

Hove Civic and Regency Societies Joint Planning Forum

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

Present

Hove Civic Society: Helmut Lusser, Bob Ryder

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

1. Roger Hinton welcomed members to the first joint Planning Forum meeting.
2. Consideration of significant planning applications:
 - 2.1 **BH2017/02410: Land off Overdown Rise, Mile Oak**

Outline application for the erection of up to 125 dwellings with associated access, landscaping and informal open space and approval of reserved matters for access only.

This is a low rise, low density development. It was agreed that a higher density would be appropriate, possibly to be achieved by adding some mid-rise buildings in the central part of the site, though they may be adversely affected by noise from the A27.

The current application relates only to access and not to the design or layout of the buildings. The site is not large enough to support improved public transport so it will generate additional car traffic. There is only one existing access road and a large number of residents living there have objected. A second access road could only be achieved by incorporating the neighbouring field into the scheme (which is presumably in separate ownership) or demolishing one or two existing houses.

It was agreed to make no comment since the scheme does not deal with the design and layout and also because it is on the Planning Committee agenda for 13th September so any comment would be too late to affect the decision.

- 2.2 **BH2017/02156 2, 3, 4, 5 and 6 Pelham Terrace, Brighton BN2 4AF.**

Demolition of existing buildings and erection of a part 1, 6, 8 and 9 storey building to form 189 student rooms (sui generis), 1 no one bedroom and 4 no studio flats (C3), shared community facilities, landscaped roof terraces, plant room, cycle storage, recycling/refuse facilities and associated works.

This scheme is an adjunct to the large development planned for the Preston Barracks site and the neighbouring university. It is by the same architect and developer but is a separate scheme. Concern was expressed that there is a risk of it being developed, while the main scheme fails to proceed.

The building is large but does step up from south, providing a number of different level roof spaces. This seems appropriate in the context of the larger scheme.

Hove Civic Society will consider making a comment on the missed opportunity to make more use of the roof spaces to create green space, as in the Hove Gardens scheme. No other comments were thought necessary.

2.3 BH2017/02105 Jubilee Car Park, Arts Road, University of Sussex, Brighton BN1 9SL

Application for variation of condition 1 of application BH2016/03040 (Erection of a 4no storey carpark with associated landscaping and improved pedestrian and vehicle access) enabling the substitution of approved drawings to allow for a revised structural design to the building that includes minor changes to its design, scale and footprint.

This application allows for very minor changes from the previously approved scheme. It was agreed that the already approved building was entirely inappropriate for the site: the proposed cladding will weather badly and is out of keeping with the neighbouring brick buildings.

However, since the principle of the design was already approved it was agreed to make no comment.

2.4 BH2017/02299: Royal Pavilion Buildings, Brighton BN1 1EE

Temporary ice rink on Royal Pavilion Eastern Lawns annually during winter months. Structure to include ancillary buildings for a restaurant, café, toilet facilities, skate hire, learners' ice rink and associated plant and lighting (6 year consent).

It was recognised that the development will hide important views of the Royal Pavilion for the best part of four months each year. Consideration was given to re-locating it to Victoria Gardens, but it was recognised that this would be unacceptable to the operator, mainly because of the difficulty of pedestrian access. The importance of the financial contribution that the ice rink makes to the cost of maintaining the Royal Pavilion was recognised and it was agreed that the benefits of the development outweigh its disadvantages, a view also taken by Historic England. So no comment will be made.

2.5 BH 2017/02533 2 The Conifers, Tongdean Avenue, Hove BN3 6TN

Demolition of existing house, erection of detached dwelling house (C3) & garage.

It was noted that there are now very few of the original houses left in Tongdean, meaning that the rationale for it continuing to be a conservation area has been lost.

It was agreed that the design of this proposed building is poor and takes no account of the surrounding area. It uses a mixture of different materials, which fail to create a coherent whole.

It was agreed to submit a comment on behalf of both societies to this effect. David Robson offered to draft it and circulate it to those present. It would then be submitted via the Council's planning web site.

2.6 **BH2017/02228 Hove Town Hall, Norton Road Hove BN3 3BQ.**

Replacement of existing brown tinted windows with clear windows.

There were no concerns about the replacement of the tinted windows with clear glass, which should improve internal working conditions.

2.7 **BH2017/02491: Brighton & Hove New Synagogue, 33-41 Palmeira Ave., Hove**

Demolition of existing building.

By the time of the meeting this application for prior approval had already been granted. It was noted that even though the building is locally listed, no permission was required for demolition as such, but merely for the related practicalities.

It seems likely that a new synagogue will be built on the site and it was agreed to consider the plans for this when published.

3. **Any other business**

3.1 It was noted that a new application has been submitted for 93 dwellings on the St Aubyns site in Rottingdean. It was agreed that this should be reviewed at the next meeting.

3.2 There was a brief discussion of the arrangements for future meetings. It was agreed that the list prepared for the current meeting had been appropriate. It was agreed that the main focus should be on large applications but smaller schemes with some particular significance should be included.

It was also agreed that for future meetings, when finalising the agenda, the chair will nominate specific members to introduce each of the applications.

4. Date for next meetings: 10th October, 14th November and 12th December.

RH 13/9/17