

Hove Civic and Regency Societies: Joint Planning Forum

Notes of the meeting held at 7:30pm on Tuesday 8th May 2018 at 12 Abbots, 129 Kings Road, Brighton BN1 2FA

Present: David Fisher, Alasdair Glass, Roger Hinton (chair), Helmut Lusser, Kate Ormond, Richard Robinson, David Robson, Lyn Turpin,

Roger Hinton opened the meeting by welcoming Alasdair Glass, Kate Ormond and Lyn Turpin to their first meeting after having been elected at the Regency Society AGM on 18 April.

1. Matters arising from the previous meeting on 12th April 2018 (notes attached)
 - 1.1 Kings House (note 2.1) it was noted that the Regency Society comments submitted to the planning authority went further in their criticism of the scheme than the discussion at the planning forum. Hove Civic Society would be making a more supportive comment.
 - 1.2 KAP Peugeot dealership (note 4): it was noted that there is to be a pre-application public exhibition of the plans between 3pm and 7pm on Wednesday 9th May at the Newtown Road site.
 - 1.3 Hippodrome: David Fisher outlined the information obtained at a recent meeting with the new owner, who plans to develop the site as a “boutique Hotel” with 80 bedrooms and six apartments. This will involve demolition of the stage house and the fly tower and the loss of any possibility of rear loading access. The auditorium would be retained, but as a performance “space rather” than a true theatre.

The question was raised as to whether the Regency Society would wish to support a campaign for the restoration of the building as a fully functioning theatre.
 - 1.4 Agenda planning (note 6): it was noted that action was still to be taken regarding joint agenda planning for future meetings.

2. Consideration of significant planning applications:

2.1 BH2018/00937 239 - 243 Kingsway Hove BN3 4HE

Demolition of existing buildings & erection of an 8 storey building to provide 37no residential dwellings (C3) with associated access, parking & landscaping.

There was discussion regarding the parking along the south boundary of the site; it was suggested that a traffic entrance from Braemar Road might be better than the proposed entrance from Kingsway. It was suggested as an alternative that vehicles could be parked in two ranks at right angles to Kingsway in order to allow a central vehicle entrance.

Hove Civic Society has no objection to the scheme but may make some detailed comments. The Regency Society will make no comment.

It was noted that the developer appears to have responded significantly to feedback from pre-application consultations with interested groups.

- 2.2 BH2018/00995 5B Station Road Portslade BN41 1GA
Demolition of warehouse/workshop & erection of 3 storey building comprising 4no flats incorporating parking, access form Vale Road and associated works.
The poor design of the scheme was regretted, but no comment will be made.
- 2.3 BH2018/01009 34 Providence Place Brighton BN1 4GE
Demolition of existing building and erection of four storey building comprising of ground floor office and four residential flats.
Neither society will make any comment on the scheme.
- 2.4 BH2018/01009 84 Tongdean Lane Brighton BN1 5JE
Erection of 1no. four bedroom house with landscaping & car parking to land fronting 84 Tongdean Lane.
It was agreed by the Regency Society that the proposed street-front parking was regrettable and an objection should be submitted. Alasdair Glass offered to draft the wording.
- 2.5 BH2018/00854 Land To Rear Of 62-64 Preston Road Brighton BN1 4QF
Excavation and erection of three storey building comprising 3no. residential units (C3) with associated alterations.
There was general agreement that the proposed scheme is too large, leaving hardly any outside space on the site. It will over-shadow the neighbouring buildings to the north and potentially overlook those to the south. Richard Robinson will draft an objection on behalf of the Regency Society.
- 3 Update on applications considered previously
Recent decisions were noted. It was agreed that application details should be retained on the list for twelve months and that those then removed should be archived for possible future reference.
- 4 Review of recent meeting with Council officers regarding the Waterfront Project
Roger Hinton reported on a recent meeting with senior Council officers, which indicated that there had been little change in the overall situation.
- 5 Saltdean Lido
Richard Robinson reported on a recent site visit to the main building which is in serious need of renovation. There was general agreement that the Regency Society should contribute to the current crowdfunding appeal designed to unlock £4.1m of HLF funding. Figures between £2,000 and £5,000 were suggested.
- 6 Middle Street synagogue
A recent email was noted from a member of the public who is concerned about the possible sale and change of use of the Grade * listed building to a restaurant. It was agreed that enquiries should be made with the congregation about future plans.
- 7 Any other business
7.1 Madeira Arches: there was a suggestion that the Council may no longer be planning to use the funds raised through crowdfunding for initial restoration of 3 or 4 specific arches. Roger Hinton will investigate further.
- 8 Next meeting: Tuesday 12th June 2018