

Tuesday, 4 July 2017
at 6.00 pm



Conservation Area Advisory Group

PRESENT:-

Councillor Rodohan (Chairman) and Councillors Swansborough, Belsey and Smart

OFFICERS:

Mr C Connelley, Specialist Advisor - Conservation

ADVISORS:

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

8 Minutes of the meeting held on 23 May 2017.

The minutes of the meeting held on 23 May 2017 were submitted and approved and the Chairman was authorised to sign them as a correct record.

9 Apologies for absence.

There were none.

10 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.

11 Planning Applications - Decisions of the Borough Council.

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

NOTED.

12 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) 170302, (PPP), 19-25 CARLISLE ROAD, EASTBOURNE, EAST SUSSEX, BN21 4BT

Cons Area: Town Centre and Seafront

Proposal: Roof extension to form 3 new residential dwellings.

CAAG Comments: The Group acknowledged the applicant's intention to create a classical Eastbourne terrace but objected to the specific design of the proposal and raised concerns about the third level of the extension. They felt it compromised the look and feel of the streetscape and would not preserve or enhance the appearance of the conservation area.

They suggested that the applicant consider a two storey building and that it should continue the banding and details from the neighbouring buildings to match the existing street scape.

Mr Kevin Langley, architect addressed the Group and responded to questions.

2) PRE-APP (SMC), WISH TOWER, KING EDWARD'S PARADE, EASTBOURNE, BN21 4BY

Cons Area: Town Centre and Seafront

Proposal: Construction of a new peace garden and memorial plaque adjacent to the Wish Tower.

CAAG Comments: The Group were fully supportive of the scheme and applauded the proposal as one that would rejuvenate and enhance the conservation area.

Mr John Boyle and Ms Wendy Thomas, applicants addressed the Group and responded to questions.

3) 170690, (PP), 3 SOUTH STREET, EASTBOURNE, BN21 4UJ

Cons Area: Town Centre and Seafront

Proposal: acrylic non-illuminated front shop sign over listed building.

CAAG Comments: This application had been withdrawn and would not be considered by the Group.

4) 170681, (PRE- APP), ELSTREE COTTAGE, 67 MEADS ROAD, EASTBOURNE, BN20 7QL

Cons Area: Meads

Proposal: conversion of garage into additional kitchen with 3 new windows and doors.

CAAG Comments: This application was withdrawn and would not be considered by the Group at this time.

5) 170819, (PP) POLICE STATION, GROVE ROAD, EASTBOURNE, BN22 4UF

Cons Area: Town Centre and Seafront

Proposal: Proposed refurbishment and extension of former police station building into 50 flats.

CAAG Comments: The Group in principle applauded the applicant's intentions, particularly with regard to the retention of the police station facade. They felt however, that the proposal was one storey too high and expressed concern that it would compete with the neighbouring listed Town Hall. It was also suggested that the applicant explore a mansard roof for the rear building of the proposal.

The Group also stated that the absence of a view from Old Orchard Road prevented them from fully assessing the impact of the proposal on the wider surrounding area.

Although not in their remit, the Group noted the potential for there to be a parking issue should the application be granted.

Mr Abe Mohsin, architect addressed the Group and responded to questions.

6) 170720, (PP), 31 UPPERTON ROAD, EASTBOURNE BN21 1LN

Cons Area: Old Town

Proposal: erection of a garage, creation of off-road parking and a pavement crossover.

CAAG Comments: This application was being amended and would not be considered by the Group at this time.

NOTED.

13 New Listings

The Specialist Advisor for Conservation advised that there were no new listings.

NOTED.

14 Town Centre and Seafront Conservation Appraisal

The Group were advised that the draft Town Centre and Seafront Conservation Appraisal had now been received and would be circulated to the Group.

They noted and agreed that a public consultation period would commence over the summer and would include public participation events on the Pier and in the Arndale Centre.

The next meeting of the Group on the 22 August 2017 will include a presentation on the Appraisal by its author, Eimear Murphy.

NOTED.

15 Historic Lamp Posts.

Mr Crook advised the Group that an 1852 rare surviving lamp post in the Seafront Conservation Area had been replaced without permission with a tubular lamp post. It had been previously agreed that any removals of historic lamp posts would undergo a consultation period.

Following a site meeting with contractors involving Mr Crook and the Specialist Advisor for Conservation, a community project was being set up between the contractor dealing with public highways, Eastbourne Borough Council and The Eastbourne Society to reinstate historic lamp posts in the Seafront Conservation Area.

The Group supported the project.

An update would be provided to the Group at a future meeting.

NOTED.

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

The date of the next meeting was confirmed as 22 August 2017. Mr Crook gave his apologies.

The meeting closed at 7.42 pm

Councillor Rodohan (Chairman)