



The Planning
Inspectorate

EASTBOURNE BOROUGH COUNCIL

17 MAY 2011

3/18 Wing
Temple Quay House
2 The Square
Bristol, BS1 6PN

ORIGINAL FILED
POST ROOM
Direct Line
Customer Services:
Fax No:
e-mail:

0117 372 6248
0117 372 6372
0117 372 8804
teamp17@pins.gsi.gov.uk

Mr I Hayes
Eastbourne Borough Council
Economy, Tourism, & Environment
68 Grove Road
Eastbourne
E Sussex
BN21 1DF

Your Ref:

EB/2010/0478

Our Ref:

APP/T1410/E/11/2149103/NWF
**Further appeal references at
foot of letter**

Date:

16 May 2011

Dear Mr Hayes

**Planning (Listed Buildings and Conservation Areas) Act 1990 and Town and
Country Planning Act 1990
Appeals by HOP Construction & Developments Ltd
Site at St. Elisabeth's Church, 266-268 Victoria Drive, Eastbourne, BN20 8QX**

Thank you for your statement of case.

I enclose third party correspondence relating to the above appeals.

If you have any comments on the points raised, please send 2 copies to me no later than **30 May 2011**. You should comment solely on the representations enclosed with this letter.

You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.

Using e-mail and the internet

You can now use the internet to send us documents and check the information and the progress of this case at (www.planningportal.gov.uk/pes). If you send us your comments by e-mail, you only need to send us one copy of each. However, if you post your comments, please send us 2 copies of everything and put the full appeal reference number on each copy.

Comments submitted after the 9-week deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours sincerely



Hazel Stanmore-Richards

211L(WR)

Further appeal references:- APP/T1410/A/11/2149084

43 Cobbold Avenue
Eastbourne
SUSSEX BN21 1UY
APRIL 19th 2011

REF: APP/T1410/A11/2149084 & APP/T1410/A/11/2149103

Dear Sir,

I would register my objection to the proposed development of ST ELIZABETHS CHURCH EASTBOURNE.

In my opinion the proposals are not in keeping with the character and appearance of the local area, with the back-drop of the beautiful SOUTH DOWNS.

I feel also that this would be an over-development of the area, resulting in the surrounding residential properties losing a great deal of privacy - It would be a very un-neighbourly act.

I also feel that if the church itself was developed into apartments, then the height of the building should be reduced by at least ONE HALF.

Yours Sincerely

MRS A. S. GILMOUR

13 Stuart Avenue
Eastbourne
East Sussex
BN21 1UR
2 May 2011

The Planning Inspectorate
Room 3/21 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Sir

Reference: APP/T1410/A/11/2149084 & APP/T1410/A/11/2149103
Appeal by: HOP Construction and Developments Ltd
Site: St Elisabeths Church and Parsonage Victoria Drive Eastbourne
Proposal: Proposed conversion of St Elisabeths Church to provide 25 apartments and proposed extension to roof. Conversion of the Parsonage to three dwellings and erection of a pair of new semi-detached properties at the rear of the Parsonage.

We live in an adjoining road close to St Elisabeths Church and we have received Eastbourne Borough Council's letter of 5 April 2011 concerning the appeal by HOP Construction & Developments Ltd. We understand a copy of our letter dated 17 November 2010 should have been sent to you by the Council but we are writing again as we strongly object to these planning applications for the following reasons:

- Over development of the site and poor access from Baldwin Avenue
- Lack of adequate off road parking for the proposed number of dwellings and people who attend the church at various times throughout the week and on Sundays.
- Further congestion in an already busy area from increased traffic movements and road safety implications for pupils attending the nearby Ocklynge Junior School.
- Unsympathetic alterations and additions to the listed buildings: we have seen the "Summary of Design Reviews" report which indicates that the roof extension has been designed as a modern structure reflecting the 21st century similar to the new Tate Modern. However, as far as we understand the new Tate Modern building is not situated in a residential area.
- Lack of privacy for all surrounding properties from the proposed high rise flats and the construction of the new semi detached houses in the garden of the existing parsonage.

Along with 245 other people in September 2010 we visited the exhibition at the church which gave full details of the proposed development and appeared to be more of a marketing exercise on behalf of the developers. We are aware that subsequently there have been minor amendments to the design of the roof extension but the overall project has not changed in any real way. We have read the report covering this exhibition which highlights a number of the negative comments which were made at the time. We take exception to the interpretation under "Positive Comments" of the fact that a large number of people made no comment immediately after attending the exhibition and therefore it is not unreasonable to suggest that these people could be considered as an acceptance. We were one of the many people who made no comment but on 11th September 2010 we wrote a letter of objection to Eastbourne Borough Council. We expect other residents took similar action at the time. A further letter was sent to the Council on 17 November last year after the plans were amended.

These applications were fully considered by Eastbourne Borough Council on 4th January 2011 and the proposals were rejected by every Member of the Planning Committee. Very valid reasons have been given for refusing the applications and we trust you will support the views of the Council Members who live in the town and understand why the proposed conversion of the church and parsonage would be completely out of keeping in this residential area.

The appeal by HOP Construction & Developments Ltd should be rejected as the development will have a detrimental impact on the amenity of the surrounding residential properties and it will contravene the occupants' human rights for the enjoyment of their possessions and property.

Yours faithfully

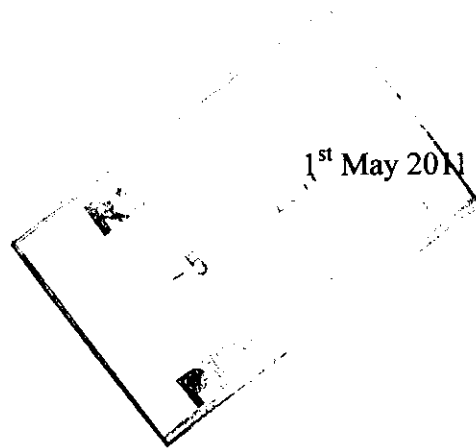

CIH Griffith


Mrs RM Griffith

PS Will you kindly let us have a copy of your planning decision letter in due course.

Mike & Lesley Williams

The Planning Inspectorate
Room 3/21 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL BS1 6PN



Dear Sir,

Reference: APP/T1410/A/11/2149084 & APP/T1410/A/2149103

Site: St Elisabeth Church and Parsonage, Victoria Drive

At long last we have been able to consider the appeal by HOP Construction & Developments Ltd, and we wish to add some further comments to our letters of 23rd August 2010 and 10th September 2010.

The Church

We consider the proposals are totally out of character with the local area and would be visible for miles around (Appeal document - History 2.3). Therefore the proposed carbuncles would prove to be unsightly for miles around. It is suggested that the design approach to the new Tate Modern should be a working example. (6.5) but St Elisabeth's is in a residential area. We were unaware that the Tate Modern was similarly placed!!

Despite the developer's claims local residents, not just those backing onto the site, but also those in nearby roads, will be able to see the awful extensions as well as being seen by the 'church' residents. You are welcome to view the site from our property.

Parking

Whilst accepting that the developer has made some amendments to the original plans to lessen traffic impact on Baldwin Avenue, we still have serious concerns were the development to proceed. Over the past 25 years we have witnessed an increase in the number of cars parking in Baldwin Avenue, particularly at school pick up time. Apparently Ocklynge Junior School is now the biggest in Europe & is only a matter of a few yards away from the proposed entrances to the site! Likewise with a reduction in parking spaces for the Church Hall, where the usage appears to be growing daily (church & clubs etc), more users will be parking in the already overly busy Baldwin Avenue. We also have concerns that Victoria Drive, a main road, will also become more congested, which again might encourage car users to use Baldwin Avenue as a 'rat run'. It is naive to think that each unit will only have a maximum of 1 car, let alone no visitors!

Density

We can't believe that permission can be granted for a development which not only substantially exceeds the area average density levels, but also does not allow for any green space.

Sunlight

We note that the developer maintains that the proposed additions to the building will not effect the sun shadow, but this is totally untrue.

May 2, 2011

We wish to support Councillor Heaps, who was merely representing a considerable number of locals. As stated in our letter of 10th September 'we were most concerned to hear the developer confirm that the proposal is virtually a 'done deal' and that we should have objected before if we didn't like the proposals.' Such a comment at the Open Night or rather Sales Evening, led us to gain the impression that Lisa Rawlinson, who was absent from this session despite we being told that she would be present, had been too involved and not operating as an independent planner, looking after the interests of the community of Eastbourne.

Why the developer should believe that public opinion should be disregarded, we cannot understand. Surely those living now and in the future within sight of the building should want the present generation to have a sensible & fair input. Don't be fooled into believing that the developer, a non resident of Eastbourne, has a real passion for preserving a listed building; he is merely arguing from a financial and commercial point of view. Once he has taken his profit he will not have to live with the consequences!

In summary the viability of whole project appears to rely on the erection of the new houses and the penthouse level, including the hideous additions. This cannot be a good enough reason to alter the character of the building.

As before we **object most strongly** to this Appeal and trust that you will support the unanimous decision taken by the Planning Committee.

In view of the fact that several letters by other local residents appear to have gone astray previously can we ask you to acknowledge receipt of this one.

Yours sincerely,



Mike & Lesley Williams

The Planning Inspectorate
Room3/21 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Reference: APP/T1410/A/11/2149084; APP/T1410/A/11/2149103
Appeal: HOP Construction & Development
Site: St Elisabeth's Church and Parsonage, Victoria Drive, Eastbourne

11/04/2011

Dear Sirs

As much as East Sussex County Council desire to have St Elisabeth's serve as a hub for community benefit and social cohesion, the passage of time has demonstrated, alas, that it cannot be. St Elisabeth's has lain dormant for years and is now in a ruinous and derelict state. Whether it be lobbying for Government grant(s), through the vain hope of philanthropy or other community initiative, all have been unsuccessful in resurrecting (pardon the pun) the church and its curtilage. The decision not to grant HOP's proposal will, inevitably, expedite the building's loss of structural and aesthetic integrity (already well advanced), and so escalate the remedial work that is urgently required.

HOP, as I understand it, were prepared to ensure that the exterior of St Elisabeth's retain its appearance as per their promise of conforming with the infamous (and exhaustive) nomenclature required of renovating a grade 2 listed building (to the tune of nearly £4 million) before attending to their planned development of the site. Again, the County Council have watched and waited for a solution to St Elisabeth's for years, only to be met with deafening silence both financially and creatively. The current financial climate, juxtaposed with the Government's austerity measures have, surely, sounded the death knell (again, pardon the pun) to the County Council's wish to have a majestic centre piece as the hive of community activity. As laudable an intention it was, pragmatism must now replace sentimentality be it religious (as a large segment is), or otherwise.

The County Council's reason(s) for declining HOP's planning application are safe (mindful of the forthcoming May elections!). They are also conservative, if a little puzzling, given the recent development of All Saints Church and Hospital on Eastbourne's coast.

the 'over development...loss of privacy...increased noise...[the development will represent] strident and incongruous features [to] the

detriment of the character and appearance of the grade 2 listed building...'

The response(s) above represent the preferences of a few, albeit an influential and well-connected part of this area (Old Town), including the Mayor. However, I am not sure that they represent the views of the greater number, particularly if one considers the longer-term benefits for the many, as any true Utilitarian calculation is obliged to do. Shorter-term considerations (as with this decline of planning application) bring merely transient satisfaction: a derelict and impoverished building of such a size cannot be good for the area in the longer term, can it? Stagnation begets stagnation. The Parsonage, as a case in point, which falls within the same planning application, is in such a tragic state that it blights (sadly) the local environment. Intransigence is not progress, nor is it in the best interests of Eastbourne's residents, particularly those who live practically opposite the church, as I do!

Years have passed and the Council's attempt to generate interest has proved futile; what does the Council imagine will change in this current climate? HOP's proposal offers, perhaps, the last and best chance of renewal and longevity to St Elisabeth's for the next generation; and, yes, it will challenge the *status quo* which, as it stands, benefits no-one.

St Elisabeth's mirrored the *zeitgeist* of the age, even in the face (or perhaps precisely because of) of an economic depression. And whilst we can empathise somewhat with the hardships of the 1930s we live in very different times and St Elisabeth's should now reflect this *zeitgeist*, and I would ask you to consider this as you reflect objectively on HOP's appeal.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'P. Fisher', with a long horizontal line extending to the right.

Peter Fisher

279 Victoria Drive, Eastbourne

90 Baldwin Avenue
Eastbourne
East Sussex BN21 1UP

18th April 2011

Ref: APP/T1410/A11/2149084 and APP/T1410/A/11/2149103

To The Planning Inspectorate

Re Planning Application St. Elisabeth's Church and Parsonage Eastbourne East Sussex

REF: EB/2010/0477(FP) AND EB/2010/478 (LB)

With reference to the above amended application for the above site we still object to the conversion.

Please note our objections to the above proposed conversion.

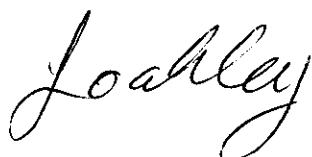
- The plans do not show enough detail of how the integrity of the church building will be maintained.
- The design is not compatible with the existing church building and the windows are overly large. The clash of materials and style do not respond to local character. The materials selected do not match the originals in size, shape and texture. We quote from the planning brief:

"The character of the church, with its large unrelieved areas of red brick, its great height and slit windows, is particularly dominant, especially on its hill top location. Any conversion, which would need to take an imaginative approach to works to the church, should take these characteristics into account"(English Heritage, April 2003).

This appears to have been ignored!

- The mezzanine is too high, obtrusive and overbearing (see 2nd bullet point).
- The conversion will overlook adjacent properties and therefore the potential impact of excessive loss of light, sun and privacy for residents of these homes, both inside and in the gardens, must be considered. The windows are too close to neighbouring homes. They are intrusive and there is the risk of potential noise and light pollution from both the windows and the terraces.
- The site appears to be overdeveloped and does not provide enough resident parking on a cramped site. Therefore vehicles will be forced to park in already crowded surrounding streets.
- Entrance on Baldwin Avenue will impact on residents' parking, school parking and compromise the safety of pedestrians and school children attending the largest junior school in Europe.
- There may be glare problems from the large expanse of glass. This could have serious consequences for residents, pedestrians and motorists. It must be considered that residents have rights not to have their views or outlook disrupted due to solar glare impact.

Thank you,



Mrs J Oakley



Mr D K Oakley



71 Baldwin Avenue
Eastbourne
BN21 1UL
11/4/11

Refs:- APP/T1410/A/11/2149084

APP/T1410/A/11/2149103

Dear Inspectorate,

We write to implore the committee to turn down this appeal. At the planning meeting, which was packed, the proposed development was castigated unanimously by the council and all residents present.

The present building is most unsightly and to add the monstrosity proposed for the roof would be abhorrent. Standing prominently on the hill it would be a complete eyesore and demean the whole area.

This is not a mere NIMBY: if the proposal was for the greater good then so be it, but for only the benefit of 25 priveleged folk in the flats and the pecuniary gain of developers who do not live here it is surely no contest. Allied to this is the problem of traffic which is dire at school times and would be exacerbated by even more traffic from the proposed development.

We understand that the church authorities favour this proposal but of course they would with such a white elephant on their plate.

For democracy to have any meaning, the overwhelming weight of opinion of residents of this whole area should outweigh the opinion of an arbiter who has nothing to do with the community.

Yours faithfully,

Mr F W and Mrs B G Thomas

46 Glendale Avenue
Eastbourne
East Sussex
BN21 1UU

The Planning Inspectorate,
Temple Key House,
Bristol
BS1 6PN

27 April 2011

Appeal Reference: APP/T1410/A/11/2149084 and APP/T1410/A/11/2149103

Dear Sir or Madam,

I am writing in support of the Eastbourne Planning Committee's unanimous decision to reject the proposed conversion to St Elisabeth's Church Eastbourne.

Having seen details of the intended scheme and having attended the planning application meeting I wish to comment on the architectural and environmental impact of these changes to the existing building.

To describe the proposed scheme as an eyesore does not even begin to describe the intrusive nature of the design on the very immediate neighbours who are overlooked by the church. For those of us in the neighbouring roads, St Elisabeth's is a visible landmark from our windows, our gardens and our streets. The original decision to list St Elisabeth's may seem to many to be of questionable merit, but if there is one feature of the church which does appear to have some grace and character it is the pitched roof which is the object of some of the most ill conceived aspects of the scheme. The proposed additions to the gabled roof area of the church will be both unsightly and discordant in relation to the surroundings; the ugly extrusions in the proposed design are out of character both with the immediate neighbourhood and the sensitivity of a former place of worship. It was not surprising to learn that the consulting architects had not previously worked on plans for a former church. The apparent extra height on what is already a very tall and dominating structure only adds further to the sense that this is a design in which the visual impact takes little account of the character of Old Town Eastbourne.

From the downs above Eastbourne St Elisabeth's Church is a very prominent, even dominant landmark for miles around. At a time when we constantly reflect on the harm we are doing to our environment, I can think of little that could be more damaging than the hideous construction planned for the church that will dominate the view from wherever visitors look as they approach Eastbourne. Now the South Downs has become a National Park with all the attendant forms of protection, I believe the planning committee of Eastbourne acted wisely in rejecting a proposal which flies in the face of the protection areas of outstanding natural beauty need if they are to retain their character and validity. For many visitors the journey along the South Downs Way begins or ends here at the eastern end of the South Downs and quite what they would make of this extraordinary disfigurement of the local skyline is very difficult to imagine.

In conclusion I would like to reiterate that I believe the original decision to reject this scheme expressed a valid and clear sighted response to a proposal which would be an environmental disaster for the locality and which architecturally is neither in keeping with Eastbourne itself nor the downland which surrounds it. With a government which is anxious to promote local democracy and decision making it would be hardly in keeping with this philosophy if the wishes of the local community and their representatives were to be ignored and the rejection of the application overturned.

Yours faithfully,

D.Goss

21 Cobbold Avenue
Eastbourne
East Sussex
BN21 1UY
28 April 2011

The Planning Inspectorate
Room 3/21 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Dear Sir or Madam

APP/T1410/A11/2149084 & APP/T1410/A11/2149103

I object to the appeal for the proposed conversion of St Elisabeth's church into 25 apartments, in particular to the proposed extension to the roof.

The church rising above the houses in the Old Town and Ocklynge valley is unattractive but causes no privacy issues to the thousands of houses surrounding it. Putting some windows in the church and adding a penthouse flat will cause enormous privacy problems for a large number of people. Jeremy Bentham's Panopticon prison design – to give constant surveillance; an 'all seeing place', springs to mind. It would be like a watchtower overseeing the inmates of the 2 storey houses and gardens both below and on the sloping hillsides.

There are no high rise dwellings within sight of St. Elisabeth's church, converting it to apartments is completely out of keeping and will cause a blight to all who dwell in the vicinity.

Thank you for reading this letter and I hope those of us in Old Town and Ocklynge will be able to continue to enjoy the degree of privacy we are accustomed to.

Yours faithfully

S.E. Flux

Susie Flux

To: The Planning Inspectorate
Room 3/21 Eagle Wing,
Temple Quay House, *2 The Square*
BRISTOL *Temple Quay*
BS1 6PN

88 Baldwin Avenue
Eastbourne
East Sussex
BN21 1UP

30th April 2011

Dear Sir or Madam,

Reference : APP/T1410/A/11/2149084 & APP/T1410/A/11/2149103

**Concerning Planning Appeals relating to Applications:
EB/2010/0477 (FP) & EB/2010/478 (LB)**

Site : St Elisabeth Church & Parsonage, Victoria Drive

Proposal : Proposed conversion of St Elisabeth's Church to provide 25 apartments and proposed extension to roof. Conversion of The Parsonage to three dwellings and erection of a pair of new semi-detached properties at the rear of The Parsonage

We wish to make the following comments on the proposed development which is the subject of a planning appeal:

Principle of Conversion to Residential Use

We are not against the conversion of the Church and Parsonage in principle because we are concerned that a long term sustainable use is found for these vacant and deteriorating buildings. It is important to resolve their future shortly to avoid further deterioration. We do not oppose the residential conversion but have concerns about the additional new extensions to the church building especially the main roof and aisle extensions and the two new houses.

Need for a Viability Appraisal to show the need for the additions

It is understood that to make the retention of the listed buildings financially viable it is necessary to provide added value in the form of the residential units proposed. What is not clear is how viable the current scheme is. No figures have been made available to judge whether the enabling aspects of the development are likely to make a sufficient return to ensure the project is viable. Without this information it is impossible to judge whether the roof additions and new houses are necessary to make the scheme work financially and give a reasonable return to the developer. A viability report of the scheme is needed to confirm that the proposals will make a sufficient return and that there is not an excess return over and above normal profits which is usually between 20% and 25% overall surplus profit.

Phasing of Development

If the main objective is to ensure the satisfactory conversion of the Church it is important that the developer is not allowed to cherry pick the more easily completed elements (conversion of the Parsonage and the construction of the pair of semi-detached houses) and then cease the development. Therefore a development bond or similar should be included in the Section 106

Agreement to guarantee completion of the scheme and clauses which stop the occupation of the Parsonage and semi-detached houses prior to the completion of the conversion of the Church.

Affordable housing

We are not against the principle of affordable housing and realise the provision of one house is considerably below the Council's normal requirement. However, if the viability of the scheme is finally balanced we are concerned that the provision of affordable housing will not help the problem of viability because its provision will reduce the potential return by reducing the number of properties for sale. We therefore request that the affordable house is deleted from the scheme and the house is changed to open market housing. This will assist the viability of the scheme and may allow some reduction in the proposed additions to the roof of the Church.

Church Roof and additions to aisles on north and south sides

The roof additions remain the most concerning feature of the proposals but the removal of the highest second additional storey is welcomed. However a more sympathetic material should be used instead of the zinc metal cladding.

We remain of the view that the use of metal cladding jars with the original materials and will be viewed from some distance. The current pitched tiled roof blends with the brick structure. The zinc cladding will stand out as an alien addition to the listed building. The illustrations show an industrial type of feature sitting on top of the roof which does not fit in with the existing structure. The amount of glazing should also be kept to a minimum to reduce the visual impact of the proposal. A tile clad pitched roof would sit more sympathetically than the present structure. It is the distant views which are most concerning and the present proposals will look most odd. We do not consider such a change would unreasonably add to the cost and the appearance of clay hanging tiles would be far preferable to a metal clad system which will stand out unduly.

Extent of high level decking on the Church Roof and north and South aisles

To minimise overlooking occurring the extent of external decking should be reduced so that residents of the penthouse flats cannot look down on the immediate houses in Baldwin Avenue.

Windows on the East Elevation of the Church

To minimise possible overlooking concerns by properties in Baldwin Avenue and windows facing east above the ground floor level should be fully obscured at least up to 2 metres within the new living and bedrooms proposed.

Car Parking Provision for the existing Church and the new residential units

The present Church use does not have sufficient car parking spaces to satisfy its own demands however the residential conversion will add to the pressures for parking off street. 30 parking spaces are provided for the 30 dwellings which is inadequate and makes no allowance for those owning more than one car per residence which is now quite common. Provision for 30 dwellings should be at least 2 per dwelling and thus 60 spaces just for residents on the site would be required. In addition no allowance is made for visitor parking which on this scale of development should be 1 space for 3 dwelling and therefore a further 10 spaces would normally be required. Therefore overall just for the proposed development 70 spaces should be provided and the present proposals are inadequate. Without better on-site provision car parking will take over the road space of the existing residential streets. Baldwin Avenue is already experiencing some parking problems at critical times such as when the Church Hall is used for services or meetings (Brownie meetings) and at school drop off and pick up times for the adjacent primary school further north along Baldwin Avenue/Victoria Drive. Therefore unless adequate on-site parking is provided an unacceptable situation will result causing traffic congestion and a lack of road space for parking by visitors to housing along Baldwin Avenue.

Vehicular Access to Baldwin Avenue

The proposed arrangement of only serving two houses and one flat via a private driveway is considered generally acceptable. We have two concerns: ensuring that this arrangement is not changed in the future through physical changes to allow more vehicles to access the car parking off Baldwin Avenue; and the abuse of the long private driveway with additional parking. We would request that a planning condition is included if planning consent is given to make it clear that driveway off Baldwin Avenue will only serve 5 car parking spaces for the pair of semi detached houses and one flat. It is appreciated that a wall will be constructed to ensure vehicle traffic cannot move from the Victoria Drive side of the site to Baldwin Avenue. In addition and most importantly to stop future misuse, the driveway should be sufficiently narrow not to allow parking along its length and to ensure this is not abused bollards shall be placed to stop parking on kerbs or landscaping adjoining the driveway. A control barrier which could be lockable metal gates based on the designs of the present iron railings facing Baldwin Avenue. The gate is necessary at the Baldwin Avenue entrance to stop vehicles driving up the long driveway and blocking it up and to deter the area becoming a congregating point for local youths which has happened in the past at night.

It is appreciated that a barrier has been added to control vehicular movement from Baldwin Avenue. This change is welcomed although the means of control should be legally controlled by condition to avoid

misuse later. A robust control system needs to be put in place to ensure the barrier is not left open to allow others with no rights to use the spaces.

However, we strongly object to the repositioning of the car park spaces from in front of the semi-detached houses to along the driveway in the amended scheme. This change is a retrograde step. This will create an unattractive feature with the driveway full of cars which we wished to avoid as mentioned in our earlier representation. These cars will look unsightly and will disturb the neighbouring residents either side of the driveway particularly when they are being worked on. This space next to the driveway needs to be well landscaped and enclosed by bollards and/or a low wall to ensure it is not used for parking. The space left in front of the semi-detached houses will in any event become parking spaces because of security concerns by the residents who wish to be able to see their cars. Therefore overtime 8 spaces will appear that is 4 along the driveway and 4 in front of the new houses. We strongly request a reversion back to the original arrangement where the spaces are tucked away in front of the new houses. We request that is achieved by condition. The provision of parking along the driveway will increase the chance of pedestrian conflict caused by having pedestrians (adults and children) walking up to and down from the church/church hall via the driveway at the same time cars are likely to be manoeuvred. It will also result in increased disturbance to the occupiers of houses either side of the access driveway.

Retain and relocate existing Lamppost in Baldwin Avenue

The old lamppost in Baldwin Avenue should be moved and relocated and not replaced with a modern unit.

Construction Period, Construction Vehicles and Deliveries

If a scheme is approved please ensure that all construction traffic is off Victoria Drive and not from Baldwin Avenue. The hours of operation for construction on external works should be limited to 9am to 5pm Monday to Friday.

Pilgrim's Progress Mural by Hans Feibusch 1944

It is important that the scheme restores the Mural and it is available to viewed by special arrangement annually at a date fixed the relevant flat owner. This requirement should be included in the Section 106 Agreement.

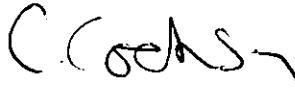
Conclusion

We are not against the principle of converting the Church and the Parsonage in order to enable a sustainable future for the listed buildings. However we have serious concerns about the scheme. **The main concerns are the inadequate number of on-site paking spaces to cater for the proposed development, the impact of the additional storey to the church which should be clad in clay tiles and not metal cladding if the additional floorspace cannot be deleted. The driveway from Baldwin Avenue should not be used as an area for parking cars on because of its**

unsightly appearance. Therefore unless the matters raised can be rectified through conditions or legal agreements we urge the current proposal is refuse.

Yours sincerely,


Mr and Mrs T C E Cookson



88 Baldwin Avenue
Eastbourne
East Sussex
BN21 1UP

**73 Baldwin Avenue
Eastbourne
East Sussex
BN21 1UL**

21st April 2011

The Planning Inspectorate
Room 3/21 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Sir,

**Appeal reference APP/T1410/A11/2149084 & APP/T1410/A11/2149013²¹⁴⁹¹⁰³ for
Notice of Application and Planning under Article 8 of Town and
Country Planning (General Development Procedure) Order 1995
St. Elisabeth's Church and Parsonage, Victoria Drive, Eastbourne
Ref. EB/2010/0447(FP) and EB/2010/478(LB)
(Amended Plans and Additional Information)**

We along with many of our neighbours attended the Meeting at the Town Hall when the above Planning Application was considered and rejected and are very concerned that this proposal for re-development will have an adverse impact on the immediate area.

The revised external design, size and appearance of the proposed roof extensions still adds to the dominance of an existing ugly building over surrounding properties, the extensions look as if factory/industrial units have been added to the roof of the existing building. No consideration appears to have been given to the privacy of existing adjacent properties with the addition of further windows and the viewing platforms/roof gardens in the proposed roof extensions, with the loss of privacy of our property and garden which are at present not overlooked. The provision of Velux windows in the roof of the 2 semi-detached houses, even with the building's revised positions, will also have a direct impact on the privacy of our property and our neighbour's.

Little consideration appears to have been given to the affect on the local environment and wildlife with the proposed removal of a number of established trees and the proposed concreting over of a large area of the existing Parsonage gardens to create parking spaces. The problem of providing off road parking would have been better addressed by incorporating garage/parking in the basement area of the existing building. The effect of providing covered parking under the building would also help to mitigate the noise from the parking area of vehicles starting and doors banging. The proposed parking appears to be minimal with no provision on site for visitor parking which will have a direct affect on surrounding roads.

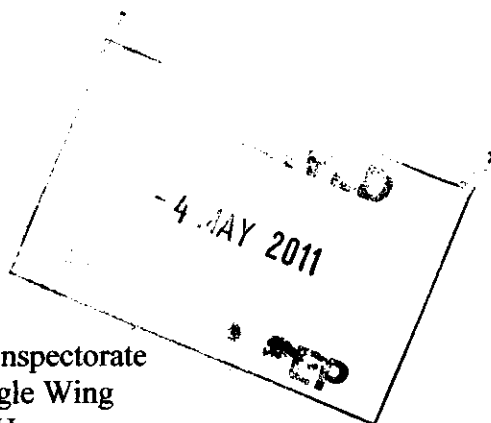
Baldwin Avenue is already a busy cut-through route more noticeable during rush hours when drivers are trying to avoid the traffic delays in Victoria Drive and Willingdon Road. There is already an existing problem with parking, safety and traffic congestion during school start and finish times with vehicles parked down both sides of the road from the entrance to Ocklynge School past our property. The

impact of the proposal to convert the existing pedestrian access from Baldwin Avenue to provide a vehicular access will only make matters worse with the inevitable loss of some parking spaces and the overflow parking from the proposed development at all hours. If this development proposal is approved then consideration should be given to installing traffic calming measures in Baldwin Avenue financed by the developers.

Discussing the original and the revised planning proposal with my neighbours, they appear to be under the impression that these proposals are the only economically viable scheme for this site. They are understandably concerned that if these plans are not passed then everything is back to square one. However I understand that this is not the case as if the developer did not obtain planning permission by April 2011 then his three year option on the site would expire. As he was the only developer to express an interest in the site this refusal would add weight to allow the Church Commissioners to apply for the buildings to be de-listed and obtain permission for demolition. This would then allow a more suitable and acceptable development to be planned for this site.

Yours faithfully

Bruce and Judy Williamson



8 Stuart Avenue
Eastbourne
East Sussex
BN21 1UR

The Planning Inspectorate
Room 3/21 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

2nd May 2011

Dear Sir/Madam,

Appeal by HOP Construction and Developments Ltd

Refs: APP/T1410/A/11/2149084 & APP/T1410/A/11/2149103

Resulting from intense public outrage following the original application submitted by HOP Construction and Developments Ltd, a resubmitted proposal responded in a very limited fashion to the range of powerfully expressed reservations and objections submitted by the local community. The Eastbourne Borough Planning Committee unanimously rejected the planning application in January 2011 as it was contrary to Development Policies.

It has been expressed repeatedly that redevelopment of this ludicrous building, inherited from the mid 1930's, should proceed apace. Housing incorporating adequate parking for today's life style, with defined access to any apartments is crucial. However, above all else a "blend in concept" with existing properties must be the theme of paramount importance.

As a prerequisite to any development proposal, should be the total demolition of the current intrusive monolithic monstrosity. This would open up a view to the west for surrounding gardens and allow the site to be sympathetically included within the existing Old Town concept. It remains inconceivable that consideration, albeit via an appeal, is being given to this ill conceived revamped submission.

We urge the Inspectorate to favour the wishes and strongly argued objections of the local people, and issue a decision rejecting the Appeal by the Developer.

Yours sincerely,

Bryan and Wendy Haynes

BRIAN & SHEILA CHESSELL

The Planning Inspectorate
Room 3/21 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

30 April 2011

Reference: APP/T1410/A/11/2149084 & APP/T1410/A/11/2149103

Dear Sirs,

St Elisabeths church and parsonage, Victoria Drive, Eastbourne.

We have at last been able to see the reasons for appeal by the applicant HOP Construction and Developments Ltd and the Councils statement and wish to add further comments to our letters and enclosures of 8th and 14th September 2010 sent to Eastbourne Borough Council.

Parking and access:- The provision of a single space for each house and apartment within the proposal will result in considerable additional on street parking as the likely ownership ratios in this area of Eastbourne on average exceed this meagre level it also ignores the needs of visitors to occupants in the development. All parking currently enjoyed by users of the Church premises is removed; normal Church worship, funeral corteges, and wedding parties, as well as the many and growing number of clubs eg scouts, art group etc. will all have to jostle for space on the already well parked Victoria Drive, a secondary and important route into Eastbourne town centre, and Baldwin Avenue.

Access from Victoria Drive will require some form of parking restriction at the entrance to maintain the current safety level as the brow of the hill restricts vision of approaching vehicles from the north which will further reduce the kerbside space available. This access will also add to the difficulties of crossing that road for pedestrians from the west to the east from the well used bus stop by the introduction of the significant number of turning vehicles.

The access from Baldwin Avenue will require resiting of a street light and possibly waiting prohibitions in that road to provide safe egress, again reducing kerbside parking available.

Shadow and the New Profile:- Para 10.39 in the developers statement ignores the movement of the present ridgeline from the centreline of the building towards the north and south sides at ridge level. Simple line drawing from a remote point – position of the sun – through that new edge line shows a very significant growth in the shadow cover and length of time of cover to buildings to the North of the church which will be worse during the winter months as the sun is at its lowest in the sky; their study seems to have ignored this and concentrated on east/west shadow cast.

Paragraphs 10.52 & 10.53 do not seem correct, from only a short distance the "Lego" like block extensions in dark colours proposed on the transepts and the roof will be visible and overpowering, please see our photo montage produced from the available data and attached to our objection letter of 14 September 2010. Your Inspector on the site inspection is very welcome to see the view from our property for him/herself. Comment was made at the Boroughs Planning Committee by Members that no lay people or Members sat on the design review panel.

The extensions on the transepts and the roof will all have roof gardens and terraces ideal for day and evening entertainment by occupants, we would contend that the noise created would carry further because of their height – the present roosting bird noise can easily be heard, and the overlooking will be very intrusive, turning the present benign monolith into an active watch tower!

Density:- The present proposals give a development density of almost 3 times the present neighbourhood which is unacceptable. This could be partly addressed by removal of all the roof extensions, the proposed backland development of houses and containing any conversion wholly within the envelope of the present church building, and the parsonage. Whilst reducing any potential income it would allow for some shared green space among site

residents an amenity sadly lacking in the present scheme, which should surely receive consideration under good planning practice.

We would add that there was no consultation on the proposals until the planning applications had been made, and this was by the developer and seemed at the exhibition to almost have a marketing bias.

The developer also considers in his original submission that should the church building be demolished then it could be assumed that up to 42 dwellings could be built in replacement, each with balconies etc. This would be totally out of keeping with the area of predominantly 2 storey development. Clearly there remains a question of the structural stability of the present building especially were the roof to be removed before internal support.

Other Issues:- The walls of the church will be some 850mm thick including the new inner leaf. The glazing will be removed from the existing windows, the stonework and tracery will remain; leaving non reflecting black slashes in the buildings façade completely changing the appearance. On the inner wall new double glazed frames will be fitted but the effect on looking out we imagine will be like looking through prison bars.

We also find it astonishing that the developer should consider the disciplining of a Council Member, The Mayor, over her statement at the planning committee meeting on behalf of her ward constituents is a valid planning reason within his appeal. She was reinforcing the viewpoints of those who spoke and the other objectors.

We would ask you to support the view of the Eastbourne Council, ours and other objections and dismiss this appeal by HOP Construction and Development Ltd.

Yours sincerely,



Brian Chessell C.Eng., MICE., MCIHT., Dip.TE.

Sheila Chessell

Ref: APP/T1410/A11/2149084 +

APP/T1410/A/11/2149103.

253, VICTORIA DRIVE
EASTBOURNE
BN20 8QY.



3rd May 2011.

Dear Sir / Madam

This is just to repeat our feelings about the crazy idea on the proposed conversion to St. Elizabeth's Church; especially the raised extension to the roof! Can you imagine the stolen privacy of all the residents around that huge building! ... for Baldwin Avenue and Victoria Drive ... also parking! ... already it is difficult for us living opposite.

You have already been rejected by us all for this proposal, why not accept this and be a little more reasonable and thoughtful for all the surrounding residents.

Sincerely

Mr + Mrs. CAZAGNES

Delia Cazagnes
for GASPARD CAZAGNES

**243 Victoria Drive
Eastbourne
East Sussex
BN20 8QU**

Dear Sir / Madam,

**Ref: St Elisabeths Church APP/T1410/A11/2149084 and
APP/T1410/A/11/2149103**

I would like to raise my objections to the St Elisabeth's Development, on the grounds of lack of parking. Should the planning department visit Victoria Drive during a week day evening, you will see that parking around St Elisabeths's is already congested. Assuming each dwelling on the development will have 2 cars, this will mean the parking spaces the developer has in the plans, will not meet the demand for parking, this will mean more cars on the road and less roadside parking for current residents of Victoria Drive. This, in turn, will negatively affect the value of our properties.

The road is already dangerous, St Elisabeths is by the brow of the hill and being a fast road with cars parked on both sides, crossing will become even more dangerous for my children, and all children attending local schools and in general, all pedestrians.

I am not opposed to the development if the developer allows two on-site parking spaces per dwelling. I strongly oppose any less parking allocation on the development site.

If you need further clarification to my objection please email me.

Regards

K M Lum

A handwritten signature in black ink, appearing to be 'K M Lum', with a stylized, flowing script.

Mr G Davey
15 Stuart Avenue
Eastbourne
East Sussex
BN21 1UR

1 May 2011

The Planning Inspectorate
Room 3/21 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Sir

REF:-APP/T1410/A11/2149084 & APP/T1410/A/11/2149103
RE: ST ELISABETH'S CHURCH, VICTORIA DRIVE, EASTBOURNE

I stand by my objection to the above application as set out in my original letters of objection dated 10 September 2010 and a further letter of objection to the amendments to the application dated 9 November 2010, as sent to Eastbourne Borough Council, Planning Department.

Regarding the appeal there is the following statement by the appellant :-

The building dominates the area and can be seen for many miles
Many people consider the building unsightly, overbearing, and out
of keeping and want it demolished.

This statement I totally agree with.

Item 31 of the appellant's statement refers to 'national guidelines', but bearing in mind the overpowering size of the building in relation to the surrounding properties, it would appear that it is not guidelines, but common sense that Eastbourne Borough Council have applied here.

There may be no balconies in the scheme but there are accessible open areas at high level that could be used by the proposed occupants.

UHT4 As can be seen from my letter to Eastbourne Borough council, the photographs show the view of the church from my front door and back garden at 15 Stuart Avenue. These photos were taken with a wide angle lens and so the church appears to be farther away than it actually is. Nonetheless, the pictures show that the project is visible at relatively short distances and the further up Stuart Avenue you go the higher you get and the building becomes even more prominent..

The fact that the accommodation in the roof area makes the project viable, does not make the redesign of the roof acceptable.

83 Baldwin Avenue
Eastbourne
East Sussex
BN21 1UL

The Planning Inspectorate
Room 3/21 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Date 30th April 2011

Dear Sir / Madam

Reference: APP/T1410/A 11/2149084
APP/T1410/A/11/2149103

Site: St Elizabeth Church and Parsonage, Victoria Drive

Proposal: Proposed conversion of St' Elizabeth's Church to provide 25 apartments and proposed extension to roof. Conversion of The Parsonage to three dwellings and erection of a pair of new semi-detached properties at the rear of The Parsonage.

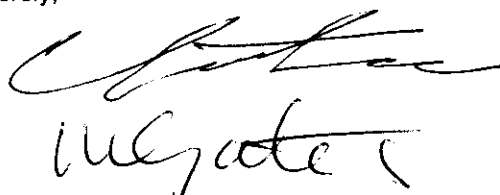
My husband and I are writing of the third time to strongly object to the proposed changes regarding the above mentioned building. We live at 83 Baldwin Avenue and our property faces the east elevation of the church and buttress on the north.

- The plans show that additional windows will be in the east elevation and these windows will directly overlook our property and garden.
- We also note that the extension to the north buttress providing living accommodation has doors opening onto a veranda and again will directly overlook our property and garden. As a result we have total loss of privacy.
- Equally the proposed alteration to the north buttress will mean further loss of sunlight into our property and garden as the sun will go behind the church even earlier in the day than at present.
- We were aware the church would cast a giant shadow when we purchased the property however; the proposed alterations will result in even less sunlight.

- The noise pollution is also a major factor as the building will be occupied by residents and people create noise by playing music, banging doors, shouting etc. What is more, there will be additional traffic noise from the access road into the proposed new build.
- I am retired and my husband is semi-retired and we place a great deal of value on our peace and quiet and the proposed changes will change that for good.
- We feel that not enough provision is being made for off road parking consequently; it will be us that suffer as additional vehicles will overspill into Baldwin Avenue directly affecting us and our immediate neighbours.
- The proposed changes to the visual appearance of the church will affect many in this area as the proposed roof extension in our opinion looks hideous.
- We thought this building was 'listed' and according to the information we have received, we understood that the building could not be changed visually. This sends out confusing as well as conflicting messages.

My husband and I understand an appeal has been lodged for the above plans and we still want it noted that we strongly object to the proposed changes to St Elizabeth's Church, Victoria Drive for the given reasons as above.

Yours sincerely,

The image shows two handwritten signatures in black ink. The top signature is a cursive, flowing script that appears to be 'Colin Gates'. The bottom signature is also in cursive but more legible, appearing to be 'Marion Gates'.

Mr & Mrs Colin & Marion Gates

Mr & Mrs D SIVERS
81 Baldwin Avenue
Eastbourne
East Sussex
BN211UL

The Planning Inspectorate
Room 3/21 Eagle Wing, Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

REF APP/T1410/A/11/2149084 & APP/T1410/A/11/2149103

4.5.11

Dear Sir/Madam

Regarding the developers appeal I would like to make the following points.

EXTERNAL DESIGN, APPEARANCE

The glass and zinc structures on the top and the side of the church look ridiculous sprouting out of the top of a seventy five year old church and do not fit in with the surroundings.

The sight lines drawing provided by the developer's only takes into account the top of the church not the new glass and zinc structures on the transepts of the church which will be clearly visible.

Also as the church is so prominent we should not be only concerned with the sight lines from the neighbouring gardens but from everywhere the church is visible.

HIGHWAY SAFETY AND PARKING

The proposed new vehicular entrance from Baldwin avenue will be dangerous and add to the chaos during the school run to ocklynge the biggest junior school in Europe.

The latest amended site plan which now shows parking spaces in the rear entrance from Baldwin avenue shows part of my garden being used as a turning circle for the cars, as I have not agreed to sell that part of my garden the drawings are incorrect and do not allow enough space for cars to turn.

The amount of parking spaces being provided is totally inadequate when two car families and visitors are taken into account.

LOSS OF LIGHT AND OVERSHADOWING

As the new structures on either side of the church are higher we will suffer from reduced sunlight and overshadowing.

LOSS OF PRIVACY

If this application is approved we will have 5 large windows facing directly into my garden these windows are less than 6 metres from my fence. We will lose our privacy.

We object to the roof gardens on the top and sides of the church as they will overlook our garden. When we built our extension 2 years ago we were made to fit obscure glass in the window which overlooked our neighbour's garden to safeguard their privacy. This was not because the window looked into their house only because it overlooked their garden. So we strongly object to the

65 Glendale Avenue
Eastbourne
East Sussex
BN21 1UN

6th May 2011

Dear Sirs

Re Appeal Statement of St Elizabeth's Church and Parsonage Eastbourne

In the conclusion of the appeal statement (11.5) it is stated that the decision to refuse this application was as a direct result of neighbourhood pressure . This is of course true as the sheer size of this ugly building in ordinary house bricks is most unpleasing to the eye, and placing a few modern extensions in various places will not enhance the appearance.

While space is provided for the parking of cars belonging to residents , no space is available for visiting cars , deliveries or two car families. Extra parking in Baldwin Avenue is almost impossible due to traffic dropping and collecting school children. There are three schools in the vicinity and many children walking and crossing the roads.

There are many pensioners living in this area who have been able to use the footpath leading from Baldwin Avenue to Victoria Drive, to access local shops and bus stops. Is this still going to be possible?.

Yours sincerely

Ian Sivers

Sheelagh Sivers

Ian and Sheelagh Sivers.

REF. APP/T1410/A/11/2149084
APP/T1410/A/11/2149103.

73 Park Avenue
Eastbourne
East Sussex
BN21 2XH

4 May 2011


The Planning Inspectorate
Room 3/21 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Dear Sirs

APP/T1410/A11/2149084 and 2149103 St Elisabeths Church Eastbourne

We wish to register our wholehearted support for Eastbourne Borough Council's rejection of the Planning Application for St Elisabeth's Church, primarily on the grounds that the proposed alterations to the exterior of the main church building are totally out of character and will completely spoil its appearance.

Yours faithfully

 Verena Leppard

Derek and Verena Leppard

72 Glendale Avenue
Eastbourne
East Sussex
BN21 1UN

4 May 2011

The Planning Inspectorate
Room 3/21 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Dear Sirs

APP/T1410/A11/2149084 and 2149103 St Elisabeths Church Eastbourne

I wish to register our wholehearted support for Eastbourne Borough Council's rejection of the Planning Application for St Elisabeth's Church, primarily on the grounds that the proposed alterations to the exterior of the main church building are totally out of character and will completely spoil its appearance.

Yours faithfully

A handwritten signature in cursive script, reading 'Vera Leppard'.

Mrs Vera Leppard

Peter & Ann Wright

**80 Baldwin Avenue
Eastbourne
East Sussex BN21 1UP**

3rd May 2011

The Planning Inspectorate
Room 3/21 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Dear Sirs,

**Re: APP/T1410/A/11/2149084 & APP/T1410/A/11/2149103
St Elizabeth's Church and Parsonage, Victoria Drive, Eastbourne**

After viewing the reasons for appeal by HOP Construction and Developments Ltd, we are writing to object to the proposed conversion of St Elizabeth's Church and Parsonage due to the following concerns we have. These comments are further to those made by letter to Eastbourne Borough Council in September and November 2011, and at the Planning Meeting held in January 2011.

Parking and Traffic

Referring to the Planning Brief approved by the Council in September 2003:

Item 7.31 states 'To ensure that a future use of the site does not create unacceptable levels of traffic noise or loss of amenity'.

Item 7.21 states 'There is little existing provision for parking on the church building site and only limited opportunities for on street parking'.

Whilst the application may meet the planning development policy to have one car parking space per unit, the current parking in the surrounding area by residents, visitors, facilities and organisations must be taken into consideration alongside this policy.

Some of the occupiers of the apartments, realistically, will have more than one vehicle per apartment. Referring to the comment in the report covering the September exhibition of the plans, even if the majority of apartments are only 2-bedrooms, a couple in an apartment may have 2 cars – in society now, this is very likely – indeed, even 1 person may have more than one car.

Where is it proposed for these vehicles to be parked? There is no extra space for the occupiers of the apartments to park extra vehicles other than on the surrounding roads. Whilst houses in these roads have an area for a car directly outside of their property on the road if needed, not all occupiers of the apartments can park a car directly outside of

the St Elisabeths site. This also applies to any visitors to the apartments needing to park their cars.

Baldwin Avenue and Victoria Drive already have a great number of cars parked in them. This number is of course increased with Ocklynge School (a Junior school with 840+pupils) being at the end of the road, 100 metres away. Many cars park here other than at school in-and-out times being that the school and grounds are used for other activities outside of school times.

There are also the cars from the present users of St Elisabeth's Church and the many groups that meet there for their activities. The church is a vibrant and growing community and there is no provision for the number of cars for those that attend these church groups. To add more vehicles will further congest the roads.

It has been acknowledged that Victoria Drive is a busy road and also Baldwin Avenue. The number of vehicles going into and out of the proposed site entrances and exits will further add to this. Victoria Drive is a main route into Eastbourne and will be, at times, hard to exit onto from the site with the volume of traffic as those that feed onto it from the side roads already find. Exiting onto Baldwin Avenue is hindered by the number of parked cars which will increase with this proposed development. With the number of children walking to and from the school and out of school activities on the school site and at the church – walking is encouraged of course – this is a hazard as cars cannot see those walking on the pavements when coming down the drive. It is also worth noting that the creation of the drive access will reduce the number of on-street parking spaces.

Car parking spaces have been placed down the driveway of the site onto Baldwin Avenue instead of being in front of the new houses, there is an increased risk of pedestrians who walk up and down to the church being hit.

With the number of proposed apartments the levels of traffic in the roads and of parked vehicles will be unacceptable in the area.

Density

The proposed number of residential units on this size site far exceeds that of the surrounding area. This represents an over-development in the area. There is concern as to whether services and facilities in the area can cope with this. In particular the schools in the area are already very large and should not be expanded.

Appeal statement:

10.22 It is considered that 25 apartments, amounting to 75 dwellings per hectare, in a building of the size of the church would not be inappropriate and cannot be described as overdevelopment.

The number of apartments in the church building may not be inappropriate statistically, but the number is inappropriate for the size of the site the building is on, for the

surrounding area and how the surrounding area and services/facilities can cope with it. The proposed application will have an unacceptable impact on amenities in this area.

Green Space

The only green space currently on the site is in the vicarage's walled garden. There will be none once it is lost to a car park and additional duplex building. Surely good planning practise should allow for green space for the residents.

Outlook

The removal of the current gable roof and then addition of the roof extension is totally out of character with the appearance and outline of the Church. The roof extension looks like 'shoe boxes' stuck on the top of the building.

The look of the current church building is formed from the height of the building, the architectural lines and the long gothic windows, and is complemented by the gable roof, which, like the windows 'point' skyward. By removing this roofline and replacing it with a flat box, the proposed design destroys this look. This is further emphasised by the addition of horizontally aligned rectangular windows just below the roof elevation, and the proposed material to be used to clad the 'boxes'. This cladding will stand out and not blend in with the brick structure, nor replicate any of the existing the colours of the listed building

By altering the main windows (removing the leaded light glass and putting new frames almost 3 feet from the face of the building), the structure will appear to have 'black slits' in it. Combining the new roof extension with all new and altered windows, the building will look sinister, more like a prison.

St Elisabeths Church is situated on a hill in a very prominent position in the town. It can be seen readily from great distances across the town, and from the South Downs National Park. With the proposed extensions to the roofline, it will stand out even more, but not as something pleasing to the eye or pleasurable to look at. It will be a blot on the landscape sticking out like a 'sore thumb'.

The Church, Church Hall and Parsonage are Grade II listed buildings. They were listed as a group to recognise their architectural significance. Surely altering the Church to such an extent is removing the reason for their listing in the first place.

Privacy

The proposed alterations result in a loss of privacy for residents in the surrounding area from:

- the proposed new windows in the eastern face. They overlook residential properties in Baldwin Avenue
- the proposed extensions to the roof having windows in them. These overlook surrounding properties
- the proposed roof extensions having roof gardens and terraces. These overlook surrounding properties

Because of the height of the Church, the above proposed additions to the roof will have far reaching views – no doubt this will be one of the selling points of the apartments – but that is at a loss of privacy for the local residents. If this was a totally new development with no church of this height on the site, would a developer really be allowed to construct a building of such a height in this type of area?

Appeal statement:

10.29 Many of the immediate residents in Baldwin Avenue have expressed their concerns without really considering the design and the distance involved. Some overlooking could also occur from the open roof areas although this is very limited and is well in excess of recommended distances.

10.53 Local residents particularly on the east side around the immediate vicinity of the Church will not see the new roof extension because of the height of the building and even for those residents on the opposite side of Baldwin Avenue views are restricted to a small area of the roof extension.

We live on the opposite side of Baldwin Avenue to the Church. Like everyone else in our area, we can see the current roofline very clearly. The proposed roof extension is of a similar height to the current roofline but it is wider because it is box shape with a flat surface. Therefore it will be seen more prominently by, not only local residents, but by anyone who can see the church.

This means that, as we can see the roof, so those on the roof top terraces will be able to look down on local residents on their properties. Being higher up than the two-storey houses in the area they will have a much greater view. This results in a loss of privacy.

Noise

Appeal statement;

10.38 Music and noise can come from any of the neighbours' gardens that adjoin the footpath and memorial garden.

Yes, noise can come from neighbouring gardens. But at ground level, this doesn't travel very far with barriers stopping it. The noise from the rooftop terraces, being much higher up, will radiate over a greater distance.

Overshadowing and loss of light

Because of the new roofline, there will be a greater shadow cast. The roof may be of the same height, but because of the proposed flat roof extending outwards to the walls, there will be a greater north/south shadow cast. This will be particularly worse for the buildings on the north side of the Church during the winter months.

Other

Appeal statement

10.61 It is important to note that without the roof top apartments the scheme would not be financially viable.

Whilst it is accepted that any project needs to be financially viable to go ahead, it should not be at the expense of everything else. Adding the extra rooftop apartments and terraces isn't in keeping with the character of the building or the area, and it will impact negatively on residents in the local area. If the project isn't financially viable, it shouldn't proceed.

11.5 states

'The Committee decision to refuse this application came as a direct result of local neighbourhood pressure seeking the delisting and demolition of the building because of its bland prominence.'

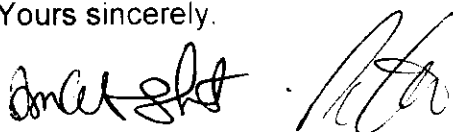
There have been many letters concerning the development of the St Elisabeths site before the planning meeting in January, all of which, I believe, have been passed to yourselves. These were available to view before that planning meeting and therefore HOP Construction and Development Ltd would have known beforehand what the concerns of local residents were. Some local residents also spoke at the planning meeting of these same concerns. At the meeting, HOP Construction also spoke and was accorded twice the amount of time to speak than each resident so they could address these concerns. They therefore had every opportunity to present their case to the Committee at that time which makes them appear to favour the decision on the application being made anywhere that local people cannot be heard.

There will always be some residents who want the old Church building delisted and demolished, and some who don't. But the purpose of this appeal, as with the planning meeting in January, is to resolve whether the proposed plans for the site are appropriate. The above comments along with those made before and after the planning meeting in January, and at the meeting itself, show the reasons why the application should be rejected. The proposals are inappropriate to the surrounding area, an over-development to the site and out of character to the appearance of both the listed building and the area.

We ask you to support the views of those who live locally in the town and of Eastbourne Council and dismiss this appeal to convert St Elisabeths Church and Parsonage.

Please could we have a copy of the decision letter when it is available.

Yours sincerely,

The block contains two handwritten signatures in black ink. The first signature is 'Ann Wright' and the second is 'Peter Wright'. They are written in a cursive, flowing style.

Ann and Peter Wright

Mr & Mrs R. Paine
264 Victoria Drive
Eastbourne
East Sussex
BN20 8QX
4th May 2011

The Planning Inspectorate
Room 3/21 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Sirs,

Re: Proposed conversion of St. Elisabeth's Church
to provide 25 apartments and proposed extension
to roof. Conversion of the Parsonage to three
dwellings and erection of a pair of semi-detached
properties at the rear of the Parsonage

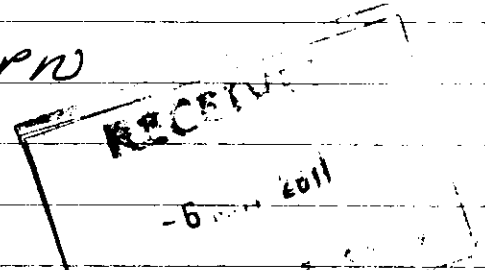
ref: APP/T1410/A11/2149084 / & APP/T1410/A11/2149103

With regard to the proposed conversion of the above
mentioned we would like to make the following objections
as we feel they would result in the following development

1. Loss of privacy to our property at 264 Victoria Drive.
2. Overdevelopment of the parsonage garden resulting in
noise, pollution and loss of natural habitat & security.
3. Increase of traffic volume to Victoria Drive, creating further
problems to pedestrian and public safety and road parking.
4. Proposed design of the Church Roof is not appropriate to the
appearance of the site and would result in loss of privacy to
our garden and property.
5. We strongly object to the above development due to the
detrimental impact this would have on the surrounding
residential properties and the contravention of our human rights
for the peaceful enjoyment of our possessions and property.

Yours faithfully,

Roger and Christine Paine.



**CENTUARY HOUSE
100 BALDWIN AVENUE
EASTBOURNE
EAST SUSSEX
BN21 1UP**

5th May 2011

The Planning Inspectorate
Room 3/21 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Sirs

REFERENCE: APP/T1410/A11/2149084 & APP/T1410/A/11/2149103

We write in respect of the above and the recent appeal submitted by the developer against the Planning Committee's decision to reject plans to convert St Elisabeths Church.

Having had a chance to view the appeal documents on line and having considered how we feel they will affect our property and the local area, we would like to **formally object to the application.**

We believe that some action is necessary in relation to the disused building, but feel the **proposal is still an overdevelopment of the site and the area.**

The proposals are for a total of twenty five apartments with the majority of the units coming from the conversion of the existing church building. The planning application proposes parking spaces, but enough as in the 2001 census, 29% of UK households owned two or more cars which had increased from 24% from the previous census.

On this basis, the redevelopment of this site is likely to result in an additional forty or so motor vehicles needing to access and park in the area. This is something that we do not feel that the immediate vicinity could cope with.

In addition to the above, has any thought been given to the nearby schools? Motcombe School, Pashley School and Ocklynge Junior School are already at full capacity; with Motcombe having to erect additional classrooms in their field to accommodate the number of reception children who started in September 2010. This in turn, will have a knock on effect when they move up to Ocklynge in a few years time.

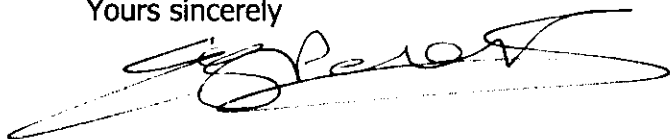
The elevated position of the current building, together with the proposed roof extension, will compromise the privacy and seclusion offered by the majority of surrounding gardens.

The drawings of the proposed roof extension seem to illustrate something that has been dumped on top of rather than designed into the existing building. It does not seem in keeping with the current building or indeed the local area.

Having read the information at the exhibition it seems that the building was poorly constructed in the first place. **Whilst we appreciate that it is currently listed, why on earth do we want to retain a building that was badly built?**

At the very least, we feel that the number of units should be reduced greatly in order to stay in keeping with the prestigious area and to ensure that the safety of the surrounding roads for local residents, children and visitors alike are met.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Graham Peters', with a long horizontal flourish extending to the left.

Mr Graham Peters and Mrs Emma J Peters

Enc 3 copies are enclosed

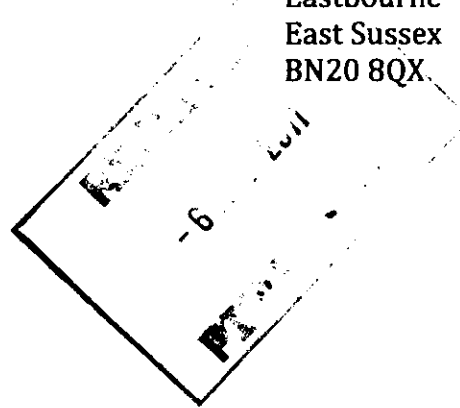


Parish of St Elisabeth, Eastbourne

Loving God, being his people. www.sainte.co.uk

St Elisabeth's Church
268 Victoria Drive
Eastbourne
East Sussex
BN20 8QX

The Planning Inspectorate
Room 3/21 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN



5th May 2011

Your ref: APP/T1410/A/11/2149084 & APP/T1410/A/11/2149103

Dear Sir/Madam,

re St Elisabeth's old church and old vicarage

We are writing on behalf of the Parochial Church Council of St Elisabeth's Church that meets in the new church building adjacent to the site subject to this planning appeal.

The PCC has oversight of the running of the church, both the building as well as the ministry to the wider Parish. The PCC met on 4th May and the issue of this planning appeal was discussed. The concerns of the PCC, several which have been aired through the local planning process, are as follows:

- 1) Whilst much of the new roof is not above the existing height (although we note that a portion is) its solid angular design makes it far too domineering a structure. Its new shape gives it a visually far greater presence. Being angular and not sloped, as at present, we are concerned that the new roof will cast a greater shadow over the new church. This is of further concern as we have recently begun investigating installing solar panels and photovoltaic cells on the flat roof of the new church to conserve energy.
- 2) The materials and style of the new build parts to the old church are not in keeping with either the style of the site as a whole, which is listed in its entirety, or the surrounding area. The proposed metalwork not only makes the building look even more imposing and industrial (not just at street level but to the wider area too) but it dominates the whole site giving it a watch-tower appearance. The juxtaposition of arrow-slit windows at the top against the neo-gothic windows also accentuates the watch-tower appearance.

- 3) The PCC holds a pastoral responsibility for the Garden of Remembrance to the rear of the Old Church. This garden contains the ashes of many local people. Our concern is that the extra windows at the rear of the church will cause offence to the families of those whose ashes are resting there. There are already windows directly overlooking the Garden, but the proposed use of the room is in keeping with what is directly outside them. The concern is that the windows from the new residential accommodation will break the respectful nature of the garden of remembrance. Loud music, the smell of cooking or people looking on from above is not conducive to someone seeking to pay their respects. Several local people have raised this issue with the Vicar, including individuals wishing to come and dig up their relative's remains which clearly they cannot do. We understand that the Developer's original plans did not include new windows.
- 4) We are concerned that this appeal is being heard although HOP Construction do not have legal possession of the site. As the contract that Mr Howard had signed is out of time we are concerned over access rights to the new church. In particular, the new church will be landlocked at the rear of the building preventing hall users with mobility issues from using our facilities. We are also concerned over access to the Garden of Remembrance.
- 5) We are a growing church and users have been parking in front of the old church thus masking the affects of congestion on the streets. When this 'privilege' ends it will clearly add to pressures on on-street parking. This is before parking from proposed flats is brought into the equation, which we understand allows for only one parking place per flat. The lack of parking provision with the flats is of concern.
- 6) The walkway from Baldwin Avenue to Victoria Drive has been used by the public since the church was built. It helps with community cohesion joining two distinct communities together. The proposal is to change this into a parking area. Apart from the fact that the owners of 79 Baldwin Avenue will have a car-park less than two feet away from their back door, the number of people who use the walk through will then have to contend with walking through a car park.

These are the main issues that the PCC would wish to draw to the Planning Inspectorate's attention.

Yours sincerely

Vera Donnison

Vera Donnison
Church Warden

Malcolm Preece

Malcolm Preece
Church Warden

on behalf of the PCC

77 Baldwin Avenue
Eastbourne
East Sussex
BN21 1UL
Tel. 01323 723268

5th May 2011

Dear Sir,

**St. Elisabeth's Church and Parsonage, Eastbourne
APP/T1410/A/11/2149084 & APP/T1410/A/11/2149103**

We were dismayed to find that the developer has appealed against its unsuccessful planning application for the above. Twice proposals have been submitted by the company, the first being subsequently amended in what could be construed by some as an apparent ploy to sidestep the initial objections of local residents. The second was unanimously rejected by the Town Planning Committee.

Whilst we appreciate they have a right of appeal, one could understand it if it was a matter of major concern to the town or the county as a whole, but it seems ludicrous that the developer can have a third opportunity to reverse this decision on such a relatively parochial issue. It is certainly not within the spirit of the law and the appeals process.

This application seeks to maximise a profit opportunity at the expense of the local community. The church building itself does not lend itself to conversion to dwellings, which, in its new guise, would dominate and intimidate the surrounding area and would be completely out of character with the adjacent properties.

Church Alterations

The recommendations by English Heritage, on behalf of the developer, to adapt the church for flats are highly questionable. We can see the need for the heritage to be preserved, but these changes materially affect the external appearance of the structure in such a way that it no longer represents the building it once was. The original character of the church has been massively compromised by the addition of what look like Lego blocks to the roof and sides of the edifice.

Government Directive

You will no doubt be aware on 9th June 2010 the Government implemented a commitment made in the Coalition Agreement to decentralise the planning system by giving local authorities the opportunity to prevent overdevelopment of neighbourhoods by what has become known as 'garden grabbing'. Steve Quartermain, DCLG's chief planner then wrote to planning officers highlighting the recent amendments to Policy Planning Statement 3. His penultimate paragraph reads: *"Together these changes emphasise that it is for local authorities and communities to take the decisions that are best for them, and decide for themselves the best locations and types of development in their areas."*¹

¹ <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1615265.pdf>

Parsonage Garden

Part of St. Elisabeth's site contains the Parsonage which was the vicar's private residence and in keeping with the other houses in Victoria Drive, has its own integral and self-contained garden. The developer wants to build two semi-detached houses and accommodate most of the parking for the occupants of the flats in this garden. This clearly goes against the Government directive and exemplifies why such recommendations are considered essential. Here, the town planning committee has listened to representations from both the residents and the developer and come up with a reasoned and considered decision to reject the application.

Planning Process

We were then surprised to discover that the developer is appealing on the basis of remarks made by the mayor at the hearing. Far from abusing her position she was simply speaking as a concerned resident who has lived in the area for many years, voicing the feelings of many of her neighbours. More to the point, we came to realise the developer had an unwitting ally in the form of the local planning officer herself, when we visited the planning offices at 3.30pm on Tuesday, 31st August last year to view details of the application. We spent an hour with her discussing many aspects of the scheme. On every point she was eager to present a positive view of the plans, remarking that this was the only scheme which had been put forward and that, if it wasn't approved the site would remain derelict, the church would continue to deteriorate and vandalism would remain an issue.

When we raised concerns about the site being overdeveloped, particularly with regard to the two semi-detached houses being built in the vicarage garden, we were told these were necessary because it was the developer's 'profit' on the scheme, without which the project would not be viable. It seems the planning officer's neutrality and impartiality were coloured by the fact there had been no alternative proposal to consider. She gave us the impression that, because she had been working on the scheme for so many years and had given it so much time and effort, she was keen for it to succeed. We wish to make it clear that, in no way are we questioning her integrity or suggesting she was in collusion with the developer but it was apparent, having been wrapped up in the scheme for such a long period, she wanted a successful outcome and we left that meeting feeling the result was a foregone conclusion.

None of the residents wish the site to remain derelict; we would like a scheme which is sympathetic to the surrounding area and we are all looking for a satisfactory solution to this problem, but it is clear that this proposal is not the answer. The council has fairly and properly considered its merits and found it woefully lacking. We trust therefore, you will arrive at the same conclusion and reinforce their unanimous decision and that of the residents to reject this appeal.

Yours faithfully,



Wendy Elaine Lee

Roger and Wendy Lee

The Planning Inspectorate
Room 3/21 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

25 April 2011

Dear Sirs

Reference: APP/T1410/A/11/2149084 and APP/T1410/A/11/2149084
Appeal by: Appeal by Hop Construction and Developments Ltd
Site: St Elisabeth's Church and Parsonage, Victoria Drive, Eastbourne
Proposal: Proposed conversion of St Elisabeth's Church to provide 25 apartments and proposed extension to roof. Conversion of The Parsonage to three dwellings and erection of a pair of new semi-detached properties at the rear of The Parsonage. (Amended Plans and Additional Information)

We write in connection with the above appeal.

We have no objection to the conversion of The Parsonage to three dwellings or to the erection of a pair of new semi-detached properties at the rear of The Parsonage.

In connection with the original planning application, we made clear our objections to the proposed conversion of St Elisabeth's Church to provide 25 apartments and proposed extension to the roof. A number of the new apartments will overlook our property and result in a serious loss of privacy to ourselves and our neighbours.

Briefly, our principal objections are as follows:

1. The proposed height of the converted building at the extremities of the north and south elevations appear to indicate an increase of some 25% to the height of the existing walls. Our property, 87 Baldwin Avenue, backs on to the adjoining Church Hall. Any increase in the height to the north facing wall of the converted building will result in a loss of light to the rear bedroom, landing, bathroom, kitchen and dining room of our property.

2. The proposed height of the extension to the north transept appears to indicate an increase of some 25% to the height of the existing property. Any increase of height will result in a loss of light to the rear bedroom, landing, bathroom, kitchen and dining room of our property.
3. The proposed roof gardens on the north transept and on the eastern end of the 6th floor and the new and existing east facing windows of the proposed apartments will overlook our property and result in a serious loss of privacy.
4. The general design of the visible parts of the new 5th and 6th floors and of extensions to the north and south transepts are totally out of keeping with the existing brick construction and produce a hideous extension to the building. The result will be a massive eyesore to the many thousands of people living in the area and also to those who visit Old Town or look down to and across Eastbourne from the South Downs National Park.

In the Appeal Statement paragraph 10.52 it is incorrect to state that 'unless the roof extensions are viewed from a considerable distance at least a kilometre it is not possible to see on block (sic) the building amendments'.

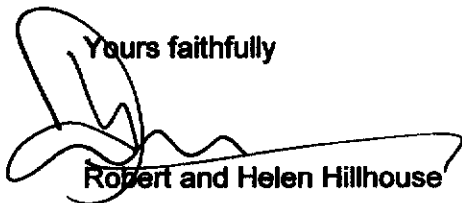
As residents to the eastern side of the Church, the Appeal Statement paragraph 10.53 is incorrect when it states that 'Local residents particularly on the east side around the immediate vicinity of the Church will not see the roof extension...'.

We attach a photograph of the Church taken from our bathroom window and we have drawn an approximation of the visual impact of the proposed development as seen from this position. Whilst when viewed from a kilometre away the Church may appear to be the same height, the increase in the size of the building when viewed from our house will be massive.

In the Appeal Statement paragraph 10.61 clearly indicates that that the additional height of the building is required for the developers to make a profit on the development. Surely, the idea is to make the best use of the former Church property, without concern of profit for any party.

When considering the appeal, we should be obliged if you would consider our objections and consider each one on its own merit.

Yours faithfully



Robert and Helen Hillhouse

Helen Hillhouse.

