

Conservation Area Advisory Group

PRESENT:-

Councillors Wallis (Chairman) and Councillors Goodyear and Hough

OFFICERS:

Mr I HAYES – Development Control Manager
Ms D GARDNER – Historic Buildings Consultant

ADVISORS:

Mr P BEAKE – Eastbourne Society

(Apologies for absence were reported from Councillor Miss Woodall, Mr Caldwell, Mr West-Kelsey and Mr Orrell-Jones)

21. Minutes of the meeting held on 28 August 2007.

The minutes of the meeting held on 28 August 2007 were submitted and approved and the Chairman was authorised to sign them as a correct record.

22. Declarations of Interest.

There were none.

23. Planning Applications – Decisions of the Borough Council.

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

NOTED.

24. 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.

25. Planning Applications

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

26. Future Meeting Dates

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

2007: Tuesday 27 November.

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

The meeting closed at 6.45 p.m.

**Councillor Wallis
(Chairman)**

1) EB/2007/0539 (Full Plans) **KOALA, KING EDWARDS PARADE, EASTBOURNE**

Cons Area: Meads

Proposal: Redevelopment of site to provide block of 7 apartments and terrace of 4 houses (revised scheme)

CAAG Comments: The Group agreed that this application was out of keeping and felt that this proposal was less supportable than the previous scheme. The Group raised concerns regarding the design and agreed that it did not preserve or enhance the surrounding conservation area.

2) EB/2007/0560 (Full Plans) **LAND AT JUNCTION OF, CARLISLE ROAD AND COLLEGE ROAD,**

Cons Area: College

Proposal: Erection of three-storey music school with associated external works (Amended scheme).

CAAG Comments: The Group strongly supported this application and felt that it was a quality development which would enhance the area.

3) EB/2007/0561 (Advertisement) **9 SEASIDE ROAD, EASTBOURNE**

Cons Area: Town Centre and Seafront

Proposal: Retrospective application for the display of a non illuminated fascia sign

CAAG Comments: The Group objected to this proposal stating that it was out of keeping and against Council policy.

4) EB/2007/0582 (Full Plans) **3 GRAND PARADE, EASTBOURNE**

Cons Area: Town Centre and Seafront

Proposal: Conversion of a single private dwelling house into five flats

CAAG Comments: The Group could not support the application at present as the information was incomplete.

5) EB/2007/0583 (LB Consent) **3 GRAND PARADE, EASTBOURNE**

Cons Area: Town Centre and Seafront

Proposal: Conversion of a single private dwelling house into five self-contained flats

CAAG Comments: The Group could not support the application at present as the information was incomplete.

6) EB/2007/0585 (Full Plans) **84-86 WISH HILL, EASTBOURNE**

Cons Area: Willingdon

Proposal: Conversion from one dwelling and hairdressing salon into two dwellings, together with the provision of an enlarged front entrance porch

CAAG Comments: The Group wished to have the detailing of the porch conditioned, however they did support the application.

7) EB/2007/0612 (Full Plans) **CLAREMONT HOTEL, 5 - 10 GRAND PARADE, EASTBOURNE**

Cons Area: Town Centre and Seafront

Proposal: Provision of access ramp to front elevation, and related works to existing railings

CAAG Comments: No objections in principle subject to the conditioning of the detail of the ramp railings and lanterns etc.

8) EB/2007/0614 (LB Consent) **CLAREMONT HOTEL, 5 - 10 GRAND PARADE, EASTBOURNE**

Cons Area: Town Centre and Seafront

Proposal: Provision of access ramp to front elevation and related works to existing railings

CAAG Comments: No objections in principle subject to the conditioning of the detail of the ramp railings and lanterns etc.

9) EB/2007/0616 (Full Plans) **OLD WISH ROAD, EASTBOURNE**

Cons Area: College

Proposal: Re-organisation of existing car park. Demolition of existing garages. Stopping up of Old Wish road.

CAAG Comments: No objections in principle subject to the conditioning of the detail of the proposed bollards.

10) EB/2007/0617 (Cons Area) **OLD WISH ROAD, EASTBOURNE**

Cons Area: College

Proposal: Re-organisation of existing car park. Demolition of existing garages. Stopping up of Old Wish Road.

CAAG Comments: No objections in principle subject to the conditioning of the detail of the proposed bollards.

11) EB/2007/0632 (Full Plans) **YORK HOUSE HOTEL, 14-22, ROYAL PARADE, EASTBOURNE**

Cons Area: Town Centre and Seafront

Proposal: Extension of front canopy, decking area and new front entrance door, erection of two and three-storey extensions, enlargement of swimming pool building at rear, and new car parking with access at rear of hotel, and installation of replacement UPVC windows

CAAG Comments: The terrace/decking to the front of the building would be supportable in principle subject to detail, however, works to the rear of the building were not and therefore the Group objected to the proposal. The replacement of windows for uPVC was contrary to Council policy.

12) EB/2007/0633 (Full Plans) **15 CORNFIELD TERRACE, EASTBOURNE**

Cons Area: Town Centre and Seafront

Proposal: Conversion of single dwelling into seven self-contained flats

CAAG Comments: The Group agreed the proposal was an overdevelopment and the loss of original features would impact on the internal layout, the Group therefore objected to the proposal

13) EB/2007/0649 (LB Consent) **15 CORNFIELD TERRACE, EASTBOURNE**

Cons Area: Town Centre and Seafront

Proposal: Internal and external alterations to Listed Building for conversion into seven self-contained flats, including installation of dividing walls, replacement windows and new rendering and brickwork of existing rear extension

CAAG Comments: The Group agreed the proposal was an overdevelopment and the loss of original features would impact on the internal layout, the Group therefore objected to the proposal

14) EB/2007/0639 (Full Plans) **45 CAVENDISH PLACE, EASTBOURNE**

Cons Area: Town Centre and Seafront

Proposal: Change of windows at rear of basement to French doors, blocking up of an existing door opening on existing side return elevation.

CAAG Comments: The Group objected to the proposal as no details were submitted.

15) EB/2007/0648 (Full Plans) **26 DARLEY ROAD, EASTBOURNE**

Cons Area: Meads

Proposal: First floor extension at side of house, porch at front and ground floor extension at rear

CAAG Comments: The detailing would be acceptable in principle, however, the proposal was not subservient to the existing building and the Group therefore objected to the proposal.

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).

16) EB/2007/0668 (Full Plans) **LAND TO REAR OF 38 & 40 OCKLYNGE ROAD, EASTBOURNE**

Cons Area: Old Town

Proposal: Erection of a two-storey, 2-bedroom house

CAAG Comments: The design was considered as an improvement to the initial scheme however the site constraints were still of concern and the overall opinion was that the proposal remained an over-development, and the Group therefore objected to the proposal.

17) EB/2007/0682 (Full Plans) **MOTCOMBE FARMHOUSE, 2 MOTCOMBE ROAD, EASTBOURNE**

Cons Area: Old Town

Proposal: Conversion of outbuilding to ancillary residential accommodation

CAAG Comments: Whilst the proposal for conversion was considered supportable in principle there was concern that previously unauthorised works had not been regularised as part of the application. It was agreed therefore that until such time as an application was determined relevant to the alterations already carried out consideration to other alterations could not be processed and therefore the group objected to the proposal.

18) EB/2007/0683 (LB Consent) **MOTCOMBE FARMHOUSE, 2 MOTCOMBE ROAD, EASTBOURNE**

Cons Area: Old Town

Proposal: Conversion of outbuilding to ancillary residential accommodation

CAAG Comments: The conversion would be acceptable in principle, however, there were some unauthorised works that had already carried out that were not included as part of the application, and was therefore not supportable without the regularisation of the existing works. The Group objected to the proposal.