

Hove Civic and Regency Societies Joint Planning Forum

Notes of the meeting held at 7:30pm on Tuesday 14th November 2017 at 12 Abbots,
129 Kings Road, Brighton BN1 2FA

Present

Hove Civic Society: Bob Ryder

Regency Society: Richard Carroll, Roger Hinton (chair), Richard Robinson

1. Matters arising from the previous meeting

1.1 **Meeting with Head of Planning:** it was agreed to arrange a meeting with Liz Hobden to discuss various issues including:

- communicating with the Planning Committee members in writing or by means of an opportunity to speak at meetings,
- the late addition of documents to an online planning application,
- identifying comments on the planning website as being from a particular society rather than just “comment”.
- Apparent inconsistencies in the way that decisions are made related to the affordable elements of housing schemes.

1.2 **Valley Gardens:** it was noted that planning permission had been granted for the proposed changes to the gardens. A late addition to the documents shows the related traffic scheme and suggests that southbound traffic travelling down the east side of the gardens will be forced from two to one lane in each direction for a section in Grand Parade. Although this is not a planning matter, it was agreed that the society should write to Gill Mitchell (lead councillor of transport) to ask what traffic modelling had been done to assess how this would affect traffic flows.

1.3 **Open book viability appraisals:** it was noted that the consultation on this topic had now closed. The Regency Society had not made any comment. It was agreed that the general issue of viability appraisals would be raised at the proposed meeting with Liz Hobden (see 1.1 above).

2. Consideration of significant planning applications:

2.1 BH2017/02927, 46 Trafalgar Street, Brighton, BN1 4ED

Conversion and alterations of existing building comprising of 2no flats and 6 studio flats to form 1no three bedroom house, 1no four bedroom house, 1no five bedroom house and 3no studio flats incorporating four storey rear extension, additional floor, reduction of shop and café, revised fenestration and associated works.

Both societies agree with the objections put forward by the North Laine Community Association but it was decided not to submit any comment.

2.2 BH2017/03288, 29, 29A Kensington Place And 31 Trafalgar Street Brighton BN1 4ED

Creation of additional floor to provide 4no one bedroom flats with mansard roof and rear rooflights and dormers.

This application represents a modest extension to existing housing units. It was agreed that there was no reason to object.

2.3 BH2017/02805, Pavilion Tea House, Hove Park, BN3 7BF

Erection of single storey cafe to replace existing cafe (A3), including w.c. facilities and external covered seating.

The application involves the demolition of the existing café which is a pleasant building, but is not listed and is no longer meeting requirements. It is to be replaced with a larger and more modern styled building with a veranda.

An earlier approval had been granted for a modern style addition to the existing building. It was generally felt that the proposed new building was a better solution from a design point of view. However, the new building involves considerable use of timber; examples elsewhere (e.g. New England Quarter) illustrate how timber can suffer seriously from weathering. The details of the design (such as run-offs for rainwater) will need to be carefully thought out and high-quality materials should be specified.

The Regency Society will comment along these lines. Details of the scheme and comments will be published on the web site.

2.4 BH2017/03275, 18 Circus Street Brighton BN2 9QF

Change of use from offices (B1) to seven bedroom large house in multiple occupation (Sui Generis) with two storey side extension. Replacement of pitched roof to rear with flat roof, revised fenestration and associated works.

The preservation of this interesting but dilapidated building was welcomed. There were no concerns about the proposed development and it was not thought necessary to submit any comment.

3. 29-31 New Church Road

The recent site visit was reviewed. There was a general feeling that the proposal for 63 flats plus a synagogue and community buildings on this one acre site could represent over-development. It would be necessary to see more detailed drawings before adopting a firm view.

It was agreed to write to John McClean of Morgan Carn supporting the spirit of the scheme while expressing possible concern over the high density. We would ask for an opportunity to see the existing drawings again.

It was suggested that this scheme could perhaps be featured on the web site, though there are no illustrations to go with it at this stage.

4. Edward Street Quarter

Regency Society members had attended two consultations / exhibitions regarding the proposed development of “phase 1a” of the Edward Street Quarter (as identified in the Council’s planning brief). David Robson had prepared a brief comment suggesting a change to the layout to provide public open space

fronting Edward Street. It was agreed that the Regency Society would submit this as a response to the consultation. A web site article would also be prepared.

5. Brownfield Land Register consultation

The Council consultation was noted but it was decided not to comment.

6. Any Other Business

6.1 **Peacock Industrial Estate:** it was noted that Richard Carroll and Kevin Wilshire would be attending the consultation event.

6.2 **Old Town Management Plan:** a steering group has been established by the Council to oversee this project. Richard Carroll had agreed to represent the Regency Society but would not be able to attend the first meeting so Richard Robinson will substitute for him.

7. Date of the next meeting

7:30pm Tuesday 12th December 2017

RH 15/11/17