CONSERVATION AREA ADVISORY GROUP

Tuesday 8 July 2003

PRESENT: -

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

Mrs HOWLETT and Mrs MURRAY

ADVISERS:

Mr M MOUNT – Eastbourne Society (Royal Institute of Landscape Architects)

Mr P WEST KELSEY - Royal Town Planning Institute.

Mr ORRELL JONES – Royal Institute of British Architects

OFFICERS:

Mr I HAYES – Development Control Manager

Mr J COLLARD - Development Planning Manager

Ms C BIRD – Conservation Consultant

(An apology for absence was reported from Mr Caldow)

4. ST ELISABETH'S CHURCH – DRAFT PLANNING BRIEF FOR CONSULTATION. The Group considered the report of the Head of Planning advising members that St Elisabeth's church in Victoria Drive had been declared redundant by the Church Commissioners. However, it is a Grade II Listed Building and as such, it was part of the nation's architectural and historical heritage and every effort should be made to retain the building and its architectural values.

A Draft Planning Brief had therefore been prepared in conjunction with Council officers and the various heritage and church agencies that had an interest in the building. These agencies include the Church Commissioners, the Diocese of Chichester, English Heritage and the Courtauld Institute of Art. The assets of the building that were of particular value were detailed within the report.

As a Listed Building, the Council must make all endeavours to identify a viable use for the building in partnership with the Church Commissioners and other agencies. The Council would test these possibilities in accordance with Borough Plan policies. If marketing were not successful, then the Church Commissioners would review future options for the building, including demolition. A new Planning Brief for the site would be prepared at that time.

The Group agreed that a flexible approach should be taken towards the uses of the site and there were good opportunities available to develop the site. The Group supported the Draft Planning Brief.

RESOLVED: That the Planning and Licensing Committee be advised that the Conservation Area Advisory Group were in support of the draft Planning Brief.

5. THE CONSERVATION SERVICE. The Development Planning Manager advised the Group of the various restructuring changes and failed budget bids that had taken place within the Planning department and the implications for The Conservation Area Advisory Group. It was reported that the loss of a full time Historic Buildings Advisor means that there will need to be changes to current practices. This is likely to involve a reduction of applications coming to CAAG as officers will be preparing a report in the near future seeking delegation of conservation matters. This would be in line with the increase in officer delegation supported by Government and indeed operating with our own Planning and Licensing Committee. This is likely to mean that there would be roughly a 50% reduction in items coming to the Group, and that the remaining 50% would be delegated to Officers. Meetings would need to continue as scheduled to meet the government targets on planning application decisions.

NOTED.

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

NOTED.

7. 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.

8. 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 4.05 p.m.

Councillor Leggett

(Chairman)

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PLANNING APPLICATIONS FOR CONSIDERATION

	WARD	APPLICATION NUMBER	LOCATION AND DESCRIPTION OF DEVELOPMENT

1.	**UPP**	**EB/2003/0344**	**LAND AND BARN AT REAR OF 5 CROWN STREET** - Part demolition of existing building and building works to effect change of use from workshop to a single dwelling.
			C.A.A.G COMMENTS: No objections raised.
2.	**MEA**	**EB/2003/0347**	**BURLINGTON COURT, BURLINGTON PLACE** - Installation of replacement central window on front elevation with a double glazed, powder coated steel unit.
			C.A.A.G COMMENTS: No objections raised.
3.	**MEA**	**EB/2003/0348**	**67 CARLISLE ROAD** - Change of use from residential care home to single private dwelling and demolition of single storey extension at rear.
			C.A.A.G COMMENTS: No objections raised.
4.	**MEA**	**EB/2003/0354**	**6A CHATSWORTH GARDENS** - Installation of glazed covered way between dwelling and store.
			C.A.A.G COMMENTS: No objections raised.

5.	**MEA**	**EB/2003/0356**	**12 TRINITY TREES -** Erection of two-storey building facing Lismore Road to form one ground floor flat and two first floor flats with vehicular access through to three parking spaces at rear for 12 Trinity Trees.
			C.A.A.G COMMENTS: No objections raised.
6.	**MEA**	**EB/2003/0357**	**41 GILDREDGE ROAD** - Installation of replacement UPVC windows on side and rear elevations and creation of new access ramp and stairs to front.
			C.A.A.G COMMENTS: No objections raised subject to further detailing of ramp materials and railings.
7.	**MEA**	**EB/2003/0361**	**12 & 12A LISMORE ROAD -** Installation of replacement windows and door at rear and side.
			C.A.A.G COMMENTS: No objections raised subject to reconsideration of replacement of side window.
8.	**DEV**	**EB/2003/0370**	**49 PEVENSEY ROAD -** Conversion and extension of hostel with single garage into nine self-contained flats and two maisonettes, one of which features an integral garage.

			C.A.A.G COMMENTS: No objections raised.
9.	**UPP**	**EB/2003/0374**	**6A SELWYN ROAD -** Roof extension.
			C.A.A.G COMMENTS: No objections raised subject to detailing and treatment of roof to match existing.
10.	**MEA**	**EB/2003/0382**	**BLACKWATER HOUSE BLACKWATER ROAD** - Erection of new residential school house. (Renewal of outline consent ref. EB/1995/0326(OL)).
			C.A.A.G COMMENTS: No objections raised.
11.	**MEA**	**EB/2003/0394**	**7 DARLEY ROAD -** Demolition of garage and conservatory and erection of single storey extensions to provide dining room and four residents bedrooms.
			C.A.A.G COMMENTS: No objections raised.
(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).			
12.	**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: No objections raised subject to stringent conditions as advised by the Conservation Consultant. The Group did express some reservations regarding the size of the development.
13.	**MEA**	**EB/2003/0320**	**BISHOP CAREY & SUNNYMEAD, GAUDICK ROAD** – Erection of a mews of four four-bedroom houses with rooms in the roof and integral garages, parking spaces and access road.
			C.A.A.G COMMENTS: No objections raised subject to stringent conditions as advised by the Conservation Consultant. The Group did express some reservations regarding the size of the development.

14.	**UPP**	**EB/2003/0403 (ADV)**	**SAFEWAY, 4 HIGH STREET** – Installation of internally illuminated sign and ATM (cash machine) surround.
			C.A.A.G COMMENTS: No objections raised.
15.	**MEA**	**EB/2003/0410**	**FLAT 10, 63 CARLSILE ROAD** – Installation of replacement UPVC windows at rear.

			C.A.A.G COMMENTS: No objections raised.
16.	**MEA**	**EB/2003/0411**	**6 WESTCLIFFE COURT, 10 ST JOHN'S ROAD –** Replacement of windows in white UPVC double glazed windows.
			C.A.A.G COMMENTS: No objections raised subject to agreement on detailing and design of windows and door.
17.	**MEA**	**EB/2003/0419**	**22 SAFFRONS ROAD –** Conversion of second floor roof space to provide two bedroom flat, installation of roof lights and erection of of galvanised metal staircase at side.
			C.A.A.G COMMENTS: No objections raised subject to alterations to the placement of roof lights in some elevations.
18.	**MEA**	**EB/2003/0422**	**FLAT 2, LEIGHTON LODGE, 1 STAVELEY ROAD –** White replacement UPVC windows at side.
			C.A.A.G COMMENTS: No objections raised.
19.	**DEV**	**EB/2003/0432**	**ALL SOULS CHURCH VICARAGE, SUSANS ROAD –** Alterations to existing dining room window to provide new French doors.

			C.A.A.G COMMENTS: No objections raised subject to agreement on detailing.
20.	**DEV**	**EB/2003/0433 (LB)**	**ALL SOULS CHURCH VICARAGE, SUSANS ROAD** – Alterations to existing dining room window to provide new French doors.
			C.A.A.G COMMENTS: No objections raised subject to agreement on detailing.