

Tuesday, 23 August 2016
at 6.00 pm



Conservation Area Advisory Group

PRESENT:-

Councillor Swansborough (Chairman) and Councillors Belsey and Smart

OFFICERS:

Ms A Clare, Specialist Advisor (Planning)
Mr N Holdsworth, Specialist Advisor (Planning)
Ms T Petts, Specialist Advisor (Planning)

ADVISORS:

Mr Howell, Eastbourne Society

17 Minutes of the meeting held on 12 July 2016.

The minutes of the meeting held on 12 July 2016 were submitted and approved and the Chairman was authorised to sign them as a correct record.

18 Apologies for absence.

Apologies for absence were reported from Councillor Rodohan and Mr Crook.

19 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.

20 Planning Applications for Consideration.

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

1) 160733, (PPP) 6 BOLTON ROAD, EASTBOURNE, BN21 3JX

Cons Area: Town Centre and Seafront

Proposal: Installation of bi-folding doors to front elevation, enlargement of existing steps and conversion of upper first & second floors to self-contained office suites.

CAAG Comments: The Group requested that officers negotiate with the applicant over the design of the bi-folding doors. The Group acknowledged the need for a suitable entrance for the proposed business but considered

that the doors needed to be respectful of the current historic window proportions on the property.

2) 160751, (PPP) 17-18 LUSHINGTON LANE, EASTBOURNE, EAST SUSSEX, BN21 4LJ

Cons Area: Town Centre and Seafront

Proposal: Demolition of existing garages and erection of a three storey building with 6 No. two bedroom flats with private courtyard gardens to the rear serving the ground floor flats. Conservation Area Consent has also been applied for under application reference 160752.

CAAG Comments: No objections raised.

3) 160752, (CAC), 17-18 LUSHINGTON LANE, EASTBOURNE, EAST SUSSEX, BN21 4LJ

Cons Area: Town Centre and Seafront

Proposal: Demolition of existing garages and erection of a three storey building with 6 No. two bedroom flats with private courtyard gardens to the rear serving the ground floor flats. Planning permission and demolition in a conservation area has also been applied for under application reference 160751.

CAAG Comments: No objections raised.

4) 160768, (PPP), 2 ENYS ROAD, EASTBOURNE, BN21 2DE

Cons Area: N/A

Proposal: Change of use of existing offices to form 6 x 1 & 2-bed residential flats including listed building consent ref: 160769.

CAAG Comments: The Group raised no objections to the proposal in principle, subject to ensuring the historic detailing of the building externally was preserved and that there was no material loss of historic internal fabric.

5) 160769, (LBC), 2 ENYS ROAD, EASTBOURNE, BN21 2DE

Cons Area: N/A

Proposal: Change of use of existing offices to form 6 x 1 & 2-bed residential flats.

CAAG Comments: The Group raised no objections to the proposal in principle, subject to ensuring the historic detailing of the building externally was preserved and that there was no material loss of historic internal fabric.

6) 160770, (PPP), THE MEADS CLUB, 75 MEADS ROAD, EASTBOURNE, EAST SUSSEX, BN20 7QL

Cons Area: Meads

Proposal: Use of building as 3 x residential units. External alterations comprising roof extension to create additional habitable living space and associated works. (Amendment to previously approved scheme 151175 to incorporate two additional conservatories to rear elevation).

CAAG Comments: No objections raised.

7) 160779, (PPP), 5 MEADS STREET, EASTBOURNE, EAST SUSSEX, 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 raised no objection to the change of use, however objected to the bulk, scale, mass and detailed design of the side extension which was considered to overwhelm the host building. They suggested that the applicant should work within the existing building.

8) 160792, (PPP), LANGNEY PRIORY, ETCHINGHAM ROAD, EASTBOURNE, EAST SUSSEX, BN23 7DT

Cons Area: N/A

Proposal: Provision of 7 no. new dwellings within the grounds of the Priory, the conversion of the storage building at the entrance to the site into 2 no. new residential units and the conversion of the Priory farmhouse into 4 no. new self-contained flats. Listed building consent also applied for under 160793.

CAAG Comments: The Group were supportive of the scheme in principle on the basis that it had the potential to deliver investment that could repair and restore the listed buildings which had fallen into disrepair. Any planning permission must be subject to a watertight legal agreement that would ensure that funding arising from the new properties would be used for this purpose.

9) 160793, (LBC), LANGNEY PRIORY, ETCHINGHAM ROAD, EASTBOURNE, EAST SUSSEX, BN23 7DT

Cons Area: N/A

Proposal: Listed building consent relating to 160792.

CAAG Comments: As above.

10) 160796, (LBC), GARDEN COTTAGE, LANGNEY PRIORY, ETCHINGHAM ROAD, EASTBOURNE, EAST SUSSEX, BN23 7DT

Cons Area: N/A

Proposal: Listed Building consent for refurbishment and internal alterations to a listed building.

CAAG Comments: As above.

11) 160872, (LBC), EASTBOURNE PIER, GRAND PARADE, EASTBOURNE, EAST SUSSEX, BN21 3EL

Cons Area: Town Centre and Seafront

Proposal: Listed Building consent for: Painting of 2 no. Domes (primer undercoat layer and gold metallic outer layer). Retrospective Listed Building Consent also required for: Repair and Painting of roof to 'Waterfront' bar/restaurant (primer undercoat layer and gold metallic outer layer); Painting Lion detailing on 49 no. lamp posts (primer undercoat layer and gold metallic outer layer); Painting 13 Domes and Pinnacles (primer undercoat layer and gold metallic outer layer).

CAAG Comments: The Group stated that although it was regrettable that the applicant did not seek listed building consent prior to commencement of works, in general the work undertaken had not harmed the historic character of the grade 2* listed Pier and they supported its retention. The

Group objected to any further painting of the building, including the fish scale domes in the centre of the Pier.

**12) 160878, (PPP), FLINT HALLS, 12 CHURCH STREET,
EASTBOURNE, EAST SUSSEX, BN21 1HT**

Cons Area: Old Town

Proposal: Removal of chimney on the east of the building, and making good using matching roof tiles to existing.

CAAG Comments: No objections raised.

**13) 160879, (LBC), FLINT HALLS, 12 CHURCH STREET,
EASTBOURNE, EAST SUSSEX, BN21 1HT**

Cons Area: Old Town

Proposal: Listed building consent relating to case ref: 160878:removal of a partially demolished chimney on the east side of the building, which is causing damp problems to the internal fabric of the building, and making good to match existing roof tiles.

CAAG Comments: No objections raised.

**14) 160894, (LBC), WESTERN VIEW CAFÉ, WISH TOWER SLOPES
EASTBOURNE**

Cons Area: Town Centre and Seafront

Proposal: Retention of temporary Cafe & external deck for a further 3 years beyond expiry date of existing temporary planning permission (ending on 13 July 2015).

CAAG Comments: No objections raised.

NOTED.

21 New Listings

The Specialist Advisors for Planning advised that there were no new listings.

NOTED.

22 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 October 2016.

The meeting closed at 7.41 pm

**Councillor Swansborough
(Chairman)**