

Hove Civic and Regency Societies: Joint Planning Forum

Notes of the meeting held at 7:30pm on Tuesday 13th November 2018 at 12 Abbotts, 129 Kings Road, Brighton BN1 2FA

Present: Richard Carroll, Alasdair Glass, Roger Hinton (chair), Kate Orrmond, Richard Robinson, Bob Ryder

1. Matters arising from the notes of the meeting on 9th October 2018

- 1.1 Moda Plans for Sackville Road: there was not further information on this scheme.
- 1.2 Royal Newburgh Assembly Rooms: RH reported that he had written to the manager of the Metropole Hotel but had not received any response. It was noted that the Hilton lease on the building would be ending shortly. It was decided not to take any further action at this time.
- 1.3 Enterprise Point: no comment has yet been submitted. RC will submit a one shortly.
- 1.4 Waterfront Project: it was noted that there will be an update on this project in the report to the Tourism Development and Culture committee on 22 November. RC will circulate the relevant paper.
- 1.5 Hove Gardens Appeal: it was noted that the public hearing scheduled for 23-24 October had been cancelled and it was not clear whether it would be re-instated.

2 Consideration of significant planning applications:

- 2.1 BH2018/02791 Chandlers Building Supplies Basin Road North Portslade BN41 1WA

Erection of single storey retail unit. (A1) (Major Application)

It was agreed not to spend time on this application as it was simply a proposal to replace a ruined industrial building, with no heritage implications.

- 2.2 BH2018/02982 Court Farm House King George VI Drive Hove BN3 6XJ
Part-Retrospective application for the demolition of pre-existing buildings and erection of 2no three storey blocks (one with basement parking) and 2no part three part four storey blocks containing 69no one, two and three bedroom flats (C3) (including 28no affordable housing units). Provision of 107 parking spaces, (67no at basement level and 40no at surface level) and 132 cycle spaces with associated landscaping and altered site access arrangements approved under application BH2015/04184 without adherence to Conditions 8, 9,10, 11, 12, 13, 14, 15, 16 and 34 of said application.

It was noted that this was effectively a variation of the existing permission for the site, possibly involving a larger number of housing units and parking spaces. It was decided not to comment.

- 2.3 BH2018/02786 Hove Manor Hove Street Hove BN3 2DF
Erection of a single storey extension at roof level to create 2no three bedroom dwellings & 1no two bedroom dwelling (C3) with external terraces.

The scheme involves the addition of 3 very large, new flats at roof level, thus adding one floor to this six-storey building. Disappointment was expressed that

the fenestration for the new structure bears no relation to that existing below; however it was recognised that this would not be visible from street level.

It was decided not to comment.

2.4 BH2018/03329 149 Kings Road Brighton BN1 2PP

Installation of new aluminium windows to ground floor restaurant and bar. Internal alterations to swap location of bar and restaurant, refurbishment works and installation of new air conditioning and ventilation system to bar and restaurant.

The proposed new ground floor frontage was considered to be more sympathetic to the rest of the building, particularly the more vertical proportions of the windows.

No objection.

2.5 BH2018/02926 113 - 119 Davigdor Road Hove BN3 1RE

Erection of a new part 5 storey, part 9 storey building providing 894sqm of office space (B1) at ground floor level, and 56no residential flats (C3) at upper levels. Creation of basement level car and cycle park, landscaping and other associated works.

This proposed building will in practice appear taller than its neighbours, in spite of the applicant's suggestion that it will not. The scale and height of the central section was considered to be too high, creating the impression of two separate buildings.

Concern was also expressed about the sloping aspect of one part of the structure, which was apparently required in order to comply with a covenant regarding light for the neighbouring building.

It was noted that the proposed 10 units of affordable housing would represent only 18% of the total.

It was agreed to object on the grounds that the scheme does not respect its neighbour to the west (the Artisan building), the central section is too high and the overall design is poor, being excessively "busy" and totally lacking in elegance.

2.6 BH2018/02699 118 - 132 London Road Brighton BN1 4JH

Demolition of existing building to facilitate the erection of a five storey building with retail (A1 use class) and student accommodation reception, laundry, plant room, bin store and cycle store at ground floor level, 232 student rooms (sui generis use class) at first, second, third and fourth levels, and solar PV array on the roof.

Members welcomed this proposal since it meets the planning aim for the area by retaining existing retail space while increasing density by providing new student housing above. The design fits well with the local area and the design process appears to have been a model of good consultation.

RH will submit a supportive comment.

- 2.7 BH2018/03292 The Albemarle Marine Parade Brighton BN2 1TX
Erection of roof extension to create two additional floors, creating 4no two bedroom apartments with associated parking and cycle storage.

It was agreed that this building is already too high in relation to its neighbours and the proposal for two extra floors will make its impact even more inappropriate. There was a suggestion that a single storey rooftop addition, providing two large flats might be acceptable.

KO will draft an objection.

3. Vantage Point

The outline proposals for the Vantage Point site were noted. New England Street already suffers from high traffic levels, but applicant claims that this scheme will be designed to prevent any further increase.

The general feeling was supportive. the scheme is large but is not necessarily over-development, as the site is suitable for tall buildings.

The scheme will be reviewed further when a planning application is available.

4. Whitehawk Housing Proposals

This scheme forms a significant proportion of the Council's project to develop 1,000 ne Council homes.

A question was raised about whether the height of the new buildings would breach the skyline when viewed from the south. It was also noted that the scheme would result in the loss of part of a much larger greenfield area.

However, there were no significant concerns expressed and provision of over 200 new Council homes was welcomed. The scheme will be reviewed again when a planning application is published.

5. Review of previously considered applications

There was disappointment at the decision to approve the new scheme for the site of the former Amex building.

It was noted with approval that the application for an extension to Clermont Church, which was considered at the previous meeting, has already been determined and was refused on the grounds of harm to the character of the conservation area and poor design.

6. Review of the effectiveness of the joint planning forum

The notes were reviewed of a meeting with Liz Hobden (Head of Planning) in December 2017. Attention was drawn to the possibility of addressing the Planning Committee (for three minutes) on any application on which a comment has been submitted. It was agreed that this should be kept in mind for the future.

7. **Next meeting:** 7:30pm Tuesday 11 December 2018

RH 14-11-18