

Hove Civic and Regency Societies: Joint Planning Forum

Notes of the meeting held at 7:30pm on Tuesday 12th February 2019 at 12 Abbots, 129 Kings Road, Brighton BN1 2FA

Present:

Regency Society: Ricard Carroll, Roger Hinton (chair),

Hove Civic Society: Bob Ryder

3 Matters arising from the meeting on 8th January 2018

3.1 Appeal hearing regarding Hove Gardens (note 1.1): Noted that the application had been granted permission on appeal. The inspector's report made clear that financial viability was the key issue and that the Council should have taken more account of the site specific appraisal than on the appraisal provided by the District Valuer.

1.2 Coldean Lane housing scheme: it was noted that further research had indicated that the site was not as remote from communal facilities as previously feared.

2. Consideration of significant planning applications:

2.1 BH2018/03943 The Old Ship Hotel 31 - 38 Kings Road Brighton BN1 1NR

Remodelling of accommodation and extensions to provide an additional 54no bedrooms, leisure facilities and retail units. Works to include demolition of existing garage and erection of six storey extension on Black Lion Street, single storey mansard roof extension on Kings Road, enclosure of existing fire escape on Ship Street, swimming pool and leisure facilities (D2) in internal courtyard, 6no retail units (A1), in-house restaurant (A3), hotel bar (A4), basement nightclub (D2), basement parking facilities, external alterations and associated works.

There was general support expressed for the various elements of this scheme. It was agreed that the Regency Society would submit a supportive comment based largely on Alasdair Glass's written comments.

2.2 BH2018/02126 29-31 New Church Road, Hove BN3 4AD Ammendments

Demolition of existing synagogue, detached buildings providing Rabbi accommodation, synagogue social hall and childrens nursery. Erection of mixed use development comprising central single storey synagogue and four, five and six storey buildings to provide replacement childrens nursery, 2no classrooms for shared use by St Christophers school, offices, meeting rooms and cafe, underground car park and 45no residential dwellings (C3) comprising 35no flats and terrace of 10no houses to rear.

The visualisations provided in this application were considered to be misleading since they failed to show the retained trees. It was noted that the revised scheme has resulted in reduced heights for the main buildings but it was felt that our original objection about over-development of the site had not been addressed. RC will draft and submit a comment to that effect.

2.3 BH2018/03836 Land To Rear Of 31-38 Upper Gardner Street Brighton BN1 4AN

Demolition of existing storage unit (B8) and erection of 4no two storey residential dwellings (C3).

It was felt that the proposed houses ill be very close to the existing properties. However, it is claimed that they will meet national space standards. The feeling was that the development will not impact adversely on the conservation area so no comment will be submitted.

2.4 BH2018/03621 Gladstone Court Hartington Road Brighton BN2 3NA

Alterations of existing roof to provide an additional storey of accommodation comprising 5no residential units.

There are no conservation issues arising in relation to this scheme. The proposed re-design was considered as unimaginative but this was not considered grounds for an objection.

2.5 BH2018/03600 Buckley Close Hove BN3 8EU

Demolition of existing garages (B1) and erection of 3no two storey residential blocks providing 12no flats in total (C3) with gardens. Creation of 11no car parking spaces and cycle storage, with landscaping and other associated works.

The area has pre-historic and medieval interest. Archeologists have called for a full site survey. The garaged proposed for demolition are largely redundant. The visual effect of the proposed new buildings was considered to be stark and rather “urban”.

It was felt that the application, which is part of the Council’s “Neighbourhood Homes” scheme, is poorly presented.

The site is in an uninspiring area and the garages will not be missed. The site is suitable for residential development but the proposed scheme is disappointing. It was decided not to make any comment.

2.6 BH2018/03798 Major BH2019/00125 35 - 39 The Drove Hove BN3 6LF

Change of use from former Dairy Crest depot (B8) to a Mixeduse flexible commercial development of 1435sqm (Flexible between use classes B1(a), A1, A2, A3, D1) incorporating alterations including removal of northern extension and erection of a new wing with 14no residential units (C3). Erection of a new central wing to court yard, onsite car parking, cycle storage and areas for storage of waste and recycling.

The site has significant historic interest and is locally listed, not so much because of its architecture but because of its history of agricultural use.

The application has small changes from the previous, non-determined application. In particular a new block in the front area was noted as apparently replacing a former building long since demolished.

Overall it was felt that the scheme respects the existing character of the site. HCS may make a supportive comment.

2.7 BH2019/00161 The FreeButt 1 Phoenix Place Brighton BN2 9ND

Change of use from Public House (A4) to provide residential accommodation comprising 4no cluster flat units providing 28no bedspaces, including 5no purpose built wheelchair accessible units located on the ground floor. (Sui Generis) Remodelling and alterations incorporating erection of additional storey and roof alterations including raising of ridge height and formation of mansard roof with revised fenestration and associated works.

It was felt that the re-configured building was of good design and will fit well in the area. No comments will be submitted.

2.8 BH2019/00106 17 Stone Street Brighton BN1 2HB

Erection of four storey building containing 2no self-contained flats (C3), incorporating alterations to access.

The front elevation suggests that the proposed new building will be in keeping with its neighbour to the west. There was some concern about disappointing ground floor front elevation which will consist of four doors including two for a bin store.

Given the run-down character of the north side of Stone Street it was not though necessary to comment.

3 Marlborough House:

It was noted that a new application has been submitted. It was decided not to comment since it relates only to the works required by the enforcement notice.

4 Review of previously considered planning applications

The updated report was noted.

5 Any other business

5.1 Chapel Royal: the society has been advised by the Diocese of Chichester of works to the windows of the Chapel Royal in North Street. It was agreed that the society should object to the proposed transfers but not comment on the lettering. It was agreed to ask Alasdair Glass to draft the response.

AG's suggestion that we encourage other local churches to consult us regarding ecclesiastical exception cases was noted and it was agreed to ask the committee to consider whether to pursue it.

5.2 Lyon Close: it was noted that the scheme previously reviewed has now been altered to reduce the height of some buildings and change the footprints.

5.3 Susses County Cricket Club masterplan: it was agreed to accept the invitation for the Regency Society meet with Rob Andrews to discuss their plans. Hove Civic Society will be invited to participate if possible. It was also noted that there is a public consultation at the ground on 25th February.

6 Date for next meeting: 12 March 2019

RH

13/2/19