

Tuesday, 21 February 2017
at 6.00 pm



Conservation Area Advisory Group

PRESENT:-

Councillor Rodohan (Chairman) and Councillor Smart

OFFICERS:-

Mr C Connelley, Specialist Advisor – Conversation

ADVISORS:-

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

42 Minutes of the meeting held on 10 January 2017.

The minutes of the meeting held on 10 January 2017 were submitted and approved and the Chairman was authorised to sign them as a correct record.

The Group were given updates on two applications that were discussed at the previous meeting.

- **161243, (PP) 34 MEADS STREET, EASTBOURNE** – At the previous meeting the Group raised no objections to the proposal but suggested the possibility of reducing the use of food imagery on the shop windows be explored. The Specialist Advisor for Conservation reported that conversations with the Co-Op design team had revealed that re-branding was part of a three year process and window advertising would be looked at in the future. The Group would be updated as the application progressed.
- **161321/161424, COURTLANDS HOTEL, 3-5 WILMINGTON GARDENS** – Following the Group's objections to the replacement of timber sash windows with UPVC, the Specialist Advisor for Conservation reported that he was in conversation with the applicant. Various options were being considered, including a proposal for timber windows for the front elevation. New samples would be submitted.

NOTED.

43 Apologies for absence.

Apologies for absence were reported from Councillors Belsey and Swansborough.

44 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 Crook and Mr Howell declared an interest in application 170019, 46 Ocklynge Road and remained in the room but did not take part in the discussion.

Mr Crook declared an interest in application 161492, Hydro Hotel and remained in the room but did not take part in the discussion.

45 Planning Applications for Consideration.

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

1) 161133, (LBC), EASTBOURNE RAILWAY STATION, TERMINUS ROAD, EASTBOURNE, BN21 3QJ

Cons Area: Upperton

Proposal: Refurbishment works at Eastbourne Station including the addition of a new entrance on the northern arcade of the building, extensions to the roof of the building over the new entrance, relocating stairs to the basement, opening up a historic entrance door into the station on Ashford Road and refurbishment works to the exterior station canopy.

CAAG Comments: The Group endorsed the scheme and felt that it would enhance the conservation area. The Group noted that the developers were receptive to using heritage related colours schemes, especially in terms of the ornamental brackets to the Ashford Road canopy and hoped that this would continue as the application progressed. The Group also noted the importance of signposting the Ashford Road entrance.

2) 170022, (PPP), 5 MEADS STREET, EASTBOURNE, BN20 7QT

Cons Area: Meads

Proposal: Proposed change of use from Class A2 (Financial and Professional Services) to Class C3 (residential dwelling) and two-floor rear extension.

CAAG Comments: The Group were in favour of retaining the ground floor for commercial use as any residential use would fundamentally impact the character of the conservation area. No objections were raised to the design of the rear extension.

3) 170019, (PPP), 46 OCKLYNGE ROAD, EASTBOURNE, BN21 1PP

Cons Area: Old Town

Proposal: Change of use from retail shop (Class A1) to one two- bedroom flat (Class C3) including new door to side, the replacement of an existing side extension and alterations to the shopfront.

CAAG Comments: The Group raised no objections to the change of use and felt the design would enhance the area and confirm the mixed street scene.

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

4) 161492, (ADVERTISING CONSENT), HYDRO HOTEL, MOUNT ROAD, EASTBOURNE, BN20 7HZ

Cons Area: Meads

Proposal: To display three signs on the boundary of the Hydro Hotel.

CAAG Comments: The Group strongly objected to the proposal in terms of its setting and design. It was felt that the proposal would diminish the significance of the hotel and would be in danger of setting a precedent.

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

5) 170113, (PP), 18-22 TERMINUS ROAD, EASTBOURNE, BN21 3LP

Cons Area: Town Centre and Seafront

Proposal: Proposed conversion of top floor to provide additional accommodation for second floor flat, including a dormer to the rear and three roof light windows to the front.

CAAG Comments: The applicant had taken on-board comments raised by the Group at its meeting on the 12 July 2016. The Group raised no objections to the revised proposal and felt it would preserve the conservation area.

NOTED.

46 New Listings.

The Specialist Advisor for Conservation advised that St Saviour's War Memorial, Eastbourne, St Saviour and St Peter's Church, South Street had now become listed as part of a national scheme in addition to the Eastbourne War Memorial, Memorial Roundabout, South Street that was reported at the last meeting.

NOTED.

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

The date of the next meeting was confirmed as the 4 April 2017.

The meeting closed at 7.24 pm

Councillor Rodohan (Chairman)