

Conservation Advisory Group

Minutes of meeting held in a remote meeting on Teams on 9 January 2024 at 6.00 pm

Present:

Councillor Kathy Ballard (Chair)

Councillors Jenny Williams (Deputy-Chair), Colin Belsey, Pat Rodohan and Robert Smart

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)

15 Minutes of the last meeting

The minutes were confirmed as an accurate record after agreeing an amendment to the final sentence of Item 'Planning Applications': "... maintenance of [external](#) planting."

16 Apologies for absence/declaration of substitute members

There were none

17 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.

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

18 Planning Applications for Consideration

Chris Connelley, Specialist Advisor, Conservation, presented his report and the Group considered the application.

Meads End, 1 Dukes Drive, Eastbourne, BN20 7XG – Ref: 230676 (PP – Planning Permission)

Proposal: Relocation of the front door, removal of old garage door wall and infill of boundary wall, windows to be lowered to match, existing timber and UPVC windows to be replaced in white UPVC, alteration of existing back door to window, replace existing front door, installation of solar panels to roof, pebble dash exterior replaced with render, and removal of chimney stacks.

CAG comment: The Group was broadly supportive of the application's intentions, which will see residential accommodation upgraded at this school boarding house. The Group was especially pleased to see solar panels introduced at the school, and indeed, felt there was potential to extend this on other roof surfaces. However, the Group felt that, as an overall package, the application did not preserve the character of the area.

Concerns were expressed about the general lack of detail in the application and more specifically, on

1. The proposed removal of chimneys
2. The proposed wholesale replacement of timber windows with uPVC fenestration and loss of key features
3. The proposed replacement of pebbledash for smooth white render

These proposals were seen as creating harm, and as detracting from the character and appearance of the conservation area. They were deemed particularly concerning given the prominent sea-facing location of the building and its identification as one making a positive contribution to the protected conservation area setting.

The Group invited the Conservation Officer to liaise with the agent/ owners of the building with a view to amending the application to take account of these views, with a focus on the most visually important and better preserved southern and eastern elevations.

19 New Listings

The Specialist Advisor, Conservation, reported that there were no new listings.

20 Date of next meeting.

The date of the next meeting was confirmed as 5th March 2024, at 6pm, via Teams.

The meeting ended at 6.57 pm

Councillor Kathy Ballard (Chair)