

Hove Civic and Regency Societies: Joint Planning Forum

Notes of the meeting held on 11th December 2018 at 12 Abbots, 129 Kings Road, Brighton

Present:

Hove Civic Society: Helmut Lusser, Bob Ryder

Regency Society: Richard Carroll, Alasdair Glass, Roger Hinton (Chair), Kate Ormond, Richard Robinson

1. Matter arising from the notes of the meeting on 13th November 2018

- 1.1 It was noted with some surprise that while the Council members who sit on the Policy, Resources and Growth committee have not yet approved the full terms of the conditional land agreement with Aberdeen Standard Investments, they have decided to authorise officers to do so. Concern was raised that there might still be some matters to be resolved in the agreement.

It was noted that public consultation will only start once the agreement has been concluded and that one of the first matters for consultations will probably be transport to and from the new venue at Black Rock.

- 1.2 It was noted that a date had now been fixed for the postponed appeal hearing relating to the Hove Gardens scheme: 18 December 2018.

2. Consideration of significant planning applications

- 2.1 BH2018/03356 Kap Ltd Newtown Road Hove BN3 7BA - Major application

Erection of a mixed use redevelopment to provide 148 dwellings (Class C3), 1,107 sqm of office floorspace (Class B1), within a scheme of 3no Blocks ranging from 4 to 11 storeys in height with associated underground car parking, cycle parking and landscaping and 22 sqm of cafe floorspace (Class A3).

Concern was expressed about the massing of the scheme which was thought to represent over-development of the site. Hove Civic Society will submit an objection and the Regency Society will then consider whether to do so as well.

- 2.2 BH2018/02749 George Cooper House 20-22 Oxford Street Brighton BN1 4LA - Major application

Change of use from office (B1) to create 12no residential units (C3), including the erection of an additional storey and partial demolition of rear ground floor and basement to create lightwell. Replacement of existing cladding.

The proposed scheme was welcomed in that it will intensify the use of the site and provide urgently needed social housing. It was not clear whether the housing will be let at "affordable" rents or at the lower "Council house" level.

It was decided not to submit any comment.

- 2.3 BH2018/03340 84 - 86 Denmark Villas Hove BN3 3TJ - in Hove Station Conservation Area

Erection of an additional storey to create 2no two bedroom flats & 1no one bedroom flats (C3).

It was agreed that the scheme does not raise any heritage related concerns. However, it was felt that the proposed extra storey would make an already poorly designed building worse and would represent “creeping over-development” of the area.

It was agreed that it would need to be designated as a no car scheme because of the lack of parking space in the area.

Hove Civic Society will submit an objection and send a copy to the Regency Society to consider whether to do so as well.

2.4 18/03546 10 Wilbury Road Hove BN3 3JN - in the Willett Estate Conservation Area

Demolition of 8no garage units at rear and erection of 1no single storey dwelling (C3) with associated landscaping, car parking & cycle store.

It was noted that the garages on the site are not in use and that the main house is poorly maintained. The proposed new building at the rear would be slightly higher than the existing garages but will not impinge on the neighbours’ amenity. The proposal is similar to an already approved scheme for the site, which is now out of time.

No comments will be submitted.

3. New proposals for the outer harbour at Brighton Marina

Some members had attended a pre-application consultation for a revised scheme involving a 28-storey tower and a water-front terrace.

It was felt that the proposed buildings, particularly the terrace, were “monolithic” and did not appear to offer anything distinctive in design terms; a site of this prominence deserves better.

It was noted that the images currently available do not represent the fully detailed designs, so it was decided to delay sending any comments to the developer until after the second round of consultation which is due on 9th January (4-8pm at the Malmaison Hotel, Brighton Marina).

4. Hove Station Neighbourhood Plan

Helmut Lusser introduced the recently completed plan and said that he would be interested to hear any comments that the Regency Society might have on it, particularly the non-statutory part 2, which sets out the Neighbourhood Forum’s aspirations for the area.

The plan is largely compatible with the City Plan but does call for larger amounts of new housing.

The plan will now be subject to public consultation, consideration by the Planning Inspectorate and, finally a residents’ referendum.

The Regency Society will identify the main topics covered in the plan and prepare comments.

5. Review of previously considered planning applications

Concern was expressed that proposals to convert former industrial premises in St John’s Road and Brunswick Street West to housing had been refused, apparently partly on the grounds that the original industrial use of “back” streets

should be retained. The feeling was that this would result in the properties remaining unused.

It was noted that a refused application for 9 Shirley Drive was now the subject of an appeal. The Forum's original view had been that the principal of re-development was acceptable but the proposed design was not. Alasdair Glass will draft a possible comment for submission to the appeal.

6. Date of Next Meeting

8 January 2018.

RH

12/12/18