

# Conservation Advisory Group

5 September 2023



Working in partnership with **Eastbourne Homes**

**Time: 6.00 pm**

**Membership:**

**Councillor Kathy Ballard (Chair); Councillors Colin Belsey, Pat Rodohan, Robert Smart and Jenny Williams.**

**Co-opted Advisors: Richard Crook (Royal Institute of British Architects) and Joanna Saady (Chair of South East Branch, Institute of Historic Building Conservation and RIBA)**

**Officers: Chris Connelley (Specialist Advisor, Conservation) and Elaine Roberts (Committee Officer)**

**Quorum: 2 Councillors and 1 co-opted advisor**

## Agenda

**1 Minutes of the last meeting (Pages 3 - 6)**

Approval of Minutes from the last meeting held on 11 July 2023.

**2 Apologies for absence/declaration of substitute members**

**3 Declarations of Disclosable Pecuniary Interests (DPIs) by members as required under Section 31 of the Localism Act and of other interests as required by the Code of Conduct.**

**4 Planning Applications for Consideration (Pages 7 - 8)**

Specialist Advisor (Conservation) to report on applications.

**5 New Listings**

Specialist Advisor (Conservation) to update the Group on newly listed buildings in Eastbourne – **Verbal Report.**

**6 Date of next meeting.**

## Information for the public

**Accessibility:** Please note that this meeting is run remotely via Microsoft Teams. If you wish to observe the meeting, please contact Democratic Services (contact details below) to request a link to join the meeting by 1pm on the day of the meeting. As an observer you will be required to keep your 'mute' on and your camera off. This agenda and accompanying reports are published on the Council's website in PDF format which means you can use the "read out loud" facility of Adobe Acrobat Reader.

**Filming/Recording:** This meeting may be recorded by the Council. Members of the public attending the meeting are deemed to have consented to be filmed or recorded.

## Information for Councillors

### **Disclosure of interests:**

Members should declare their interest in a matter at the beginning of the meeting.

In the case of a disclosable pecuniary interest (DPI), if the interest is not registered (nor the subject of a pending notification) details of the nature of the interest must be reported to the meeting by the member and subsequently notified in writing to the Monitoring Officer within 28 days.

If a member has a DPI or other prejudicial interest he/she must leave the meeting while the matter is being considered (unless he/she has obtained a dispensation).

## Democratic Services

For any further queries regarding this agenda or notification of apologies please contact Democratic Services.

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## **Conservation Advisory Group**

**Minutes of remote meeting held on Teams on 11 July 2023 at 6.00 pm**

### **Present:**

Councillor Kathy Ballard (Chair)

Councillors Colin Belsey, Pat Rodohan and Robert Smart

Advisors: Richard Crook (Royal Institute of British Architects) and Joanna Saady (Chair of South East Branch, Institute of Historic Building Conservation and RIBA)

### **Officers in attendance:**

Chris Connelley (Specialist Advisor, Conservation) and Elaine Roberts (Committee Officer)

### **1 Appointment of Deputy Chair**

The Chair began the meeting with a minute's silence for ex Councillor Barry Taylor, who's funeral had taken place earlier that day.

The Chair invited nominations for a Deputy Chair.

Cllr Rodohan proposed and Cllr Ballard seconded Cllr Williams as Deputy Chair

Agreed (2 vote for, 0 against, 2 abstentions) to appoint Cllr Williams as Deputy Chair.

### **2 Minutes of the last meeting**

The Minutes of the last meeting, on 7 March 2023 were agreed as an accurate record.

### **3 Apologies for absence/declaration of substitute members**

Apologies were received from Councillor Jenny Williams.

### **4 Declarations of Disclosable Pecuniary Interests (DPIs) by members as required under Section 31 of the Localism Act and of other interests as required by the Code of Conduct.**

There were no declarations of interest.

For transparency, co-opted advisor, Richard Crook, noted his involvement as a Trustee of the Sussex Heritage Trust as well as his representing the Eastbourne Society.

Members took the opportunity to pay tribute to the work of ex-Councillor Barry Taylor, who's many roles over the years had included being a member of CAG. Members also wished to note its thanks to Nicholas Howell, a co-opted advisor of many years, for his valuable contribution to the work of CAG. Mr. Howell had stepped down from the Group after the meeting in March 2023.

## **5 Introduction to the Conservation Advisory Group**

Chris Connelley, Specialist Advisor, Conservation, (CC) gave a presentation entitled 'An Introduction to Conservation', to help give a broad understanding of the world of conservation and the work of CAG. Questions were taken at the end. Topics of discussion included balancing green considerations, the scope of Eastbourne's conservation areas and plans for review, and managing issues of enforcement, where works that had started without appropriate permissions.

CC agreed to share a copy of a single map illustrating all the current conservation areas, to complement the individual area maps that had already been shared with CAG members and confirmed that an additional training session could be arranged as required around managing green considerations in a conservation context, once guideline advice had been issued by Heritage England, expected later in the year.

## **6 Planning Applications for Consideration**

Chris Connelley, Specialist Advisor, Conservation, gave a presentation about the one application on the agenda, application, and the Group considered the application:

New Wilmington Hotel, 25-27 Compton Street, Eastbourne Street, Eastbourne (Town Centre and Seafront conservation area) - Ref: 230269 (Planning Permission - PP)

Proposal: Extension to the existing hotel to provide a fourth storey with 11 additional rooms and use of flat roof as a rooftop garden and restaurant area.

CAG Comment: The Group agreed that the proposal did not preserve the character and appearance of the conservation area and invited significant revision.

The Group felt that this application lacked detail and was insensitive to the host conservation area. Whilst the proposal for the additional floor offering accommodation was broadly welcomed, the appropriateness and size of the roof garden was questioned. The loss of chimneys was deplored, and the lack of any environmental augmentation, and poor quality of the Heritage Statement, were also noted.

CAG asked the Specialist Advisor, Conservation to provide feedback to the agent on detailed points raised during the discussion.

**7 New Listings**

Chris Connelley, Conservation Specialist Advisor, reported no new listings.

**8 Date of next meeting.**

The next meeting of this Committee is scheduled to be held at **6 pm on Tuesday 8<sup>th</sup> August 2023, via Teams.**

The Group discussed the possibility of holding future meetings in person. At the end of the discussion the Chair confirmed that the majority were in agreement with the current arrangements, namely, that meetings should be arranged on Teams unless there was a particular need to meet in person, such as a site visit.

The meeting ended at 7.44 pm

Councillor Kathy Ballard (Chair)

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### Planning Applications for Consideration

For further information on applications being considered please visit the Council's planning system [Planning - Lewes and Eastbourne Councils \(lewes-eastbourne.gov.uk\)](http://lewes-eastbourne.gov.uk) and enter the relevant application number.

**1) 230529 (PP – Planning Permission) Pavilion Tea Rooms, Royal Parade, Eastbourne, East Sussex, BN22 7AQ**

Cons Area: Town Centre and Seafront

Proposal: Restaurant refurbishment including a toilet block extension, roof replacements, window replacements, blocking up 2 rear window openings, reinstating rear double doors, patio alteration with new steps, ramps and signage.

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