved and the Chairman was authorised to sign them as a correct record.

The Group discussed application **130673 & 130674** (Householder & Conservation Area Consent) **11 PARK CLOSE**. Due to a technical issue at the last meeting, the Group were unable to comment on the application but agreed to be consulted following the meeting. The Group's comments following the meeting were read out by the Chairman and noted by the Group.

10) 130673 & 130674 (Householder & Conservation Area Consent) **11 PARK CLOSE**

Cons Area: Park Close

Proposal: Proposed two storey rear extension. Demolition of existing garage and erection of replacement garage. Conservation Area Consent also applied for (REF: 130674)

CAAG Comments: The Group raised objections to the mass (height and bulk at first floor level) of the extension and the impact on the space between the property and no.10.

NOTED.

31 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).

Mr Crook declared an interest in item 11 – 15 Cornfield Terrace and remained in the room but did not take part in the discussion.

32 Planning Applications - Determined under Delegated Powers.

The decisions on applications within or affecting the setting of Conservation Areas or Listed Buildings determined under delegated powers were reported.

NOTED.

33 Planning Applications for Consideration.

The Customer Caseworker reported on planning applications for consideration in the Conservation Areas. The Group's comments were set out in the schedule below.

1) 130530 & 130712 (Full Plans and Listed Building Consent) 11 THE GOFFS

Cons Area: N/A

Proposal: The conversion of a detached house currently set out and used as housing in multiple occupation into a single dwelling.

CAAG Comments: No objections raised.

2) 130663 (Listed Building Consent) 16 ALL SAINTS, 22 DARLEY ROAD

Cons Area: Meads

Proposal: Installation of secondary glazing to three windows on ground floor of duplex flat.

CAAG Comments: The Group reiterated the same comments that had been made at the last meeting. The Group raised objections to the secondary glazing and the impact it would have on the character and appearance of the listed building. They were concerned that an approval would set a precedent for the whole building, particularly as the property was located on the front elevation. It was suggested that slimlite double glazing be investigated as an acceptable alternative.

Mrs Nicholls addressed the Group in support of the application.

3) 130722 & 130723 (Full Plans and Listed building Consent) AMBASSADOR HOTEL, 1-3 HOWARD SQUARE

Cons Area: Town Centre & Seafront

Proposal: Erection of an extension to the first, second and third floors at the rear to provide ensuite facilities.

CAAG Comments: No objections raised.

4) 130737 (Full Plans) 122 PEVENSEY ROAD & 142 LANGNEY ROAD

Cons Area: Town Centre & Seafront

Proposal: Change of use from auction house (Sui Generis) to Gymnasium

(D2) with installation of a frosted glazed shopfront.

CAAG Comments: The Group raised no objections in principle subject to details of the advertising being agreed with the applicant and an assurance that the venting system would be placed at the back of the property.

5) 130755 (Full Plans) 32 UPPERTON GARDENS

Cons Area: Upperton

Proposal: Demolition of block of 3 existing garages at the rear of 32 Upperton Gardens and the erection of a block of 4 garages.

CAAG Comments: No objections raised.

6) 130756 (Full Plans) ST ANDREWS SCHOOL, 72 MEADS ROAD

Cons Area: Meads

Proposal: Erection of a new sports hall (to include changing facilities, WC's, office, storage and dance studio) on existing playing field.

CAAG Comments: The Group raised no objections in principle to the proposal of a new sports hall but had major concerns with the design. The Group felt that the scale, height, bulk, materials and design of the proposal was inappropriate and would have an adverse impact on the character and appearance of the surrounding conservation area. The Group also felt that the submitted plans were inadequate for a major scheme and identified the need for plans that accurately showed the representation of the building in context with its surroundings.

7) 130786 (Full Plans) LAND AT THE REAR OF 15 HARTFIELD ROAD

Cons Area: Upperton

Proposal: Erection of 1 No. 3 bed detached chalet bungalow.

CAAG Comments: The Group raised objections to the scale, massing and design of the proposal which conflicted with other buildings in the area. Concerns were raised with the loss of boundary walling, the provision of hardstanding to the front of the site and the infilling of the planned gap in the streetscene, all of which would be out of keeping and have an adverse impact on the character and appearance of the surrounding conservation area.

8) 130851 & 130852 (Full Plans and Listed Building Consent) 37 MARINE PARADE

Cons Area: Town Centre & Seafront

Proposal: Application for amendment of design of rear extension, approved under EB/2013/0074(LB), to comply with requirements of Building Control.

CAAG Comments: No objections raised.

9) 130860 (Outline) 4 THE AVENUE

Cons Area: Adjacent to Upperton

Proposal: Erection of 6 storey building (including roof) for use as student accommodation.

CAAG Comments: The Group raised objections with the height and mass of the roof proposal which would have an adverse impact on the adjoining conservation area. The Group suggested that the building be one storey lower, to step down from Hadley House to the terraces in Upperton Gardens and the roof be a traditional pitch, as opposed to a mansard to match the

pitches of the surrounding area.

10) 130870 (Householder) **3 PARK CLOSE**

Cons Area: Park Close

Proposal: Single storey side extension to form enlarged kitchen.

CAAG Comments: The Group raised no objections in principle to the reduced scheme, subject to the pitch of the two rear gables being amended to a steeper angle.

11) 130892 & 130893 (Full Plans and Listed Building Consent) **15 CORNFIELD TERRACE**

Cons Area: Town Centre & Seafront

Proposal: Change of use of former guest house to a house in multiple occupation, together with demolition of garage and internal/external alterations.

CAAG Comments: No objections raised.

(NB: Mr Crook declared an interest in this item and remained in the room but did not take part in the discussion.)

NOTED.

34 New Listings.

The Customer Caseworker advised that there were no new listings.

NOTED.

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

The date of the next meeting was confirmed as the 7 January 2014 (at 6.00pm at the Town Hall).

The meeting closed at 7.18 pm

**Councillor Shuttleworth
(Chairman)**