CONSERVATION AREA ADVISORY GROUP

Tuesday 27 May 2003

PRESENT: -

Councillor LEGGETT (Chairman) and Councillors THOMPSON (Deputy Chairman)

Mrs HOWLETT and Mrs MURRAY

ADVISERS:

Mr M MOUNT – Royal Institute of Landscape Architects

Mr P WEST KELSEY - Royal Town Planning Institute.

OFFICERS:

Ms L RAWLINSON – Senior Planning Officer

Mr J COLLARD - Development Planning Manager

Ms C BIRD – Conservation Consultant

(Apologies for absence were reported from Mr Caldow and Mr Orrell-Jones)

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

NOTED.

2. 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.

3. 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 3.55 p.m.

Councillor Leggett

(Chairman)

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PLANNING APPLICATIONS FOR CONSIDERATION

	WARD	APPLICATION NUMBER	LOCATION AND DESCRIPTION OF DEVELOPMENT
1.	**DEV**	**EB/2003/0234**	**113 SEASIDE ROAD -** Provision of external rendering, increased height of balcony wall, and provision of gates and door surround.
			C.A.A.G COMMENTS: No objections in principle, subject to further discussion regarding the proposed gate and portico.
2.	**DEV**	**EB/2003/0246(CA)**	**MARINE GARAGE, MARINE ROAD -** Demolition of car showroom and office building.
			C.A.A.G COMMENTS: No objections raised.
3.	**MEA**	**EB/2003/0248**	**22 SOUTH STREET -** Change of use of ground floor to a printing shop with retail element; of basement to a printing workshop; and of first and second floors to two two-bedroom self-contained flats, and external alterations at front and rear.

			C.A.A.G COMMENTS: No objections raised, the applicants would be asked if they would reconsider restoring the frontage.
4.	**MEA**	**EB/2003/0254**	**16-20 SOUTH STREET -** Proposed change of use from existing three-storey offices into four self-contained flats on the first and second floors and three shop units on the ground floor, including replacement shop fronts.
			C.A.A.G COMMENTS: No objections raised.

5.	**MEA**	**EB/2003/0257**	**CENTRAL COURT, 13 SOUTH STREET -** Demolition of chimney at rear and installation of two conservation rooflights.
			C.A.A.G COMMENTS: No objections raised.
6.	**DEV**	**EB/2003/0261**	**74 SEASIDE ROAD -** Conversion of upper floors into 2 self-contained flats, and formation of new shop front.
			C.A.A.G COMMENTS: No objections raised.
7.	**DEV**	**EB/2003/0263**	**MARINE GARAGE MARINE ROAD -** Erection of four town houses (fronting Marine Road) and the formation of two two-bed apartments, (fronting Leaf Hall Road).

			C.A.A.G COMMENTS: No objections raised in principle subject to detailing of proposed balcony.
8.	**MEA**	**EB/2003/0265(ADV)**	**STAVELEY COURT, 9 STAVELEY ROAD -** Display of a developers signboard with two attached flagpoles and two directional signboards.
			C.A.A.G COMMENTS: Objections raised. The Group agreed the sign should be moved to the side road off the seafront.
9.	**MEA**	**EB/2003/0268**	**BISHOP CAREY, GAUDICK ROAD -** Erection of a pair of garages in front garden, involving excavation of bank.
			C.A.A.G COMMENTS: Objections raised, the proposals are not in keeping with the surrounding conservation area.

10.	**MEA**	**EB/2003/0269**	**SUNNYMEAD, GAUDICK ROAD -** Erection of a three storey plus penthouse block of seven flats at rear.

			C.A.A.G COMMENTS: Objections raised. The Group felt that it would be a serious overdevelopment of the site and therefore out of keeping with the surrounding conservation area.
11.	**MEA**	**EB/2003/0270(CA)**	**SUNNYMEAD, GAUDICK ROAD -** Demolition of existing stable building, removal of section of front boundary wall and removal of section of side boundary wall (To Bishop Carey).
			C.A.A.G COMMENTS: No objections raised.
12.	**MEA**	**EB/2003/0272**	**10 LISMORE ROAD -** Erection of two-storey extension at rear, enlargement of existing dormer windows at front and rear and conversion of premises to form four one-bedroom flats and one two-bedroom maisonette.
			C.A.A.G COMMENTS: No objection raised, subject to the dormer remaining a single unit.
13.	**MEA**	**EB/2003/0274**	**DYKE HOUSE, 110 SOUTH STREET -** Formation of access ramp to provide access to retail units and offices for disabled persons.
			C.A.A.G COMMENTS: No objections raised.

14.	**MEA**	**EB/2003/0275**	**BELLE VUE HOTEL, 4 GRAND PARADE -** Replace windows of bay with doors and fanlight over.
			C.A.A.G COMMENTS: Objections raised, the Group felt that the design should be simplified in order not to detract from the other listed buildings in the surrounding area, and should be subject to further negotiation.

15.	**MEA**	**EB/2003/0276(LB)**	**BELLE VUE HOTEL, 4 GRAND PARADE -** Replace windows of bay with doors and fanlights over.
			C.A.A.G COMMENTS: Objections raised, the Group felt that the design should be simplified in order not to detract from the other listed buildings in the surrounding area, and should be subject to further negotiation.
16.	**MEA**	**EB/2003/0286(LA)**	**WISH TOWER BATHING BEACHES GRAND PARADE -** Temporary permission to place children's inflatables and attractions on beach.
			C.A.A.G COMMENTS: No objections raised.
17.	**MEA**	**EB/2003/0287**	**FLAT 1, DOLPHIN COURT, 2 CLIFF ROAD -** Installation of replacement UPVC windows.

			C.A.A.G COMMENTS: No objections raised.
18.	**MEA**	**EB/2003/0288**	**LAND AT REAR OF 2-14 SOUTH STREET -** Demolition of workshops/storage buildings and erection of terrace of ten three-storey town houses, together with the conversion of 2A South Street from storage to three-bedroom dwelling.
			C.A.A.G COMMENTS: No objections to the residential use of the site, although the Group felt that the proposals needed further consideration.
19.	**RAT**	**EB/2003/0289(LB)**	**CHALK FARM HOTEL COOPERS HILL -** Installation of a colinear antenna at rear.
			C.A.A.G COMMENTS: Objections raised as the proposal adversely affected the special interest of the Listed Building.

20.	**MEA**	**EB/2003/0291**	**4 DOLPHIN COURT, 2 CLIFF ROAD -** Retrospective application for installation of upvc windows.
			C.A.A.G COMMENTS: No objections raised.
21.	**OLD**	**EB/2003/0296(LB)**	**1 FLINT HALLS, 12 CHURCH STREET -** Installation of satellite mini-dish at rear of roof.

			C.A.A.G COMMENTS: Objections raised, the Group felt that an alternative site should be sought.
22.	**MEA**	**EB/2003/0297**	**MOIRA HOUSE SCHOOL, UPPER CARLISLE ROAD -** Relocation of modular classroom, for a period of three years, to site adjacent to the swimming pool.
			C.A.A.G COMMENTS: The Group felt that this site was too close to the boundary and that an alternative location should be found.
(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).			
23.	**MDS**	**EB/2003/0129**	**GARAGE BLOCK BETWEEN 18 & 19 THE VILLAGE –** Demolition of existing garage block and erection of a single detatched dwelling with integral garage.
			C.A.A.G COMMENTS: No objections raised in principle, although the Group felt that the detailing needed further consideration.
24.	**DEV**	**EB/2003/0308**	**52 TERMINUS ROAD -** Installation of new shop front.

			C.A.A.G COMMENTS: No objections raised.
25.	**OLD**	**EB/2003/0313**	**SAFEWAY, HIGH STREET –** Installation of ATM (cash machine) in front elevation.
			C.A.A.G COMMENTS: No objections raised and would expect to see an Advertisement Regulations application in the near future for the sign.
26.	**MDS**	**EB/2003/0319**	**32 GRAND MANSIONS, 1-3 SILVERDALE ROAD –** Erection of a lean-to conservatory at rear.
			C.A.A.G COMMENTS: No objections raised.
27.	**MDS**	**EB/2003/0320**	**BISHOP CAREY & SUNNYMEAD, GAUDICK ROAD –** Erection of a mews of four bedroom houses with rooms in the roof and integral garages, parking spaces and access road.
			C.A.A.G COMMENTS: Objections raised. The Group felt that the proposals were too large for the site, and out of keeping with the surrounding conservation area.

28.	**MDS**	**EB/2003/0321 (CA)**	**BISHOP CAREY & SUNNYMEAD, GAUDICK ROAD –** Demolition of existing stable/garage unit to land a rear of Bishop Carey, removal of section of walling, all to allow for proposed stable mews development, including formation of new access to highway and demolish existing stable unit adjacent to Sunnymead, all as shown on the enclosed plans.
			C.A.A.G COMMENTS: Objections raised. The Group felt that the proposals were too large for the site, and out of keeping with the surrounding conservation area.
29.	**DEV**	**EB/2003/0323 (OL)**	**LAND AT REAR OF 1-17 ELMS AVENUE –** Renewal of permission for a sigle storey dwelling, [previous application ref. EB/2000/0271 (OL)]
			C.A.A.G COMMENTS: No objections raised.