

Conservation Advisory Group

9 August 2022



Working in partnership with **Eastbourne Homes**

Time: 6.00 pm

Membership:

Councillor Steve Wallis (Chair); Councillors Helen Burton (Deputy-Chair), Colin Belsey, Robin Maxted and Robert Smart.

Co-opted Advisors: Simon Barker (Chair of Eastbourne Design Review Panel), Richard Crook (Royal Institute of British Architects), Nicholas Howell (Eastbourne Society) and Hugh Parker (The Council's Heritage Champion)

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

Quorum: 3 Councillors and 1 co-opted advisor

Agenda

- 1 Minutes of the last meeting (Pages 3 - 6)**
Approval of Minutes of the last meeting, held on 5 July 2022.
- 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. 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

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Working in partnership with **Eastbourne Homes**

Conservation Area Advisory Group

Minutes of meeting held remotely on 5 July 2022 at 6.00 pm.

Present:

Councillor Steve Wallis (Chair).

Councillors Helen Burton, Colin Belsey and Robert Smart.

Officers in attendance:

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

7 Apologies for absence/declaration of substitute members

Apologies were received from co-opted member Simon Barker.

Councillors Belsey and Smart joined 15 mins into the meeting, at the start of the discussion on Item 4.

8 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 none.

9 Minutes of the last meeting

The Minutes of the last meeting held on 7 June 2022 were confirmed as an accurate record.

10 Proposed Changes to Terms of Reference

Simon Russell, Head of Democratic Services, presented the report, which proposed a further expansion of the remit to CAAG, to enable more discussion and a broader input into the decision-making process in respect of matters affecting Conservation Areas, Listed Buildings and Heritage Assets.

The Group considered the report.

There was general agreement on the value of the proposal, and particularly of auditing and listing properties of architectural interest that were not formally listed by Historic England, both within and outside of conservation areas and heritage assets in the public realm, such as street furniture and tree boulevards.

In the course of the discussion, the Specialist Officer for Conservation confirmed that:

- there was a local process to list properties of architectural interest that were not formally listed or in a conservation area; and
- a good relationship existed with East Sussex County Council in regard to managing street lighting and conversations were underway to look at ways to share information. Feedback on the outcome of the conversations would be brought to a future CAAG meeting.

The Chair confirmed that, on those occasions where contribution from East Sussex County Council was deemed useful, a representative would be invited to comment or attend the relevant meeting.

CAAG comment: At the conclusion of the discussion, there was unanimous agreement on the proposed expansion of remit, and that the Group would continue to work on a cross party basis, however, the Group did not come to a shared view that the membership should be expanded.

11 Planning Applications for Consideration

Chris Connelley, Specialist Advisor, Conservation, presented his report and the Group considered each of the two applications in turn. During discussion of the first application, the Chair asked Ian Perrell, scheme architect observing the meeting, to clarify a point of fact regarding the design.

1) 210904 (PP) 177-187 Terminus Road, Eastbourne, East Sussex, BN21 3NX

Cons Area: Town Centre and Seafront

Proposal: Demolition of the existing building and redevelopment of the site for a mixed-use development comprising 700 sqm (GIA) of commercial space (Class E) on the ground floor with 48 residential units (Class C3) on up to five upper floors with associated communal amenity space, cycle and car parking, refuse, recycling and servicing facilities

CAAG comments: The Group (with one abstention*) was pleased to welcome the modified design for this application and felt that the proposal enhanced the character and appearance of the conservation area. The retention of the historic façade addressed concerns and protected the most interesting and significant element of the existing building. The new additions complemented the retained fabric and provided interest in their own right. Overall, the scheme contributes valuable new housing and new life at an iconic town central site.

2) 220280 (PP) 81 Carlisle Road, Eastbourne, East Sussex, BN20 7EN

Cons Area: Meads

Proposal: Single storey rear extension and 1st floor extension over existing garage

CAAG comments: The Group (with one abstention*) agreed that the proposal did not preserve the character and appearance of the conservation area. While the design at the back raised no issues, the Group was concerned that the

design of the new front extension was overbearing and detracted from the visual unity of the terrace of houses it forms part of.

(*Councillor Smart abstained on both applications as he had joined the meeting by phone and was unable to view the images from the presentation.)

12 New Listings

There were none.

13 Date of next meeting.

The date of the next meeting was confirmed as Tuesday 9th August, at 6pm, via Teams.

The meeting ended at 7.10 pm

Councillor Steve Wallis (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://www.lewes-eastbourne.gov.uk) and enter the relevant application number.

1) 220468 (LBC – Listed Building Consent) The Old Manor House, 33 The Goffs, Eastbourne, BN21 1HF

Grade 2 Listed Building

Proposal: Repair and renewal to the fascia, gutters and roof.

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