CONSERVATION AREA ADVISORY GROUP

Tuesday 7 January 2003

PRESENT: -

Councillor LEGGETT (Chairman) Councillor Slater (Deputy Chairman)

ADVISERS:

Mrs CLACK - Eastbourne Civic Society

Mr ORRELL-JONES - Royal Institute of British Architects

Mr P WEST KELSEY - Royal Town Planning Institute.

OFFICERS:

Mr I Hayes - Development Control Manager

Mr J COLLARD - Development Planning Manager

(Apologies for absence were reported from Councillor Mrs Howlett and Mr V Caldow)

20. MINUTES. The minutes of the meeting held on 3 December 2002 were submitted and approved and the Chairman was authorised to sign them as a correct record.

21. PLANNING APPLICATIONS - DECISIONS OF THE BOROUGH COUNCIL. The decisions of the Planning and Licensing Committee on applications in the Conservation Areas were reported.

NOTED.

22. PLANNING APPLICATIONS - DETERMINED BY THE HEAD OF PLANNING. The decisions of the Head of Planning on applications within or affecting the setting of the Conservation Areas or Listed Buildings were reported.

NOTED.

23. PLANNING APPLICATIONS. The Head of Planning reported on planning applications in the Conservation Areas. The observations are set out on the attached sheets.

The meeting closed at 3.45 p.m.

Councillor Leggett

(Chairman)

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PLANNING APPLICATIONS FOR CONSIDERATION

	WARD	APPLICATION NUMBER	LOCATION AND DESCRIPTION OF DEVELOPMENT
1.	RAT	EB/2002/0736	**THE LAWNS, HOO GARDENS** - Cladding of two tank rooms on roof with UPVC.
			C.A.A.G COMMENTS: This item was deferred at the last meeting to give Members the opportunity of viewing the site. The Group agreed that the proposed UPVC covering would be detrimental to the surrounding conservation area, and suggested that the applicants investigate the use of aluminium covering with a dark coloured finish.
2.	MEA	EB/2002/0741	**ST BEDE'S SCHOOL, DUKES DRIVE** - Replacement of existing windows to south elevation and part of east and west elevations with new PVCu double-glazed windows.

			C.A.A.G COMMENTS: The Group raised no concerns in principle to the replacement of the windows. The Development Planning Manager advised the Group that further details regarding the proposed replacement windows had been requested but not yet received. The Group therefore agreed that further details needed to be submitted before approving the scheme.
3.	**RAT**	**EB/2002/0750**	**FIVE GABLES, 136 WISH HILL** - Detached garden shed. (Retrospective application)
			C.A.A.G COMMENTS: No objections raised.

4.	**MEA**	**EB/2002/0751(OL)**	**1 JEVINGTON GARDENS** - Demolition of existing building and erection of five-storey block of eight three-bedroom flats and a three-bedroom penthouse, with garages and car parking at the rear.	
			C.A.A.G COMMENTS: No objections raised to the demolition of the existing building or the design, in principle, of the replacement building.	

5.	**DEV**	**EB/2002/0764(LB)**	**CHARLES JEWEL YOUTH CLUB, 56/58 SEASIDE** - Disabled access ramp.	
			C.A.A.G COMMENTS: Strong objections raised, the Group noted the need for the ramp and the necessity to comply with the DDA, but they felt that the proposed ramp would spoil the front elevation of the building, and would be detrimental to the surrounding conservation area.	
6.	**OLD**	**EB/2002/0767**	**ST ELISABETHS CHURCH HALL, VICTORIA DRIVE** - Installation of external flues and lighting.	
			C.A.A.G COMMENTS: No objections raised subject to agreement regarding the detailing as outlined by the Development Planning Manager.	
7.	**OLD**	**EB/2002/0768(LB)**	**ST ELISABETHS CHURCH HALL, VICTORIA DRIVE** - Installation of new mechanical and heating services, together with external lighting.	
			C.A.A.G COMMENTS: No objections raised subject to agreement regarding the detailing as outlined by the Development planning Manager.	

(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 and Licensing Committee at the earliest opportunity).

8.	**MDS**	**EB/2002/0773 (LA)**	**JUNCTION OF WESTERN PARADE AND HOLYWELL DRIVE** - Provision of disabled access and ramp to western end of Holywell chalets 1-36.
			C.A.A.G COMMENTS: No objections raised.
9.	**MDS**	**EB/2002/0778**	**2 THE VILLAGE, MEADS STREET** - Conservatory at rear.
			C.A.A.G COMMENTS: No objections raised.
10.	**MDS**	**EB/2002/0780**	**FLAT 1, 3 DALTON ROAD** - Replacement UPVC frames for bay window and door in rear bedroom.
			C.A.A.G COMMENTS: No objections raised.
11.	**MDS**	**EB/2002/0783**	**DEVONSHIRE BATHS SITE AND COMMODORE HOTEL, GRAND PARADE.** Removal of condition 2 of permission EB/2002/214 to allow permanent access to Lascelles Terrace.

			C.A.A.G COMMENTS: No objections raised.
12.	**MDS**	**EB/2002/0789**	**47a and 49 SOUTH STREET -** Proposed part single storey, 2 storey and first floor extensions at rear to enlarge No. 49 South Street, together with internal alterations to first floor level to change the use of part of existing residential 3 bedroom flat (47a South Street) from dwelling to offices, all in conjunction with existing insurance brokers business at 49 South Street.
			C.A.A.G COMMENTS: No objections raised.

13.	**MDS**	**EB/2002/0792**	**FLAT 6, MILCHESTER HOUSE, 12 STAVELEY ROAD -** Replacement windows.
			C.A.A.G COMMENTS: No objections raised.
14.	**DEV**	**EB/2002/0793**	**84-85 ROYAL PARADE -** Division of conservatory on front elevation and low dividing wall between numbers 84 and 85 in connection with separation of premises into two guesthouses/small hotels, in keeping with surroundings.

			C.A.A.G COMMENTS: No objections raised subject to agreement regarding the detailing of the proposed changes. The Group requested that the Development Control Manager suggest that the applicant retain the gable at the front of the conservatory.
15.	**OLD**	**EB/2003/0004**	**21 LAWNS AVENUE -** Conservatory at rear.
			C.A.A.G COMMENTS: No objections raised.
16.	**DEV**	**EB/2002/0005**	**31 MARINE PARADE -** Replacement of windows at front and rear.
			C.A.A.G COMMENTS: No objections raised in principle subject to agreement on the design of the proposed windows, which should be of a vertical sliding sash style.