

Hove Civic and Regency Societies: Joint Planning Forum

Notes of the meeting held at 7:30pm on Tuesday 8th January 2019 at 12 Abbotts, 129 Kings Road, Brighton BN1 2FA

Present:

Regency Society: Ricard Carroll, David Fisher, Roger Hinton (chair), Kate Ormond, Richard Robinson

Hove Civic Society: Helmut Lusser, Bob Ryder

1. Matters arising from the meeting on 11th December 2018
 - 1.1 Appeal hearing regarding Hove Gardens (note 1.2): some members had attended the hearing. The general view was that the appellant's case was well made regarding the Council's failure to follow its own policy in relation to the amount of affordable housing required. The expert witness from District Valuer Services had not made a convincing case for the Council's insistence on 25% affordable housing. The inspector's decision is awaited.
 - 1.2 Objections to Newtown Road scheme (note 2.1): HCS is preparing an objection.
 - 1.3 Objections to scheme at 84-86 Denmark Villas (note 2.3): HCS is preparing an objection.
 - 1.4 New plans for the outer harbour at Brighton Marina: public consultation 9 January, 4pm – 8pm at Malmaison Hotel in the Marina (note 3): RH will attend.
 - 1.4 Comments on Hove Station Neighbourhood Plan (note 4): The Regency Society is working on comments.
 - 1.5 Appeal relating to 10 Shirley Drive (Note 5): neither society is making a submission to the appeal. It was noted that a Regency Society trustee who lives nearby, may make a personal submission.
2. Consideration of significant planning applications:
 - 2.1 BH2018/03697 Sackville Trading Estate And Hove Goods Yard Sackville Road Hove BN3 7AN

Demolition and redevelopment of Sackville Trading Estate and Hove Goods Yard, with erection of buildings ranging from 2 to 13 storeys comprising 604no residential units (C3) and 9no live/ work units (Sui Generis) with associated amenity provision; a care community comprising 265no units (C2) together with associated communal facilities; 3574m² of flexible office accommodation (B1); 684m² of flexible retail floorspace (A1 and/or A3) and community facilities including a multi-functional health and wellbeing centre (950m²) (D1/D2). Associated landscaping, car and cycle parking, public realm and vehicular access via existing entrance from Sackville Road.

This is a large scheme which will provide 6 residential blocks (all for rent), a care facility and some employment and retail space. It was noted that the affordable rental units will be indistinguishable from those let at market rents.

The scheme appears to be consistent with the Hove Station Neighbourhood Forum plans for the area. There were favourable comments about the proposed landscaping and planting, particularly the central "boulevard", though it was

recognised that this would require good maintenance by the rental management company.

There were concerns about the visual impact of the scheme on the houses opposite in Sackville Road, particularly the disappointing design of the boundary wall.

The HCS will submit a supportive comment.

RS members expressed some doubts: the elevations are not entirely convincing and the density is possibly too high. There is also concern that the build to rent model does not guarantee good maintenance into the future. Regret was expressed that this model was also unlikely to result in the creation of a strong community. However the RS will probably not submit any comment.

2.2 BH2018/03633 Land At King George VI Avenue (Toad's Hole Valley) Hove

Outline application for the development of up to 880 dwellings (C3); 5ha of land for a secondary school (D1); 25,000m² of office/research/light industry floorspace (B1); neighbourhood centre including retail outlets (A1-5), a doctors' surgery (D1) and community building (D1); public open space (including food growing space and play space), enhancements and alterations to the Site of Nature Conservation Interest (SNCI); and associated landscaping. Provision of 3no. vehicular accesses onto King George VI Avenue (unreserved) with associated highway alterations.

It was noted that approval of the outline application will establish some elements of infrastructure, such as the traffic access from King George VI avenue, but that much of the detailed layout and building design would be established later as reserved matters.

There is no indication in the application of the ratio of cars to homes. It was recognised, with some regret that families living in the development would probably want to have at least one car. It was noted that transport issues were already featuring strongly in public comments.

There was concern about arrangements for the maintenance of the public realm.

Hove Civic Society will comment on the transport issues. The Regency Society will probably not comment.

2.3 BH2018/03629 Belgrave Training Centre Clarendon Place Portslade BN41 1DJ

Demolition of existing building (D1) and erection of one part 4, 5 and 6 storey building and one part 5 and 8 storey building, with solar arrays and lift overruns, comprising 111 apartments incorporating 12no one bedroom studios and 42no one bedroom, 53no two bedroom and 4no three bedroom apartments (C3) with vehicle and cycle parking.

The scheme is part of the joint venture between BHCC and Hyde Housing. The architects for this scheme are Conran and Partners. The scheme will fit a large number of homes into a relatively small site. The design of the blocks is relatively unimaginative. The proposed flats do not appear to comply fully with national space standards, but are fairly close.

Neither society plans to comment.

2.4 BH2018/03541 Land To The East Of Coldean Lane, North Of Varley Halls, South Of The A27

Erection of 2no seven storey buildings and 4no six storey buildings (including lift overruns) to provide 250no residential dwellings (C3), 162 car parking spaces, 365 cycle parking spaces, new access from Coldean Lane; associated landscaping incorporating areas of play/amenity space/active learning and substations.

The site is relatively remote and concern was expressed about the lack of facilities, though it was recognised that there are some local services in the low rise residential area across Coldean Lane.

There was also concern about the low number of car spaces, given the location and the fairly limited bus service. The number of bike spaces seemed rather ambitious given that cycling to the site involve steep climbs.

It was also suggested that the housing provided would probably be allocated to people on the Council's waiting list; this could militate against the establishment of a mixed and balanced community. The fact that the site is cut off from the neighbouring residential area by Coldean Lane would further exacerbate the risk of isolation.

KO will draft a comment for the Regency Society relating to these concerns. Hove Civic Society will not comment.

5 Review of previously considered planning applications

The refusal of the "Sea Lanes" scheme for Madeira Drive was welcomed, as were the refusals of additional floors on the Albermarle and 86 Denmark Villas.

A query was raised about whether the Kings House development (BH201/00868), reported in the list as still awaiting decision, had in fact been approved. (Afternote: it is currently still shown on the web site as "awaiting decision" RH.)

6 Any other business

There was no other business.

7 Date for next meeting: 12 February 2019

RH

9/1/19