

Hove Civic and Regency Societies Joint Planning Forum

Notes of the meeting held at 7:30pm on Monday 9th July 2018 at 12 Abbotts, 129 Kings Road, Brighton BN1 2FA

Present:

Hove Civic Society: Helmut Lusser

Regency Society: Richard Carrol, David Fisher, Alasdair Glass, Roger Hinton (chair), Richard Robinson

1. Matters arising from the previous meeting on 9th June 2018
 - 1.1 Royal Pavilion Gardens: concern was expressed about the need to support the bid for an HLF grant to improve the gardens. It was noted that Janita Bagshawe (JB) has stated on several occasions that there will be no charges to enter the gardens once they are enclosed, except for occasional special events and that this will be written into the agreement when the estate is transferred to a trust. It was agreed that the RS committee should be asked to reconsider the wording of a possible letter of support. RH will contact JB to ask for a written assurance about charging.
2. Consideration of significant planning applications:
 - 2.1 BH2018/01572 22, 37 & Service Yard Adjacent To 17 Brighton Square Brighton BN1 1HD

Variation of condition 1 of application BH2016/05391 (Creation of new retail unit (A1) adjacent to 17 Brighton Square with open air pedestrian shopping lane connecting Brighton Square with proposed Hanningtons Lane development and North Street. Demolition of existing dwelling at 37 Brighton Square to create the link lane and 4no one and two bedroom flats (C3). Erection of two storey extension to office (B1) at 22 Brighton Square over the existing car park entrance.) to allow amendments to approved drawings.

There was support for this addition to the plans for re-development around Brighton Square: it will enhance the important new pedestrian route from North Street to the seafront. There was no objection.
 - 2.2 BH2018/01598 126-127 St James's Street Brighton BN2 1TH

Alterations and extension to existing building to convert the first floor to 4no two bedroom self-contained flats (C3) including creation of an additional storey, revised fenestration and associated works.

This application was welcomed with no comment, beyond noting that while the property address is in St James's Street the development is all located to the rear of the building.
 - 2.3 BH2018/01631 1 Surrenden Crescent Brighton BN1 6WE

Demolition of existing dwelling and erection of 1no five bedroom dwelling and 2no four bedroom dwellings (C3) with associated landscaping, parking, access, cycle and refuse storage.

There was no objection to this scheme, though it was noted that the three new houses will be located very close together, creating two "tunnels" between

them. RH will consult Helen Walker who had requested this item to be added to the agenda, to see if she has any concerns.

2.4 BH2018/01687 Garage North East Of 28 Holland Mews Hove

Demolition of existing garage and erection of 1no two bedroom dwelling.

This scheme was recognised as an improvement on the 2017 application, which had been refused. There was no objection.

2.5 BH2018/00726 18 Ship Street Brighton BN1 1AD

Conversion of existing second floor flat to form 2no. two bedroom flats (C3) and erection of a new mansard roof with 2 no. dormer windows to create an additional floor for 1no. one bedroom flat (C3) & associated works.

The conversion was described as “clumsy” and “unimaginative” but it was decided not to object since the new construction on the roof was all to the rear of the building and would therefore have little, if any, visual impact on the conservation area.

2.6 BH2018/01742 & 3 Chapel Royal 164 North Street Brighton BN1 1EA

Change of use from vacant basement unit (Sui-Generis) to gym (D2) including new external door grille to entrance.

There was no objection.

2.7 BH2018/01740 107-109 Dyke Road Brighton BN1 3JE

Erection of additional storey to create 1no studio flat, and associated works including the amalgamation of existing ground floor A5 units, and reconfiguration of existing first floor residential accommodation.

A previous, larger roof-top extension, on which the forum had made no comment, was refused. It was recognised that this new scheme was far more in keeping with the character of the building and should be approved. It was noted that it appears to retain the existing, historic shop fronts.

2.8 BH2018/01438 - British Airways I360 Kings Road Arches Brighton BN1 2LN

Installation of painted signs on toll booth.

It was not clear which of the two designs for the new lettering was being proposed. However, it was agreed that either would be acceptable so there is no objection.

3 Update on applications considered

The update was noted. Disappointment was expressed at the approval of the proposal for development of land to the rear of Canadines in Preston Road.

4. Hove Gardens.

It was agreed that the Regency Society’s proposed letter of support for the appeal should be sent.

5. Land South of Ovingdean Road

It was noted with approval that the application for housing on this urban fringe site has been approved on appeal.

6. Advance notice of application for the next meeting

It was noted that BH2018/01738 (Lyon Close) and BH\18\01622 (305 Portland Road) would be considered at the next meeting. Hove Civic Society will prepare and introduce the first and Richard Robinson the second.

7. City Plan Part 2

HL reported that HCS has already drafted some responses to Part 2 of the City Plan. RH will circulate to RS trustees a list of suggested sections on which the society could comment and ask for volunteers to read them and draft a comment if appropriate.

There was discussion of the lack of any real strategic thinking in part 2 of the plan, such as any aspiration for improved public transport. It was suggested that there should be a reference to the Gehl Report. Instead the emphasis was largely on detailed policy statements and site allocations to provide guidance on whether or not specific developments should be approved.

8. Any other business

There was no other business.

7. Next meeting: Tuesday 7th August 2018