

Report to: Cabinet

Date: 16 September 2020

Title: College Conservation Area Appraisal

Report of: Ian Fitzpatrick, Deputy Chief Executive and Director of Regeneration and Planning

Cabinet member: Councillor Colin Swansborough, Cabinet member for place services and special projects

Ward(s): Meads

Purpose of report: To seek the approval to adopt the revised College Conservation Area following the two public consultations

Decision type: Key decision

Officer recommendation(s): (1) To approve the adoption of the revised College Conservation Area as shown outlined red on the plan at Appendix 1 and detailed in the draft Conservation Area Appraisal at Appendix 2

(2) To delegate authority to the Director of Regeneration and Planning in consultation with the Chair of Planning to make minor or technical amendments as necessary to the revised College Conservation Area

Reasons for recommendations: To allow the expansion of the College Conservation Area Appraisal as detailed in the draft Conservation Area Appraisal at Appendix 2

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1 Introduction

1.1 Conservation areas were introduced nationally in the late 1960s to support heritage retention at a time of significant change in the built environment through

designating areas of architectural and historic interest that were able to benefit from additional protection. Previously, protection tended to be concentrated on individual assets such as scheduled monuments or listed buildings rather than broader settings such as streets, neighbourhoods and squares.

- 1.2 In the half century since the passage of the original 1967 Civic Amenities Act, there are now over 10,000 conservation areas across the UK. There is no typical form, and they come in different sizes, cover different property periods and types, and evidence different conditions
- 1.3 Eastbourne Borough Council has adopted 12 conservation areas since the passage of the original legislation. They very much mirror the national situation, covering different size areas and different property periods and types, though they are concentrated in central and southern areas of the town
- 1.4 College Conservation Area was first adopted in 1986 to cover a central area immediately adjacent to Eastbourne College, the institution that confers it with meaning and provides its distinctive identity.
- 1.5 Independent heritage consultancy Locus Consulting was commissioned to lead on this review during Autumn 2018, with a brief to produce an appraisal document, to include a consideration of the area's current boundaries
- 1.6 A detailed survey of the conservation area and immediate setting was undertaken on the 2nd and 3rd of October 2018. The character and appearance of the conservation area was recorded according to established townscape characterisation methodologies (Historic England, 2017) and guidance regarding the production of conservation area appraisals (Historic England, 2016). Relevant documentary, cartographic and other archival resources were consulted as set out within the Bibliography of the draft report attached at Appendix 1. The appraisal also assessed the current boundaries and made suggestions for possible extensions.

2 Proposal

- 2.1 To extend the College Conservation Area as set out in Appendix 1 and to formally designate the new College Conservation Area.

3 Outcome expected and performance management

- 3.1 To fulfil the Council's statutory requirement to periodically review conservation areas and to help maintain the character and appearance of the College Conservation Area in the longer term.

4 Consultation

- 4.1 At its meeting on 22 January 2019, Planning Committee endorsed public engagement in relation to the appraisal of the College Conservation Area, with a formal public consultation established between 14 February 2019 and 28 March

2019. During this period, the draft appraisal document was made available online and in hard copy formats at the Customer Contact Centre and in the library, along with alternative larger print versions for those requiring this adaptation. The consultation cycle was advertised in the local press, and also included a dedicated website and an open public meeting facilitated by Locus Consulting. This allowed for the presentation of headline findings and for questions and comment. A second session was also run for members of the Conservation Areas Advisory Group. 19 responses were received through the portal, along with submissions from the Eastbourne Society and Turley Heritage. These responses where they differ and or raise a new issue can be viewed as background papers.

- 4.2 The responses received were strongly in support of the extension with some suggestions of further extension and better publicity of the consultation
- 4.3 Following the first consultation, the authority's Conservation team undertook a review of the proposed boundary changes and other suggestions to extend the conservation area. On the basis of the identified characteristics of the area, and further conversations with Locus Consulting and other stakeholders, they agreed a set of proposals which then formed the basis for further consultation.
- 4.4 A second cycle of consultation was undertaken on the proposed extension to the Conservation Area boundary. This ran between 28 October 2019 and 6 December 2019, and involved the establishment of a dedicated website and, in response to requests of better publicity, a door-to-door delivery of postcards within the proposed extension area. This activity generated a total of 23 responses. The responses where they differ and or raise a new issue are included as background papers.
- 4.5 The responses received were broadly in support of the proposed boundary extension. The comments received that did not agree with the extension were based on reasons that would not in fact be affected by the adoption of the boundary extension; such as preventing home owners installing double glazing into their homes.

5 Corporate plan and council policies

- 5.1 It is clear that support for the larger College Conservation area will elevate the importance of the heritage assets in this part of the Borough and add significantly to the range/type of property that is deemed of sufficient quality to warrant Conservation designation.
- 5.2 However it does only bring another material consideration into play when assessing any future planning applications and should not be read as an impediment to future development/change.

6 Financial appraisal

There are no identified financial implications for the Council on this application.

7 Legal implications

7.1 A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (section 69(1), Planning (Listed Buildings and Conservation Areas) Act 1990. A local planning authority (LPA) is under a duty to designate conservation areas within its locality and to review them from time to time (section 69(2)). This can result in:

- New areas being designated.
- Boundaries of existing conservation areas being extended or reduced.
- Cancellation of the designation, if the original special interest of a conservation area has been significantly eroded.

7.2 There is no statutory right of appeal following the designation of a conservation area although it is possible to seek a judicial review of an LPA's decision to designate a conservation area in the event the correct procedures have not been followed. 007863-EBC-HM 04.08.2020

8 Risk management implications

8.1 There are not considered to be any risk management implications arising out of this report.

9 Equality analysis

9.1 There are not considered to be any equality implications arising out of this report.

10 Environmental sustainability implications

10.1 Building Conservation is predicated on the repair and re-use of existing buildings and materials wherever possible and the adoption of the report and extension of the boundary is commended as making a positive contribution to the borough's sustainability agenda.

11 Appendices

- Appendix 1 Plan
- Appendix 2 College Conservation Area Appraisal Draft Document

12 Background papers

The background papers used in compiling this report were as follows:

- [View the Planning Committee Report \(24 March 2020\)](#)
- Representation (s) summary to consultation on College Conservation Area Appraisal document (electronic copy on request)

APPENDIX 1

College Conservation Area Boundary Review
September 2019

Conservation area as of September 2019

Prospective conservation area boundary

