

Hove Civic and Regency Societies Joint Planning Forum

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

Present

Hove Civic Society: Helmut Lusser, Bob Ryder

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

1. Matters arising from the previous meeting

- 1.1 Peacock Industrial Estate: it was agreed that no comments would be made until the planning application has been submitted.
- 1.2 Toads Hole Valley: no communication had yet been sent to St Congar. Comments agreed at the previous meeting regarding housing numbers were confirmed but the suggestion of a single traffic entrance at the top of the site was reconsidered and withdrawn. BR and RR will draft a comment to be sent to St Congar, taking account of the piece now published on the RS web site.

2. Consideration of significant planning applications:

- 2.1 BH2017/04022 The Astoria 10 - 14 Gloucester Place Brighton BN1 4AA

Application for variation of condition 2 of application BH2015/01471 (Demolition of existing Grade II listed building (approved under BH2013/03927) and construction of a new part 3/part 7 storey building (plus basement) to form 70 no one, two, three and four bedroom self-contained residential units (C3) and incorporating commercial units (A1/A2/B1) in the basement and on the ground floor fronting Gloucester Place, a community room (D1) on the ground floor fronting Blenheim Place together with refuse/ recycling facilities, cycle storage and other associated works.) to enable the substitution of plans to accommodate a revised design for the Scheme.

A query was raised about the use of the first floor which appears to have windows which are partly obscured by patterning but which nevertheless appear front areas designated for residential use.

A range of views were expressed about the new design of the east elevation but overall it was agreed that there was no objection to the scheme and no comment would be made.

- 2.2 BH2017/04026 St Helens 33 Mile Oak Road Portslade BN41 2PF

Conversion and extension of existing dwelling and buildings and erection of new buildings to create an additional 6no dwellings (C3). Site to comprise 1no detached three bedroom house, block of 3no one and two bedroom flats and terrace of 3no three bedroom houses, including redevelopment of existing house.

The scheme involves replacing one dwelling with seven new dwellings which would be set out in a pleasing, casual arrangement. It was agreed

that the Regency Society will comment welcoming the scheme. DGR will draft a comment to be submitted via the planning authority website.

2.3 BH2017/04027 1 Clarendon Place Portslade BN41 1DJ

Erection of 2no and 3no storey office building (B1) and 4no 3 storey dwelling houses (C3) incorporating green roofs, replacing existing single storey office building and land.

There was considerable discussion about both the design of the proposed house and suitability of the site for residential use. Most of the proposed houses were thought to be very poor in terms of internal layout, resulting in poor living spaces. Generally the scheme would represent over-development

The location is currently industrial in character. However, it was recognised that this could be interpreted in two ways: the proposed development might mark the start of a successful change of character to residential, or the result might be low grade-houses blighted by their location in an unattractive industrial setting.

Hove Civic Society will submit an objection on the grounds of poor design. the Regency Society will not comment.

2.4 BH2017/04051 Land To The Rear Of 35 Brunswick Place Hove BN3 1ND

Demolition of existing garden wall & erection of 1no. three bedroom dwelling (C3).

The proposed new house will front Farm Road, though technically located on a site in Brunswick Place. It will be similar in design to other new houses which have been built in Farm Road in recent years. The design is not particularly impressive but there are no specific problems with it and it will contribute to the improving character of the street.

No comments will be submitted.

2.5 BH2017/03980 10 Tongdean Avenue Hove BN3 6TL

Alterations to driveway and erection of new front wall and gates.

BR reported that following negotiations with the owners of an adjacent property this scheme is likely to be changed. However, it was agreed to comment on the current application.

It was agreed that the proposed wall and solid gates were too high and would effectively block any view of the property behind. Concern was also expressed at the replacement of the front garden with hard standing. It was recognised that the majority of houses on the east side of the road have retained a more open frontage, allowing views of the houses from the roadway. The development would therefore be out of keeping with the surrounding area.

Hove Civic Society will submit an objection.

3. Date for next meeting: 7:30pm Tuesday 13th February 2017