

Tuesday, 18 February 2014
at 6.00 pm



Conservation Area Advisory Group

PRESENT:-

Councillor Shuttleworth (Chairman) and Councillor 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

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

42 Minutes of the meeting held on 7 January 2014.

The minutes of the meeting held on 7 January 2014 were submitted and approved and the Chairman was authorised to sign them as a correct record.

43 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.

Mr Howell declared an interest in item 6 – South Wing, Stable Courtyard and remained in the room but did not take part in the discussion.

44 Planning Applications - Decisions of the Borough Council.

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

NOTED.

45 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) 130976 (Advertisement) EASTBOURNE COLLEGE (MAIN SITE, PLAYING FIELD & BIRLEY CENTRE

Cons Area: College

Proposal: Display of Freestanding Totem signs, Post and Panel signs and Digital Display. To be located at: 1) junction of Blackwater Road and Grange Road, 2) junction of Grange Road and Carlisle Road, 3) College Road entrance, 4) junction of Blackwater Road and College Road, 5) junction of Carlisle Road and Old Wish Road, 6) Birley Centre, Carlisle Road

CAAG Comments: The Group raised no objections to the sign at the Birley Centre, subject to an agreement on the quality of material used. The Group however remained disappointed that concerns raised regarding the remaining signs at the last meeting had not been addressed. The additional information that had been submitted by the applicant reinforced the Group's strong objections to the scale, design, materials and method of lighting of the signs that would be out of keeping and disrupt an iconic view in the conservation area.

2) 140013 (Full plans) DE WALDEN MEWS

Cons Area: Meads

Proposal: Installation of steel pedestrian gate within existing opening, adjacent to existing gates at Meads Street entrance to De Walden Mews.

CAAG Comments: No objections raised.

3) 140022 (Householder) 50 ST JOHNS ROAD

Cons Area: Meads

Proposal: Erection of a two storey pitched roof extension to side elevation.

CAAG Comments: The Group raised no objections in principle however raised strong concerns against the proposed use of tile hanging on the front elevation. The Group recommended that matching brick be used in order to preserve a consistent visual outlook.

4) 140036 (Full plans) 6 BOLTON ROAD

Cons Area: Town centre & seafront

Proposal: Change of use from A3 (Restaurants & Cafes) to C3 (dwellinghouse); including the removal of the external staircase.

CAAG Comments: The Group raised no objections in principle however strong objections were raised to the strip of steel sheet on the front elevation. They recommended that the conditions be added to secure a suitable paint colour for the render and solid timber with four panelled entrance doors on the front elevation.

The Group was advised that a blue plaque commemorating the birth place of Professor Frederick Soddy, who discovered the transmutation of matter and the concept of isotopes, had been attached to the premises but had been stolen. The Group requested that officers investigate the possibility of reinstating the blue plaque and attaching blue plaques to other public places across the town. The Group suggested that the Council's devolved ward budget scheme could be used. Officers agreed to look into the correct protocol and criteria and would update the Group at a future meeting.

5) 140058 (Full plans) FLAT 3, HARFORD BATTERSBY HOUSE, 10 TRINITY TREES

Cons area: Town centre & seafront

Proposal: Replacement of existing timber windows throughout property including patio doors, with UPVC windows and doors; The design of windows and doors to match existing.

CAAG Comments: No objections raised.

6) 140078 & 9 (Full Plans & Listed Building Consent) SOUTH WING, STABLE COURTYARD, COMPTON PLACE

Cons area: N/A Grade 1 listed building

Proposal: Conversion of former stables to (B1) office use.

CAAG Comments: No objections raised.

(NB: Mr Howell declared a personal 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 might be referred to the Planning Committee at the earliest opportunity).

7) 140126 (FP) 24 LUSHINGTON ROAD

Cons Area: Town Centre & Seafront

Proposal: Retrospective planning consent for vehicle crossover and access to rear of property in Lushington Lane.

CAAG Comments: The Group raised no objections in principle, but objections were raised to the metal facings either side of the entrance, which should be replaced with a more appropriate material. The Group also expressed disappointment in the brickwork used in the alterations, which was inappropriate and not consistent with what was there originally. It was recommended that this be cleaned to be more in keeping. Lastly the Group recommended that the dropped curb be finished in material that would be appropriate for the conservation area.

8) PRE-APPLICATION ADVICE, ST ANDREWS SCHOOL

Cons Area: Meads

Proposal: Erection of a new sports hall on existing playing field.

CAAG Comments: The Group considered that the general standard of information, particularly the lack of clarification over the materials used and level of detail provided by the applicant was not satisfactory. The Group were disappointed that the concerns that had been raised previously had not been addressed, especially the minimal reduction in the overall height above ground level. The Group raised major concerns about the negative impact the proposed design of the building would have on the conservation area. They considered that it did not respond to the site topography and the surrounding environment in terms of its overall design and massing. The Group felt that the proposal should make a positive contribution to the conservation area.

NOTED.

46 Bolton House, 10 Bolton Road.

The Group considered the report of the Specialist Advisor (Conservation and Design) regarding the proposed inclusion of Bolton House, 10 Bolton Road on the list of Buildings of Local Interest.

A list of Buildings of Local Interest is held by the Council and comprises buildings or structures which make a special contribution to the Townscape, represent the work of an important local Architect, a particular style of Architecture or a period in the development of the town.

The Group was advised that if recommended, the proposal would be presented to the Planning Committee on 4 March 2014. A consultation period inviting comments from members of the public would take place over a period of 21 days between 4 and 25 March 2014.

The Group praised the quality of the supporting document, appended to the report and unanimously supported the recommendation to the Planning Committee for the inclusion of Bolton House, 10 Bolton Road as a Building of Local Interest at its meeting on 4 March 2014.

RESOLVED: That the Planning Committee be recommended to consider the inclusion of Bolton House, 10 Bolton Road as a Building of Local Interest.

47 New Listings.

The Specialist Advisor (Conservation and Design) advised that there were no new listings. The Group was advised that Bedfordwell Pump House had been nominated for a new listing.

NOTED.

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

The date of the next meeting was confirmed as the 1 April 2014 (at 6.00pm at the Town Hall).

The meeting closed at 7.36 pm

**Councillor Shuttleworth
(Chairman)**