Tuesday, 27 August 2013
at 6.00 pm

EASTBOURNE
Borough Council
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Conservation Area Advisory Group

PRESENT:-

Councillor Shuttleworth (Chairman) and Councillors Belsey and Thompson

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 Warner)

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17 Minutes of the meeting held on 16 July 2013

The minutes of the meeting held on 16 July was submitted and approved and the Chairman was authorised to sign them as a correct record.

18 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 Howell declared an interest in item 5 – Compton Park, Compton Place Road and remained in the room but did not take part in the discussion.

19 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) 130387 (Householder) **23 HARTFIELD ROAD**

Cons Area: Upperton

Proposal: Provision of new parking area to front with new vehicular crossover. Includes demolition of part of the front wall and rebuilding of part of front wall.

Conservation Area consent also applied for (Ref: 130496)

CAAG Comments: The Group raised objections to the proposed demolition of part of the wall as it would disrupt the existing aesthetic of the vista

along that part of Hartfield Road and the character of the surrounding conservation area.

2) 130401 (Householder) **11 CAREW ROAD**

Cons Area: Upperton

Proposal: Proposed single storey extensions at side and rear to form a granny annexe together with enlarged utility area.

CAAG Comments: No objections raised.

3) 130403 (Listed Building Consent) **"PHOTO STATION", EASTBOURNE RAILWAY STATION, TERMINUS ROAD**

Cons Area: n/a

Proposal: To make internal alterations to shop and work area. The work does not entail any alterations to the original structure of the building.

CAAG Comments: No objections raised.

4) 130424 (Full plans) **BEVERLEY COURT, 2-3 SOUTH CLIFF**

Cons Area: Town Centre & Seafront

Proposal: Replacement of single-glazed wooden framed windows and exterior doors with new double-glazed PVCu framed windows and doors.

CAAG Comments: The Group raised objections to the loss of the original timber windows to the front elevations as it would have a significant impact on the character of the building. It was recommended that the original windows on the front elevation be restored or overhauled. The Group however had no objections to the UPVC replacements to the rear.

Given the regularity of applications for replacement windows, the Group also expressed the importance of advising applicants over the appropriate design for replacement windows. It was suggested that the Council investigate by consulting with neighbouring authorities, with the aim of producing design guidance notes.

5) 130470 (Listed Building Consent) **COMPTON PLACE, COMPTON PLACE ROAD**

Cons Area: n/a

Proposal: Proposed replacement of existing lead covering on flat roof with Sarnafil.

CAAG Comments: The Group raised concerns to the proposal, especially the loss of the original fabric from the Grade I listed building. The Group did acknowledge the potential high cost associated with replacing lead on a large area however suggested that the applicant use "Liquid Plastic" instead of Sarnafil. This would be a more appropriate in terms of finish on the roof. The Group agreed to discuss the application at a future meeting, once the comments from English Heritage had been received.

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

6) 130472 (Full Plans) **CHELSEA COURT, LUSHINGTON LANE**

Cons Area: Town Centre & Seafront

Proposal: Replacement of existing timber windows and balcony doors to

UPVC on all elevations.

CAAG Comments: No objections raised.

7) 130474 (Full Plans) **LOWER GROUND FLOOR, 14 GILDREDGE ROAD**

Cons Area: Town Centre & Seafront

Proposal: Demolition of section of front external wall below existing window to enlarge window depth and installation of new timber window.

CAAG Comments: No objections raised.

8) 130475 (Conservation Area Consent) **LOWER GROUND FLOOR, 14 GILDREDGE ROAD**

Cons Area: Town Centre & Seafront

Proposal: Demolition of section of front external wall below existing window to enlarge window depth and installation of new timber window.

CAAG Comments: No objections raised.

9) 130479 (Listed Building Consent) **THE BANDSTAND, GRAND PARADE**

Cons Area: Town Centre & Seafront

Proposal: The repair, restoration and redetailing of the following areas:1.Central Bandstand.2. Lower Colonnade.3. Upper Colonnade.4. Terraced Seating Areas.5. Terraced Soffit and Fascias together with general internal fabric repairs generally.6. Other repairs in connection with the above.

CAAG Comments: No objections raised.

10) 130486 (Full Plans) **FLAT 8 MEADSWAY, 8 STAVELEY ROAD**

Cons Area: Meads

Proposal: Installation of awning above existing veranda of third floor flat on the rear elevation of the building.

CAAG Comments: No objections raised.

11) 130496 (Conservation Area Consent) **23 HARTFIELD ROAD**

Cons Area: Upperton

Proposal: Provision of new parking area to front with new vehicular crossover. Includes demolition of part of the front wall and rebuilding of part of front wall.

Planning permission also applied for (Ref: 130387)

CAAG Comments: The Group raised objections to the proposed demolition of part of the wall as it would disrupt the existing aesthetic of the vista along that part of Hartfield Road and the character of the surrounding conservation area.

12) 130503 (Full Plans) **THE COACH HOUSE, 2 HARTFIELD ROAD**

Cons Area: Upperton

Proposal: Proposed conversion of store to 1 no. 3 bedroom house.

CAAG Comments: The Group raised objections to the proposal as it would significantly alter the character of the service road and surrounding conservation area. They felt that the provision of a dwelling in the backland location and the proposed alterations to the building, notably the dormers

would be inappropriate for the area and set a precedent for any future inappropriate development.

13) 130527 (Advertisement Consent) **WESTERN VIEW CAFÉ, WISH TOWER, KING EDWARDS PARADE**

Cons Area: Town Centre & Seafront

Proposal: Display of an internally illuminated sign on front elevation.

CAAG Comments: No objections raised.

14) 130528 (Full plans) **BEDES SCHOOL, DUKES DRIVE**

Cons Area: Meads

Proposal: Installation of replacement UPVC windows to rear elevation to match existing timber units.

CAAG Comments: The Group had no objections to the replacement UPVC sliding sash windows on the rear elevation, but objections were raised to the proposed replacement of the first and second floor bay windows on the corner of the building. It was requested that the applicant ensure that the replacement bay windows replicate the original design as closely as possible, given its prominent view from the public realm.

(By virtue of Section 100B(4) of the Local Government Act 1972, the Chairman was of the opinion that the following recently received applications, which were not listed on the agenda, should be considered in order that the applications might be referred to the Planning Committee at the earliest opportunity).

15) 130329 (Full Plans) **GORDON LODGE, 25 ST ANNES ROAD**

Cons Area: Upperton

Proposal: Construction of a three storey extension at rear and conversion of the existing building to provide 11 no. residential flats together with landscaping, waste and cycle storage, including the removal of the existing rear external escape gantry and single storey lower ground side addition.

CAAG Comments: The Group raised no conservation objections to the proposal.

NOTED.

20 Motcombe Baths, Motcombe

The Group considered the report of the Specialist Advisor – Conservation and Design that recommended the inclusion of Motcombe Baths as a Building of Local Interest.

A list of Buildings of Local Interest is held by the Council and comprises buildings or structures which make a special contribution to the Townscape, represent the work of an important local Architect, a particular style of Architecture or a period in the development of the town.

An assessment of Motcome Gardens was undertaken in line with the guidelines in the 'English Heritage Good Practice Guide for Local Heritage Listing'. The assessment recommended that Motcombe Baths be added to the local list as a Building of Local Interest. This was due to the quality of construction of Motcombe Baths, its contribution to the streetscape, its

place within the development and history of bathing and social habits and its structural completeness as a pool and within the complex.

Including Motcombe Baths as a Building of Local Interest would signify its contribution to the history of the Motcombe area of the town, and its place in the social history of bathing.

The Group was advised that if recommended, the proposal would be presented to the Planning Committee on 1 October 2013. A consultation period inviting comments from members of the public would take place over a period of 21 days between 27 August 2013 and 17 September 2013.

The Group praised the quality of the supporting document, appended to the report and unanimously supported the recommendation to the Planning Committee for the inclusion of Motcombe Baths as a Building of Local Interest as its meeting on 1 October 2013.

NOTED.

21 New Listings.

The Specialist Advisor – Conservation and Design advised the Group that there were no new listings.

NOTED.

22 Park Close Conservation Area Appraisal - Update

The Specialist Advisor – Conservation and Design gave an update to the Group following the conclusion of the consultation period for the Park Close Conservation Area Appraisal and Management Plans.

The Group was advised that comments had been received from the Twentieth Century Society and only minor alterations to the wording would be made.

The Appraisal and Management Plans would be presented to a future Cabinet meeting for formal adoption.

NOTED.

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

The date of the next meeting was confirmed as the 8 October 2013 (at 6.00pm at the Town Hall).

NOTED.

The meeting closed at 7.18 pm

Councillor Shuttleworth
(Chairman)