

# Hove Civic and Regency Societies: Joint Planning Forum

Notes of the meeting held at 7:30pm on Tuesday 7<sup>th</sup> August 2018 at 12 Abbots, 129 Kings Road, Brighton BN1 2FA

Present:

Hove Civic Society: Bob Ryder

Regency Society: Richard Carroll, David Fisher, Roger Hinton (chair), Kate Ormond, Richard Robinson,

1. Matters arising from the previous meeting
  - 1.1 The notes were agreed as a true record.
  - 1.2 1 Surrenden Crescent (note 2.3): it was noted that Helen Walker had been consulted but did not have anything to add so no comment was made.
2. Consideration of significant planning applications:
  - 2.1 BH2018/01738 Land At Lyon Close Lyon Close Hove BN3 1RE

Demolition of existing buildings (B8) and Erection of 4no mixed use development buildings between 5 and 10 storeys to provide 163 dwellings (C3) and 938sqm of office accommodation (B1) with associated car parking, landscaping and other related facilities.

This scheme consists of four irregular shaped blocks, the tallest being of ten storeys. The external design includes some interesting detailing. A “podium” or deck runs between the building providing car parking beneath and private green space above. Landscaping will also be provided in the public realm, including the retention of the large trees currently on the site. 40% of the homes will be affordable. All homes will exceed national space standards.

It was agreed that the scheme represents good use of a brownfield site. Crest Nicholson, the developer, has done a reasonably good job with their neighbouring “Artisan” building and appear to have learned some lessons from their experience with it.

This new scheme was generally welcomed. It was hoped that the promised 40% affordable element will not be diluted as the development progresses. Some concerns were expressed about the impact on local facilities, such as surgeries and schools. It was also not clear what s.106 / CIL contributions would result from the scheme,

Overall it was agreed that the scheme would provide a good model for other similar scheme, in terms of density, scale. and design. The Regency Society will submit a supporting comment, to be drafted by David Fisher, who will look again at the details to clarify, if possible, the s.106 / CIL element.

- 2.2 BH2018/02126 29 - 31 New Church Road Hove BN3 4AD

Demolition of existing synagogue, detached buildings providing Rabbi accommodation, synagogue social hall and childrens nursery. Erection of mixed use development comprising central single storey synagogue and four, five and six storey buildings to provide replacement childrens nursery, 2no classrooms for shared use by St Christophers school, offices, meeting rooms and cafe, underground car park and 45no residential dwellings (C3) comprising 35no flats and terrace of 10no houses to rear.

This development is on a site which adjoins but is outside the Pembroke Conservation Area. The site has a large number of mature trees, many of which will be retained. The scheme involves demolition of existing buildings and replacement with two mixed use buildings, rising above the tree line, which will provide 35 flats, community space and

class rooms. A new synagogue will be built between the two buildings, with ten new town houses at the rear of the site. There will be an underground car park. None of the new homes will be “affordable” because of the need to finance the synagogue.

Local comments are split roughly equally between support and objection.

RS members had attended consultations on earlier versions of the scheme. The society had commented that it represented over-development of the site. The submitted scheme has addressed this to some extent by reducing the height of the tall buildings.

Even so, it was agreed that the scheme still represents over-development, not because of height but because of the way the synagogue occupies the full space between the two tall buildings. Meanwhile the town houses take up most of the rest of the site, leaving too little open space.

Richard Carroll will draft an objection on behalf of the Regency Society. Hove Civic Society may comment on over-development but not necessarily oppose the scheme overall.

### 2.3 BH2018/01622 295 - 305 Portland Road Hove BN3 5SE

Outline application for Demolition of existing houses (C3) and erection of a mixed use building over 6 floors incorporating 2450sqm of commercial space (A1/A3/B1) and 91 no dwellings with associated parking and approval of reserved matters for access, layout and scale.

This scheme involves demolishing three pairs of semi-detached houses, with large front gardens. They will be replaced with a single new building, providing 91 homes.

It was noted that the new building’s footprint extends right down to the southern boundary of the site (the existing front garden walls). It was agreed that it should be taken back further to provide some more public space.

Although this is only an outline application, it was agreed that it does not provide sufficient detail about the scale of the building. In particular, there seems to be some ambiguity between drawings as to whether it will be the same height or higher than the existing modern building to the west.

There are 8 objections to the scheme and no comments in favour.

Richard Robinson will draft a comment on behalf of the Regency Society, arguing that the new building should not extend so far south and should be no higher than the building to the west. It should also include 40% affordable homes.

### 2.4 BH2018/01516 52 - 58 Middle Street Brighton BN1 1AL

Provision of a temporary car park for 15 car and 8 motorcycle spaces with access via ship street for a period of 3 years.

This site, which is behind the Hippodrome, has been in use as a car park for some time. It was queried therefore, why an application was being made at this time. This may be because of a wish to install a kiosk and open the space for paid use by the public.

It was noted that Historic England has raised a query with the current owner of the site about plans for repairs to the theatre. Disappointment was expressed that this is a temporary application to generate revenue from the yard for a three-year period, when what is now urgently needed is action to restore the listed parts of the site. There was concern that if this temporary permission is granted it may lead to further delay to this urgent restoration work.

It was agreed that the Regency Society would submit an objection, to be drafted by Roger Hinton.

2.5 BH2018/01993 78 Locks Hill Portslade BN41 2LD

Erection of 1no new three bedroom dwelling house (C3).

It was agreed that this is a disappointing, low quality scheme and that here are errors in the labelling of some of the drawings. However, it was decided not to comment.

2.6 BH2018/01923 Garages Between 88 Portland Road & 91 Westbourne Street Hove BN3 5DL

Demolition of existing garages and erection of 1no two storey office building (B1).

This scheme involved demolition of two garages and replacement with an unattractive office building with a much larger footprint. The building extends right to the front edge of the site, while the existing garages are set well back. This increased footprint is compounded by a projecting first floor. The application draws attention to a similar recent building nearby. However, while this is similar in design and footprint, it is on a larger site and so is more appropriate.

It was decided not to make any comment.

2.7 BH2018/01970 6 Varndean Road Brighton BN1 6RL

Demolition of existing house and erection of 1no new five bedroom dwelling house (C3).

This scheme involves the replacement of a large bungalow with a large two storey house. It was felt that the increased size of the property would not be out of keeping with its neighbours, so no comment will be made.

2.8 BH2018/01973 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 1-3 storey relocatable modular buildings with first floor deck to provide mixed leisure/retail/food/drink/office uses (D2/A1/A3/A4/A5/B1 uses) including second floor place markers and lifeguard observation unit, with associated cycle parking, refuse storage, landscaping, boundary treatment and retractable beach mat. Temporary (meanwhile use) for 5 years.

There was considerable discussion of this scheme with differing opinions as to whether the Regency Society should comment.

Some members had attended a consultation with the same developers some time previously on a similar but larger-scale, permanent development for the same site.

Some members felt that the proposed design and decoration of the enabling development, though only to be in place for five years, was non-the less unacceptable in relation to the Madeira Arches opposite. Others felt that as it was only temporary and would enable the provision of an open-air swimming pool, it should be allowed.

It was agreed that the full committee should be asked to make the final decision.

2.9 BH2018/01928 39 Manor Hill Brighton BN2 5EL

Demolition of existing buildings and erection of a three storey mixed use development, comprising 1no two bed flat and 4no one bed flats (C3), with non-residential use (D1) at ground floor level.

It was agreed to make no comment.

- 2.10 BH2018/02095 19 Oakdene Crescent And Land To The West Of Oakdene Crescent & Oakdene Close Portslade BN41 2RP Demolition of no. 19 Oakdene Crescent & erection of 5no. residential dwellings (C3) incorporating new access road, car parking & associated works.

This scheme will result in a gain of four homes. it was decided not to make any comment.

- 3 Update on applications considered previously (attached below)

The update was noted.

4. Civic Voice campaign to find Britain' favourite conservation area (details [here](#))

The Civic Voice campaign was noted but with no action to be taken.

5. BHCC Urban Design Framework (details [here](#))

It was noted that the Council is currently consulting on a scoping exercise in relation to the preparation of this “framework”, which, once finalised will provide guidance on planning matters such as tall buildings. Both societies will probably want to comment on later consultations as the work to establish the framework continues, but no comment will be made at this stage.

6. Moda Living's plans for Sackville Trading Estate (details [here](#))

Hove Civic Society will look at this proposal.

7. Hyde plans for Portslade (details [here](#))

It was agreed to wait for a planning application before considering this scheme.

8. Any other business

- 8.1 Hangleton and Knoll proposed neighbourhood area and forum: it was noted that this proposed new neighbourhood proposal will include Toads Hole Valley, which is already designated for housing in the city plan part 1.

9. Next meeting: 7:30 pm Tuesday 11 September 2018

RH

8/8/18