

Hove Civic and Regency Societies Joint Planning Forum

Notes of the meeting held at 7:30pm on Tuesday 10th April 2018 at 12 Abbots, 129 Kings Road, Brighton BN1 2FA

Present

Hove Civic Society: Helmut Lusser, Bob Ryder

Regency Society: David Fisher, Delia Forester, Roger Hinton (chair), Richard Robinson, David Robson, Helen Walker

1. Matters arising from the previous meeting

There were no matter arising.

2. Consideration of significant planning applications:

2.1 BH2018/00868 Kings House Grand Avenue Hove BN3 2LS

Demolition of existing office building (B1) fronting Grand Avenue. Conversion of existing (B1) building fronting Queens Gardens to 69no dwellings (C3) with associated alterations and extensions. Erection of a 9 storey building over basement carpark comprising of 72 flats on Grand Avenue and erection of a 5 storey building comprising of 28 flats on second avenue. Associated underground parking, landscaping, cycle storage, bins and recycling points.

It was agreed to submit a comment objecting to the application on the following grounds:

- The flats in the proposed Grand Avenue building are very deep and as a result will be dark.
- The design of the front elevation of the Grand Avenue building is poor. The two storey window features are inappropriate and the balconies look like unplanned add-ons.
- The flats in the outriggers at the rear of the Kingsway building will have poor outlooks: they will overlook each-other and their main external view will be the rear of the new northern buildings.

David Robson offered to draft a comment objecting to the application and circulate it to those present.

2.2 BH2018/00209 4 Grand Avenue

Installation of glass balustrading to existing balcony railings.

It was agreed to object to the planned balustrade on the following grounds:

- contrary to what is stated by the applicant, the proposed glazed panels would be visible from the street;
- the glazed panels are to be screwed to a stone upstand: the fixing is not likely to last well: the panels are likely to suffer wind damage;
- No. 4 Grand Avenue is one of the best 20th century buildings in the city; it still retains all of its significant original features and this scheme would damage its heritage value.
- The legitimate concerns about the safety of children using the balcony could be met with additional rails.

- 2.3 BH2018/00779 10 Tongdean Avenue Hove BN3 6TL
Alterations to driveway and erection of new front wall and gates.
Views were expressed regretting the current fashion for “fortress” type walls of the kind proposed, but it was decided not to comment.
- 2.4 BH2018/00627 2 St Johns Road Hove BN3 2FB
Conversion of existing building & part change of use of ground floor from car sales & workshop (Sui Generis) to create 4no. residential dwellings (C3) with office space (B1). Alterations include erection of a single storey extension to south elevation, first floor extension with terrace above, revised fenestration, car & cycle parking and associated works.
There were some comments concerning the poor internal design of the proposed housing units, but it was decided not to comment.
It was suggested that future agendas could exclude small schemes of this kind, which have no significant impact on heritage buildings or important townscape.
BH2018/00341 295 Dyke Road Hove BN3 6PD
Outline application with some matters reserved for the erection of 1no single dwelling (C3).
It was decided not to comment. Again, it was suggested that schemes of this kind could be excluded from the agenda in future.
- 2.5 BH2018/00700 Peter Pan's Adventure Golf Madeira Drive Brighton BN2 1EN
Erection of 16 metre high rope climbing course above existing golf course.
There was discussion about the appropriateness in general of further developments along the south side of Madeira Drive, with mixed views being expressed: some thought that an effort should be made to preserve what is left of the open beachfront, while other thought that the siting of amusements etc. on the beach was in keeping with the character of the area.
There was no objection to the specific proposal.
- 2.6 BH2018/00732 25 York Villas Brighton BN1 3TS
Demolition of existing buildings and erection of a three storey mixed use development, comprising 5no commercial units (B1) at ground floor, and 1no one bedroom, 4no two bedroom and 2no three bedroom flats at first and second floor.
It was agreed that the proposed development was attractive and well designed, with something of the feel of an LA “condo.”. Richard Robinson offered to draft a statement supporting the application and identifying it as a prototype for good use of a tight urban site.
- 2.7 BH2018/00789 4 Falmer Road Rottingdean Brighton BN2 7DA
Demolition of existing chalet bungalow and erection of 1no two storey dwelling (C3).
There was no objection to this scheme.
- 2.8 BH2018/00519 Brighton Pier Madeira Drive Brighton BN2 1TW
Replacement of existing 'Brighton Pier' illuminated lettering sign with 'Brighton Palace Pier' illuminated lettering sign.
There was no comment on the proposed sign apart from general support for the re-introduction of the word “Palace” into the pier’s name.

It was noted that the wooden shed recently erected in front of the pier entrance was still in place and operating as a gift shop. The Regency Society has already submitted a request for enforcement.

- 2.9 BH2018/00648 6 Cliff Approach Brighton BN2 5RB
Demolition of existing single dwelling and erection of 2no. two bedroom flats & 2no. three bedroom flats.

It was noted that this is essentially an application to renew an out of date approval. There was no comment.

- 3 Update on applications considered previously

It was noted that only two of the applications on the list had been determined in the period since the last meeting: the proposed conversion of a vicarage in Washington Street had been approved; the conversion of upper floors in Ship Street had been refused.

It was suggested that the list of applications considered should have an additional column indicating what comment, if any the Planning Forum had agreed.

- 4 Proposed re-development of KAP Peugeot dealership, Newtown Road, Hove

It was noted that the developer appears to be treating the pre-application, public consultation exercise seriously and may well make changes to the scheme in the light of comments received. In particular the height of the buildings facing south on Newtown Road should be reduced and compensated for by increasing the height and mass of buildings at the northern end of the site.

Concern was expressed about the lack of any local plan, particularly in relation to the need to allow for “desire lines” indicating possible pedestrian future routes between the Goldstone trading estate site and Hove station. Without such a plan, decisions about an application of this kind cannot properly take account of potential future local needs.

- 5 Council housing partnership with Hyde Housing

It was noted that the agreement has now been signed of and that a special purpose vehicle will be created to take the housing developments forward. It is expected that many of the new homes will be built on small sites already in Council ownership.

- 6 Application approved for changes to ground floor of Hove Library

It was noted with concern that this application (now approved under delegated powers) had not been considered at an earlier Planning Forum meeting.

It was agreed to review the procedure for setting the Planning Forum agenda, in order to reduce the risk of this happening in future and to take account of the comments about the agenda earlier in the meeting. RH will consult with Richard Carroll and Bob Ryder about possible new arrangements whereby both societies produce a list of applications proposed for the agenda and the chair then prepares a final list based on them.

- 7 Consultation on Community Infrastructure Levy draft charging schedule (details circulated as separate document)

There was discussion about the likely increased cost for developers arising from this new charging scheme and the risk that it would discourage new development schemes in the city. Helmut Lusser offered to draft a statement which could be used by both societies as a basis for their response to the consultation.

- 8 Any other business

- 8.1 Saltdean Lido: it was noted that pre-application plans for the restoration of the main building were currently subject to public consultation. The primary current

concern of the CIC seems to be to raise sufficient local financial support to ensure a successful HLF bid.

8.2 The Hippodrome: it was noted that the site has changed hands and representatives of the CIC will be meeting the new owner shortly. It is not expected that the building will be used as a theatre; use as a boutique hotel has been mentioned, with the existing auditorium space being retained as a “performance space”.

9 Next meeting

The next meeting of the forum will be at 7:30pm on Tuesday 8th May 2018.

RH

11-4-18

