

Tuesday 14 May 2013
at 6.00pm

Conservation Area Advisory Group

PRESENT:-

Councillor SHUTTLEWORTH (Chairman) and Councillors BELSEY, THOMPSON and WARNER

OFFICERS:

Mr L PALMER – Manager – Case Development
Ms C DALES – Specialist Advisor – Conservation and Design
Ms J SABIN – Caseworker

ADVISORS:

Mr R CROOK - Royal Institute of British Architects
Mr N HOWELL – Eastbourne Society

1. Minutes of the meeting held on 9th April 2013.

The minutes of the meeting held on 9th April was submitted and approved and the Chairman was authorised to sign them as a correct record.

2. Declarations of Disclosable Pecuniary Interests (DPIs)

None were declared.

3. Planning Applications – Determined by the Planning Manager.

The decisions of the Planning Manager on applications within or affecting the setting of Conservation Areas or Listed Buildings were reported.

NOTED.

4. Planning Applications – Decisions of the Borough Council.

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

NOTED.

5. Planning Applications for Consideration.

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

1) EB/2013/0030 (Listed building consent) **2 ALL SAINTS, 22 DARLEY ROAD**

Cons Area: Meads

Proposal: Installation of secondary glazing (retrospective Listed Building consent).

CAAG Comments: The Group recommended that consent be granted retrospectively, subject to a caveat that this would be a one-off approval due to its unique circumstances. The recommendation was made in view of the flat's location that was partially hidden from public view and subject to no adverse comments from English Heritage, following the meeting

The Group also requested a view from Officers at a future meeting over how this scenario could be avoided.

Mrs Killman addressed the Group, in support of the application.

2) EB/2013/0134 (Advertisement) **68 GROVE ROAD**

Cons Area: Town Centre and Seafront

Proposal: Display of 2.No. externally illuminated fascia signs and 1.No. externally illuminated projecting sign.

CAAG Comments: No objections raised.

3) EB/2013/0141 (Full Plans) **79 SEASIDE**

Cons Area: Town Centre and Seafront

Proposal: Change of Use on retail space to 2 no. of one bedroom self contained flats.

CAAG Comments: The Group raised no objections in principle subject to amendments to the elevations, that would achieve a more domestic appearance and be more in-keeping with the surrounding area.

4) EB/2013/0147 (Householder) **3 DUKES DRIVE**

Cons Area: Meads

Proposal: Demolish existing garage and erection of single storey side/rear extension.

CAAG Comments: No objections raised.

(NB: Councillor Thompson withdrew from the meeting following this application due to having to attend a mayoral engagement.)

5) EB/2013/0149 (Cons Area Consent) **3 DUKES DRIVE**

Cons Area: Meads

Proposal: Demolish existing garage and erection of single storey side/rear extension.

CAAG Comments: No objections raised.

(NB: Councillor Thompson withdrew from the meeting following this application due to having to attend a mayoral engagement.)

6) EB/2013/0158 (Full Plans) 39 UPPERTON LANE

Cons Area: Upperton Gardens

Proposal: Change of use from vehicle repair workshop to a single private dwelling, together with external alterations, including the provision of a pitched roof with dormer to the rear.

CAAG Comments: The Group raised objections to the proposed design and scale of the building, and reiterated concerns expressed at a previous meeting that the principle of creating a dwelling in this location would be totally out of keeping with the character and appearance of the surrounding conservation area.

7) EB/2013/0160 (Full Plans) LLANTHONY, 1 DARLEY ROAD

Cons Area: Meads

Proposal: Conversion of maisonette on upper and lower ground floors into two self-contained one- bedroom flats, together with infilling of undercroft at rear and repositioned entrance at the side.

CAAG Comments: No objections raised.

8) EB/2013/0163 (Householder) FLAT 2 ABBOTSROOD, 1 MILNTHORPE ROAD

Cons Area: Meads

Proposal: Replacement of first floor metal window with fixed painted timber window.

CAAG Comments: No objections raised.

9) EB/2013/0164 (Householder) LYN BANK, 11 MILL GAP ROAD

Cons Area: South Lynn Drive

Proposal: Single storey side extension.

CAAG Comments: The Group raised no objections to the proposal on conservation grounds subject to materials being agreed with the applicant to be more in-keeping with the surrounding area.

10) EB/2013/0165 (Advertisement) TRAVEL LODGE, 20 MARINE PARADE

Cons Area: Town Centre and Seafront

Proposal: Display of three internally illuminated wall signs and one internally illuminated canopy sign.

CAAG Comments: No objections raised.

11) EB/2013/0177 (Householder) 15 RAVENS CROFT

Cons Area: Meads

Proposal: First floor front/side extension.

CAAG Comments: The Group raised objections to the proposal as it would have a detrimental impact on the surrounding conservation area. Given that the building was placed in a prominent position, the character and architectural purity of the area would be compromised by the proposed scale and mass of the extension.

Mr Welham and Mr Henry both addressed the Group, in objection to the proposal.

12) EB/2013/0183 (Advertisement) 95 SEASIDE ROAD

Cons Area: Town Centre and Seafront

Proposal: Display of an internally illuminated sign on panel below fascia.

CAAG Comments: No objections raised.

13) EB/2013/0186 (Full Plans) 6 LUSHINGTON ROAD

Cons Area: Town Centre and Seafront

Proposal: Conversion of dwelling-house to 5.No. self-contained flats with single storey rear and garage extension.

CAAG Comments: The Group raised no objections subject to clarification over the material of the windows.

14) EB/2013/0204 (Full Plans) 109 - 111 PEVENSEY ROAD

Cons Area: Town Centre and Seafront

Proposal: Erection of a first floor extension and a three storey extension at rear to provide two additional flats with separate entrance (amendment to previous permission for 8 flats EB/2012/0010).

CAAG Comments: No objections raised.

15) EB/2013/0219 (Full Plans) BEACHSIDE HOLIDAY FLATS, 52 ROYAL PARADE

Cons Area: Town Centre and Seafront

Proposal: Installation of replacement UPVC windows and balcony doors to front elevation on ground and first floors, retaining existing stained glass panels.

CAAG Comments: The Group raised no objections in principle however the Group suggested that casement windows be used instead of the tilt and turn proposed.

16) TEMP00001914 (Full Plans) HELEN GARDENS BOWLING GREEN, DUKES DRIVE

Cons Area: Meads

Proposal: Extension to bowls locker.

CAAG Comments: No objections raised.

17) PRE-APPLICATION ADVICE, ST BEDE'S SCHOOL, DUKES DRIVE

Cons Area: Meads

Proposal: Installation of vertical sliding sash UPVC windows to rear elevation.

CAAG Comments: The Group raised no objections in principle to the use of UPVC subject to further discussions being carried out between the applicant and officers. They advised that a uniformed design should be avoided and that the original design of the individual windows should be replicated in the various and different parts of the building.

NOTED.

6. The Park Close Conservation Area Appraisal and Management Plan.

The Group considered the report of the Specialist Advisor – Conservation and Design regarding the Park Close Conservation Area Appraisal and Management Plan.

The Council has a duty to review, formulate and publish appraisals and management plans for the preservation and enhancement of the Borough's 12 Conservation Areas.

The Specialist Advisor – Conservation and Design highlighted the Management Plan in Section 6 of the Appraisal, appended to the report that contained proposals that seek to preserve and enhance the character and appearance of the Park Close Conservation Area. This included the proposed introduction of Article 4 directions that would bring under planning control, specified works that would normally be allowed without planning permission.

The Group praised the quality of the document and expressed their thanks to the Specialist Advisor – Conservation and Design. They unanimously supported the document being presented to the Planning Committee.

NOTED.

7. New Listings

The Specialist Advisor - Conservation and Design advised the group that Eastbourne Signal Box had been given a Grade II listing.

NOTED.

8. Future Meeting Dates

Dates were confirmed as follows (all at 6.00pm at the Town Hall)

16 July 2013	7 January 2014
27 August 2013	18 February 2014
8 October 2013	1 April 2014
19 November 2013	13 May 2014

The meeting closed at 8.10 p.m.

**Councillor Alan Shuttleworth
(Chairman)**