

## **Hove Civic and Regency Societies: Joint Planning Forum**

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

Present:

Hove Civic Society: Bob Ryder

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

- 1 Matters arising from the meeting on 12<sup>th</sup> February 2019
  - 1.1 There were no matters arising.
  2. Consideration of significant planning applications:
    - 2.1 BH2019/00293 Former Peter Pan Playground Site Madeira Drive Brighton BN2 1PS

Erection of outdoor swimming pool (25m x 12.5m) and changing/plant rooms (D2 use), flexible events space (D2 use) and 1-2 storey relocatable modular buildings with first floor deck to provide mixed leisure/retail/food/drink/office uses (D2/A1/A3/A4/A5/B1 uses) with associated cycle parking, refuse storage, landscaping, boundary treatment and retractable beach mat. Temporary (meanwhile use) for 5 years.

The Regency Society's objections to the previous scheme were noted, as was the objection from Historic England that the re-development of Madeira Drive should be based on a holistic approach. The scheme had been refused by the planning committee on similar grounds, referring particularly to the impact on the listed Madeira Arches.

The revised scheme concentrates on the design and materials for the proposed new buildings on Madeira Drive. It also provides improved views and access ways from the roadway through to the beach. The pool itself has also been moved a little further north.

As a result, the scheme is somewhat better than the previous proposal. However, it does nothing to address the reasons for which the previous scheme was refused.

It was noted that the Council is the landowner and would therefore earn rental revenue if the scheme were to go ahead. Thus, it has a potential conflict of interest. It was also noted that in a recent talk to the Regency Society, the Chief Executive of Historic England had indicated that a scheme of this kind would probably reduce the Council's chances of obtaining grant funding for the restoration of the Madeira Arches.

Those Regency Society members present were inclined to object to the scheme on the grounds set out above, but it was agreed to postpone a final decision until the next meeting of the full committee.

- 2.2 BH2019/00127 64 - 68 Palmeira Avenue & 72 - 73 Cromwell Road Hove  
Redevelopment of site incorporating demolition of existing buildings and erection of buildings between three and seven storeys and basement level to

provide 80no flats (C3) and hotel (C1) with associated basement parking, plant, landscaping and associated works.

It was noted that the developer for this scheme (RKO Developments) does not appear to have an obvious track record as a developer.

The scheme proposes a tall building in an area to the west of the County Cricket Ground, which already has several tall buildings. The design appears to reflect to some extent the pre-application advice received.

The design proposes matt black bricks, weathered steel finishes and large glazed areas. Concern was expressed that the steel is likely to weather badly. Meanwhile the black bricks appear to be an attempt to pay homage to Brighton's mathematical tiles; this was judged to be inappropriate given the location of the site. The visualisations suggest that the overall effect will be excessively heavy, creating a "canyon" effect.

A query was raised about the appropriateness of an 80-room hotel in this location, given its distance from the city's main tourist and business areas. Concern was also expressed that the developer was proposing only 20% affordable housing and that the viability statement supporting this had been redacted.

Both societies will submit objections, taking account of the points discussed. The Regency Society's objection will be drafted by Richard Robinson and circulated to all trustees for comment before submission.

### 2.3 BH2019/00294 95 Wayland Avenue Brighton BN1 5JL

Demolition of existing dwelling (C3) and the erection of 2no four bedroom detached dwellings (C3) with alterations to existing crossover.

The details of this scheme were noted; it was decided not to make any objection.

### 2.4 BH2019/00285 28-30 Longhill Road Brighton BN2 7BE

Demolition of existing dwelling house (C3), and erection of 5no detached 2 storey dwelling houses (C3), with new vehicle and pedestrian access, parking and landscaping.

It was felt that this back-land development may represent a small level of over-development. On the other hand, it would provide four additional, reasonably well-designed homes. So it was decided not to object.

### 2.5 BH2018/01738 Land At Lyon Close Lyon Close Hove BN3 1RE

Demolition of existing buildings (B8) to facilitate a mixed use development comprising of the erection of 4no buildings between 6 and 8 storeys to provide 152 dwellings (C3), 2 live/work units (sui generis) and 697sqm of office accommodation (B1) with associated car and cycle parking, landscaping and other related facilities.

It was noted that the scheme has been revised as outlined in the agenda and that the Planning Committee is minded to approve.

3 Sussex County Cricket ground Masterplan

The proposed developments within the grounds were noted without any objection. The existing public house was considered to be of no architectural merit and so demolition was not a cause for concern.

However, the building which is proposed to replace it with a new pub, homes and offices would be taller than its already tall neighbour to the east.

Hove Civic Society will probably comment on this aspect of the scheme.

The Regency Society shares this concern and regrets the loss of open space to the rear of the building. A letter will be sent to the developer noting these concerns.

4 Marina Outer Harbour Development

Members expressed concern at the size and design of this scheme, while recognising that the developer is attempting to keep costs down in order to make the home affordable for local purchasers. It was agreed not to comment further until the planning application is published.

5 Review of previously considered planning applications

Recent decisions were noted, and the approval of the St Aubyns scheme in Rottingdean was welcomed.

6 Any other business

Roger Hinton and Alasdair Glass reported on their recent meeting with Yelow Architects who had invited them to talk about the Regency Society and its activities.

7 Date for next meeting: 16 April 2019

RH

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