

Tuesday, 16 July 2013  
at 6.00 pm



# Conservation Area Advisory Group

## PRESENT:-

Councillor Shuttleworth (Chairman) and Councillors Belsey and Warner

## Officers:

Ms C Dales – Specialist Advisor – Conservation and Design  
Ms J Sabin – Case Worker

## ADVISORS:

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

(An apology of absence was reported from Councillor Thompson)

## 9 Minutes of the meeting held on 14 May 2013

The minutes of the meeting held on 14<sup>th</sup> May was submitted and approved and the Chairman was authorised to sign them as a correct record.

## 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 (please see note at end of agenda).

Mr Crook declared an interest in item 10 – Motcombe Lodge, 2 Motcombe Road and remained in the room but did not take part in the discussion.

Mr Howell declared an interest in item 11 – Compton Park, Compton Place Road and remained in the room but did not take part in the discussion.

## 11 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.**

## 12 Planning Applications - Decisions of the Borough Council

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

**NOTED.**

### **13 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 the schedule below.

#### **1) 130216 (Full plans) 14 & 15 MARINE ROAD and 1 LEAF HALL ROAD**

Cons Area: Town Centre & Seafront

Proposal: Demolition of buildings (14 and 15 Marine Road) and construction of 3 new terrace houses in addition to change of use from car valeting to residential with creation of flat at 1 Leaf Hall Road.

**CAAG Comments:** The Group raised no objections in principle but suggested that the roof be pitched and tiled to a traditional ridge, instead of the overly steep angle so that it would be less imposing on surrounding buildings. It was also requested that the slate tile hanging to the gable of the property adjacent to the Leaf Hall be replaced with weatherboarding, and the palette of colours used in development be light.

#### **2) 130316 (Conservation Area Consent) 14 & 15 MARINE ROAD and 1 LEAF HALL ROAD**

Cons Area: Town Centre and Seafront

Proposal: Demolition of buildings (14 and 15 Marine Road) and construction of 3 new terrace houses in addition to change of use from car valeting to residential with creation of flat at 1 Leaf Hall Road.

**CAAG Comments:** The Group raised no objections in principle but suggested that the roof be pitched and tiled to a traditional ridge, instead of the overly steep angle so that it would be less imposing on surrounding buildings. It was also requested that the slate tile hanging to the gable of the property adjacent to the Leaf Hall be replaced with weatherboarding, and the palette of colours used in development be light.

#### **3) EB/2013/0141 (Advertisement) 45 SOUTH STREET**

Cons Area: Town Centre and Seafront

Proposal: Display of one non-illuminated panel sign, one internally applied window vinyl and one externally illuminated projecting sign.

**CAAG Comments:** The Group raised initial concerns over the size of the hanging sign but would raise no objections, subject to the deletion of the panel sign from the proposal that the Group felt would be out of keeping with the surrounding area.

#### **4) 130346 (Full plans) 4 SUSANS ROAD**

Cons Area: Town Centre and Seafront

Proposal: Retrospective application for canopy over yard area.

**CAAG Comments:** No objections raised.

#### **5) 130353 (Full plans) ROBOROUGH HOUSE, 1 UPPER AVENUE**

Cons Area: Upperton

Proposal: Conversion and extension of Roborough House to create an International Study Centre, together with a new lecture theatre, student

accommodation, landscaping and demolition of The Bourne Unit and other redundant buildings.

**CAAG Comments:** The Group raised no objections to the proposal and were pleased that the building was being brought back into use.

Mr Waddy addressed the Group in support of the application and clarified any questions that were raised.

**6) 130356** (Full Plans) **FLAT 2, ABBOTSROOD, 1 MILNTHORPE ROAD**

Cons Area: Meads

Proposal: Installation of replacement double glazed, timber, vertical sliding sash windows to front elevation of first floor flat.

**CAAG Comments:** No objections raised.

**7) 130357** (Full Plans) **COMMUNAL AREA TO THE FRONT OF 15-22 RAVENS CROFT**

Cons Area: Meads

Proposal: Raising the height of the existing boundary wall between Ravens Croft, South Cliff and Mount Road with one course of shaped coping brick.

**CAAG Comments:** No objections raised.

**8) 130361** (Full plans) **DYKE HOUSE, 110 SOUTH STREET**

Cons Area: own Centre & Seafront

Proposal: Creation of new entrance to offices and new shopfront to front elevation.

**CAAG Comments:** The Group raised no objections in principle, subject to the design of the canopy being amended to remove the curved section, together with the addition of cornicing to the top edge.

**9) 130368** (Advertisement) **202 TERMINUS ROAD**

Cons Area: Affects the setting of a listed building and conservation area

Proposal: Display of two internally illuminated projecting signs, one externally illuminated projecting sign, two internally illuminated fascia signs and seven up-lights.

**CAAG Comments:** The Group raised no objections in principle to the vertical projecting signs above the ground floor level, but the Group considered that externally illuminated banners should be used instead of the proposed box signs. The Group did raise strong objections to the use of purple up lighting as it would be out of keeping with the surrounding area.

**10) 130369** (Householder) **MOTCOMBE LODGE, 2 MOTCOMBE ROAD**

Cons Area: Old Town

Proposal: Conversion of garage and internal alterations with new oriel window to replace garage door, new replacement glazed doors.

**CAAG Comments:** The Group raised objections to the oriel window, which was considered to be an inappropriate feature on a Georgian façade. It was suggested that a casement style window be used to match the existing windows at ground floor level, together with the use of flint to infill the remainder of the opening.

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

**11) 130372** (Listed Building Consent) **COMPTON PARK, COMPTON PLACE ROAD**

Cons Area: NA

Proposal: Removal of metal trelliswork on all elevations of main house.

**CAAG Comments:** No objections raised.

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

**12) 130381** (Householder) **3 PARK CLOSE**

Cons Area: Park Close

Proposal: Single storey extension to the side to form an enlarged kitchen.

**CAAG Comments:** The Group raised objections to the bulk of the side projection and the resulting inappropriate roof form, notably the concealed flat roof and the steepness of the pitch. It was felt that this could potentially have a negative impact on the surrounding conservation area. The Group requested that the item be deferred for additional discussions with the applicant to negotiate an amended scheme that would address these issues.

The Group's proposed amendments included the construction of an extension to the rear of the property, without roof lights or a flat roof. If the extension were to be placed at the side, the Group requested that it be reduced so it protruded no more than one metre from the existing façade and again requested that the roof should not be flat, but pitched instead. The Group requested that any amended design be presented to the next meeting of the Conservation Area Advisory Group on the 27 August 2013.

**NOTED.**

**14 Conservation Area Appraisals & Management Plans: Plan for Review.**

The Specialist Advisor - Conservation and Design gave a verbal report outlining the proposed rolling programme for Conservation Area Appraisals.

The Park Close Conservation Area Appraisal was currently out on public consultation until 16 August 2013, after which any comments would be reviewed. The Specialist Advisor - Conservation and Design advised the Group that work had begun on appraisals for the Town Centre and Seafront Conservation Area and South Lynn Drive Conservation Area and it was proposed that they would be next on the programme. This was supported by the Group. The Specialist Advisor - Conservation and Design informed the Group that the first draft of the Town Centre and Seafront Conservation Area Appraisal and Management Plan would be available in March 2014.

Future appraisals would cover the Ratton, Old Town, College, Saffrons and Willingdon Conservation Areas.

**NOTED.**

**15 New Listings.**

The Specialist Advisor - Conservation and Design advised the group that there were no new listings.

**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 the 27 August 2013 (at 6.00pm at the Town Hall).

**NOTED.**

The meeting closed at 7.40 pm

**Councillor Shuttleworth  
(Chairman)**