

# Conservation Advisory Group

11 June 2024



Time: 6.00 pm

Membership:

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

Co-opted Advisors: Richard Crook (Sussex Heritage Trust), Joanna Saady (Chair of South East Branch, Institute of Historic Building Conservation and RIBA) and John Minnis (Eastbourne Society)

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)**

Confirmation of Minutes as an accurate record of the last meeting held on 5<sup>th</sup> March 2024.

**2 Apologies for absence**

**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. 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.

**Email:** [committees@lewes-eastbourne.gov.uk](mailto:committees@lewes-eastbourne.gov.uk)

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## Conservation Advisory Group

**Minutes of Remote meeting held on Teams on 5 March 2024 at 6.00 pm**

### **Present:**

Councillor Kathy Ballard (Chair)

Councillors Colin Belsey, Robert Smart and Robin Maxted

Advisors: Richard Crook (Eastbourne Society) 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)

### **21 Minutes of the last meeting**

Minutes of the last meeting held on 9th January 2024 were confirmed as an accurate record, further to the following amendment:

Item 17 – Declarations of interest

Councillor Smart declared a non-pecuniary interest, having an in-depth knowledge of the building being considered, as his son-in-law **was working** at Bedes School, the **previous current** owners.

### **22 Apologies for absence**

Apologies were received from Councillor Jenny Williams.

Cllr Maxted was appointed as a member of the Group for the meeting by the Head of Democratic Services under delegated powers in place of Cllr Rodohan.

### **23 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.**

The Chair asked members to introduce themselves and declare any interests.

No interests were declared.

## 24 Energy efficiency and retrofit in protected settings

Alex Moojen, Conservation Officer, gave a short briefing on the topic of encouraging energy efficiency and managing retrofit considerations for listed buildings and conservation areas. The report also noted the regular, public drop-in advice sessions currently run by Officers at The Beacon shopping centre and the status of a window audit across the conservation areas.

The presentation was followed by a short Q&A session.

Topics covered in the following discussion included, but not exclusively: placement of solar panels; recognition of changing times and evolving standpoints adopted by bodies such as Historic England and other councils towards 'green' issues within conservation areas; the options for window frames and glazing; managing the approach for giving advice and the importance of educating the public on the options; and clarity of rights occasioned by permitted development and single occupancy.

The Chair thanked Mr Moojen on behalf of the Group and it was agreed that a copy of the presentation's ppt file would be shared with Group members.

## 25 Planning Applications for Consideration

Chris Connelley, Conservation Specialist, introduced the report which contained two applications for planning permission, and the Group considered each application in turn.

### **Manor Garden Cottage, 25 Compton Place Road, Eastbourne BN20 8AB – Ref: 230811 (PP – Planning Permission)**

Proposal: Proposed demolition and alterations including a two-storey extension to the north and west elevations, roof terrace and excavation to create a basement area.

CAG Comment: The Group was unanimous in expressing serious concerns at the lack of detail for an application of this scale and size and were particularly concerned at the proposal for a 3- storey intervention as part of the proposed development. The applicant was invited to work with officers to generate a more sensitive and appropriate proposal that better respected the protected setting. The Group felt that the application did not preserve the character and appearance of the conservation area or respect the adjacent listing building.

### **10 Pevensey Road, Eastbourne, BN21 3HP – Ref: 240025 (PP – Planning Permission)**

Proposal: Full height extension to side of 21 Susans Road (north-west elevation) with pitch roof, front facing windows and door to street; Excavation of front area of 10 Pevensey Road to form courtyard and stairway with

decorative railings at ground floor level; reinstatement of lightwells along Susans Road. Development will result in net increase of 1 dwelling, 7 to 8.

CAG Comment: The Group felt that the previously approved scheme was a superior design and expressed concerns about elements of the adapted approach. In particular, the loss of railings and deep light wells, changes of roof and window design, and the “over prominence” of the front extension to the infill on Susan’s Road. In consequence, the amended scheme only just preserved, rather than enhanced (as previously) the character and appearance of the conservation area and the Group requested that officers liaise with the applicant to share their concerns and encourage a re-consideration.

## **26 New Listings**

There were no new listings to report

## **27 Date of next meeting.**

The date of the next meeting was confirmed as Tuesday 28<sup>th</sup> May at 6pm via Teams.

The meeting ended at 7.25pm

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) 240190 (PP) 7 Holbrook Close, Eastbourne, East Sussex, BN20 7JT

Cons Area: Meads  
Listing: n/a  
Proposal: Erection of 2 hip to gable roof extensions and dormers to front and rear elevations.

#### 2) 240299 (PP) St Johns Parish Hall, 77 Meads Road, Eastbourne, East Sussex, BN20 7QL

Cons Area: Meads  
Listing: n/a  
Proposal: Replacement roof covering, repairs to external facades, window & door repairs, installation of access doors, erection of single storey extension, provision of accessible/disabled parking space, removal of noticeboard and section of boundary wall.

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