

Tuesday, 31 March 2015
at 6.00 pm



Conservation Area Advisory Group

PRESENT:-

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

Officers:

Ms J Sabin, Specialist Advisor (Planning)

ADVISORS:

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

47 Minutes of the meeting held on 17 February 2015.

The minutes of the meeting held on 17 February 2015 were submitted and approved and the Chairman was authorised to sign them as a correct record.

48 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.

None were declared.

49 Planning Applications for Consideration

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

1) 150227, LISTED BUILDING CONSENT, 21 CAVENDISH PLACE, EASTBOURNE, BN21 3EJ

Heritage Status: Grade II Listed and Town Centre & Seafront Conservation Area

Proposal: Reinstatement of canopy to front elevation.

CAAG Comments: No objections raised.

2) 150233, PLANNING APPLICATION, 39 UPPERTON LANE, EASTBOURNE

Heritage Status: Town Centre & Seafront Conservation Area

Proposal: External alterations and change of use from vehicle repair workshop to a single dwelling house.

CAAG Comments: The Group raised objections to the proposal as they felt that the principle of siting a dwelling in this location would have a negative impact on the character of the surrounding conservation area and could set a precedent for similar applications in the future. The Group considered that the character of the lane was defined by small service buildings, subservient to the terraces of Upperton Gardens and any future development of the rear gardens would need to be well designed to be successful and should be considered in context of the whole lane.

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

3) 150276, PLANNING PERMISSION, LOWER PROMENADE, GRAND PARADE

Heritage Status: Town Centre & Seafront Conservation Area

Proposal: Proposed extension of timber decked area to beach to be used in conjunction with existing Cafe Express and Belissimo Express cafes.

CAAG Comments: The Group raised no objections to the proposal in principle however raised concerns in respect of the continuous nature of the decking and the impact it would have on the relationship between the beach and the promenade. The Group strongly believed that the extended deck should be separated into sections, with wide gaps between them so that the shingle would still be visible right up to the edge of the promenade. They also considered it essential that good quality materials be used, particularly for constructing the balustrading which should be carefully considered to reflect either the ornate traditional features found along the promenade, or a modern interpretation.

4) 150309, PLANNING PERMISSION, PART OF LOWER PROMENADE ADJACENT TO THE WISH TOWER SLOPE

Heritage Status: Town Centre & Seafront Conservation Area and adjacent to a Scheduled Monument

Proposal: Siting of a vintage AA box together with use of two adjacent parking spaces for the parking of vintage cars.

CAAG Comments: No objections raised.

NOTED.

50 New Listings

The Specialist Advisor (Planning) advised that there were no new listings.

NOTED.

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

The date of the next meeting was confirmed as the 2 June 2015.

NOTED.

52 Vote of Thanks.

As this was the last meeting of the Group before the Borough Council Elections in May 2015, Councillor Shuttleworth expressed his thanks to all those involved with the Group during the last 4 years. Thanks were also expressed to Councillors Cooke and Thompson, who were not seeking re-election and therefore this would be their last Council meeting.

NOTED.

The meeting closed at 6.42 pm

**Councillor Shuttleworth
(Chairman)**