

Tuesday, 7 January 2014  
at 6.00 pm



# Conservation Area Advisory Group

## **PRESENT:-**

Councillor Shuttleworth (Chairman) and Councillors Belsey and Warner

## **Officers:**

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

## **ADVISORS:**

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

(An apology for absence was reported from Councillor Thompson)

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### **36 Minutes of the meeting held on 19 November 2013.**

The minutes of the meeting held on 19 November 2013 were submitted and approved and the Chairman was authorised to sign them as a correct record.

### **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.**

Councillor Belsey declared a personal interest in item 5 – Bolton Road Practice and remained in the room but did not take part in the discussion.

Mr Crook declared an interest in item 6 – Langney Priory and remained in the room but did not take part in the discussion.

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

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

#### **NOTED.**

### **39 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) 130957 (Full Plans) CAVENDISH HOTEL, 37-40 GRAND PARADE**

Cons Area: Town Centre and Seafront

Proposal: Addition of fifth floor to hotel with the erection of a flat roof extension to east wing, and the addition of dormer windows and roof lights to front elevation, west wing and mansard roof and dormer to rear elevation. (Renewal of permission EB/2010/0706).

**CAAG Comments:** The Group did not raise any objections in light of the previous appeal decision on this renewal.

**2) 130968 (Full Plans) 16 LUSHINGTON ROAD**

Cons Area: Town Centre and Seafront

Proposal: Formation of vehicle parking to rear and new access door to front, in connection with EB-2010-0060(FP).

**CAAG Comments:** The Group raised no objections, subject to details of the construction of the door being agreed with the applicant.

**3) 130976 (Advertisement) EASTBOURNE COLLEGE (MAIN SITE, PLAYING FIELD AND BIRLEY CENTRE**

Cons Area: College

Proposal: Display of freestanding totem signs, post and panel signs and digital displays.

**CAAG Comments:** The Group raised no objections to the proposed signage at the Birley Centre. The Group however raised strong objections to the scale, design, materials and method of lighting for the other signs. The Group was also concerned regarding the lack of detail in terms of the precise siting of the signs and lack of scaled elevation plans showing the signage in context.

**4) 130986 (Listed building consent) ALL SAINTS CHAPEL, 22 DARLEY ROAD**

Cons Area: Meads

Proposal: Internal alterations to chapel foyer.

**CAAG Comments:** No objections raised.

**5) 131022 (Full plans) BOLTON ROAD PRACTICE, 10 BOLTON ROAD**

Cons Area: Town Centre and Seafront

Proposal: Replacement windows from timber to uPVC - matching in all respects the existing windows.

**CAAG Comments:** The Group raised objections to the proposed uPVC windows on such a high quality building, situated in a very prominent position in the conservation area. It was recommended that slimlite double glazing be used within the existing sashes together with the overhauling of the windows.

(NB: Councillor Belsey declared a personal interest in this item and remained in the room but did not take part in the discussion.

**6) 131046 & 7 (Full plans & Listed building consent) LANGNEY PRIORY, ETCHINGHAM ROAD**

Cons Area: N/A

Proposal: Rebuilding of chimney A, installation of "tie" with "S" plate at chimney B to outside wall, stitching of external wall either side of chimney C, stitching of external wall at 45 degree buttresses, re-construction of chimney E following previous capping off at roof line, render repairs and stitching at Garderobe, re-roofing and lead guttering with insulation being installed.

**CAAG Comments:** The Group raised no objections and welcomed the proposal to safeguard the listed building.

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

By virtue of Section 100B(4) of the Local Government Act 1972, the Chairman was of the opinion that the following recently received applications, which were not listed on the agenda, should be considered in order that the applications be referred to the Planning Committee at the earliest opportunity).

**7) 130907 (FP) BEDFORDWELL ROAD DEPOT, BEDFORDWELL ROAD**

Cons Area: Not applicable

Proposal: Residential development of 102 dwellings (flats and houses), including the conversion of the existing Pump House into flats, together with access roads and parking spaces.

**CAAG Comments:** The Group supported the proposed retention and reuse of the important building (the Pump House). They did however support concerns raised by the Specialist Advisor (Conservation and Design) about the impact the proposal would have on the exterior of the building, due to a lack of detail on the plans. This included the windows, roof lights, rainwater goods and waste pipes/ventilation flues.

**8) 140003 (FP) & 140004 (LBC) 10, 12, 14 & 16 CAVENDISH PLACE**

Cons Area: Town Centre and Seafront

Proposal: Reinstatement of canopies at first floor level to front elevation of each building.

**CAAG Comments:** The Group welcomed the proposed reinstatement of canopies however would prefer the applicant to reinstate the original zinc material to ensure that the correct detailing be reproduced. This would also be a more economical option as the canopy would last much longer than the proposed fibreglass.

**NOTED.**

**40 New Listings**

The Specialist Advisor (Conservation and Design) advised that there were no new listings.

**NOTED.**

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

The date of the next meeting was confirmed as the 18 February 2014 (at 6.00pm at the Town Hall).

The meeting closed at 7.25 pm

**Councillor Shuttleworth  
(Chairman)**