

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)

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)**