

Tuesday 29 May 2007
at 6.00pm



Conservation Area Advisory Group

PRESENT:-

Councillors Steve Wallis (Chairman), Olive Woodall (Deputy Chairman) and Alex Hough.

OFFICERS:

Mr Ian Hayes – Development Control Manager
Ms Deborah Gardner – Historic Buildings Consultant
Miss Emma Nelson – Conservation Officer

ADVISORS:

Mr Peter Beake – Eastbourne Society
Mr Philip West-Kelsey - Royal Town Planning Institute
Mr Victor Calow - Royal Institute of Chartered Surveyors

(An apology for absence was reported from Councillor Nigel Goodyear who was attending a new councillor training event).

1. Minutes.

The minutes of the meeting held on 10 April 2007 were submitted and approved and the Chairman was authorised to sign them as a correct record.

2. Declarations of Interest.

No declarations were made.

3. Planning Applications – Decisions of the Borough Council.

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

Noted.

4. Planning Applications – Determined by the Planning Manager.

The decisions of the Planning Manager on applications within or affecting the setting of the Conservation Areas or Listed Buildings were reported.

Noted.

5. Planning Applications

The Historic Buildings Consultant reported on planning applications in the Conservation Areas. The Group's comments are set out in the attached schedule.

6. Upperton Gardens – Draft Conservation Area Appraisal

The Conservation Officer reported on progress to date. The Upperton Gardens conservation area was the first to be chosen for appraisal. The Saffrons conservation area would be the next to be undertaken. The appraisal would be carried out in line with English Heritage guidance. Questionnaires were being sent to local residents seeking views on relevant issues including possible re-drawing of the conservation area's boundaries. Full public consultation would be undertaken prior to formal adoption of the appraisal by the Council.

Noted.

7. Proposed Design Review Panel

The Development Control Manager reported on progress to date in respect of the creation of a Design Panel. The original suggestion of combining the panel with the Conservation Area Advisory Group had now been found to be impracticable for a number of reasons. It was felt that the panel should be able to meet privately if the panel's advisors were to be prepared to comment freely on the merits of other architect's work. It was envisaged that the panel would comprise some 8 architects drawn from membership of the RIBA's regional branch of whom at least 4 would attend any particular meeting. The focus of the panel's work would be on particular major applications. It would be difficult to manage the agenda for a meeting of a combined group with a mix of conservation and listed building items and major planning applications where design advice was sought. A report was due to be submitted to the Planning Committee to finalise the proposed arrangements.

Victor Caldo expressed the opinion that the Design Panel should have structural surveyors within its membership as their expertise could be useful in assessing the viability of particular design proposals.

Noted.

8. Future Meeting Dates

Dates were confirmed as follows(all at 6.00pm at the Town Hall):

2007: Tuesday 3 July, Tuesday 28 August, Tuesday 16 October and Tuesday 27 November.

2008: Wednesday 2 January, Tuesday 26 February and Tuesday 8 April*.

(* Note, this last date was incorrectly published on the agenda as 10 March)

The meeting closed at 7.30 p.m.

**Councillor Wallis
(Chairman)**

Schedule of Planning Applications Considered:

EB/2007/0231 (Local authority) Wish Tower Car Park and Slopes, King Edward's Parade

Cons Area: Town Centre and Seafront

Proposal: Installation of a carousel between June and September.

CAAG comments: No objection was raised subject to satisfactory details being received in respect of the base construction and dimensions.

EB/2007/0252 (Full plans) Land adjacent to Park Lodge, 4 Compton Street

Cons Area: Town Centre and Seafront

Proposal: Erection of a seventh floor to building approved by planning permission ref. EB/2005/0184, to form one additional flat (7 flats in total in building).

Note: Mr Alan Edgar, the applicant's agent was permitted to address the meeting and explain the amended proposals and answer members' questions.

CAAG comments: No objection was raised in principle however in view of the fact that detailed plans were not yet available the Group asked that the Planning Committee seek appropriate conditions relating to the outstanding details including materials, fenestration and ventilation and also to consider the visual impact on adjacent properties as this was difficult to judge on the basis of the plans and drawings currently before the meeting.

EB/2007/0265 (Listed building consent) Town Hall, Grove Road

Cons Area: Town Centre and Seafront

Proposal: Erect partition walls in 2 rooms to provide corridor for access to rooms on ground floor.

CAAG comments: No objection was raised.

EB/2007/0280 (Full plans) Towner Art Gallery, 9 -11 Borough Lane

Cons Area: Old Town

Proposal: Change of use of Towner Art Gallery to residential and conversion to 8 self-contained flats with 8 car parking spaces and removal/re-erection of parts of the existing courtyard wall.).

CAAG comments: Reservations were expressed and given the lack of detail and need for further information the Group asked that consideration be deferred to the next meeting on 3 July.

EB/2007/0281 (Listed building consent) Towner Art Gallery, 9 -11 Borough Lane

Cons Area: Old Town

Proposal: Change of use of Towner Art Gallery to residential and conversion to 8 self-contained flats with 8 car parking spaces and removal/re-erection of parts of the existing courtyard wall.).

CAAG comments: See comments given for EB/2007/0280 above.

EB/2007/0282 (Full plans) Junction of Carlisle Road and College Road

Cons Area: College

Proposal: Erection of 3-storey music school with associated external works.

CAAG comments: No objection was raised.

EB/2007/0285 (Conservation area consent) Junction of Carlisle Road and College Road

Cons Area: College

Proposal: Demolition of single storey building and single storey wing of existing teaching block and removal of timber shed.

CAAG comments: See comment given for EB/2007/0285 above.

EB/2007/0303 (Full plans) 101 Carlisle Road

Cons Area: Meads

Proposal: Demolition .of existing single-storey building and erection of a detached foustorey building of seven flats with new road access and parking area at front.

CAAG comments: Strong objection was raised in view of the proposed removal of a substantial part of a listed building.

EB/2007/0304 (Listed building consent) 101 Carlisle Road

Cons Area: Meads

Proposal: Demolition .of existing dwelling at 101 Carlisle Road, involving renovation of the existing gable side wall of 99 Carlisle Road (Grade 2 Listed) where attachment occurs.

CAAG comments: See comments given for EB/2007/0303 above.

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

EB/2007/0325 (Advertisement) The Hog's Head, 46 – 48 Terminus Road

Cons Area: Town Centre and Seafront

Proposal: Display of externally illuminated fascia signs and a projecting sign.

CAAG comments: No objection was raised in respect of the signage and hanging brackets, however other features shown on the submitted plan, including the canopy to the widows and the bollards with advertisement panels adjacent to the pavement, were not acceptable in view of the absence of sufficient detail.