

Hove Civic and Regency Societies Joint Planning Forum

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

Present

Hove Civic Society: Helmut Lusser

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

1. Matters arising from the previous meeting

There were no matter arising.

2. Consideration of significant planning applications:

2.1 BH2017/04050 35-39 The Droveaway, Brighton BN3 6LF

Change of use from former Dairy Crest depot (B8) to Mixed-use flexible commercial development of 1383sqm (Flexible between use classes B1(a), A1, A2, A3, D1) incorporating alterations including removal of northern extension and erection of a new wing with 14no residential units (C3). Erection of a new central wing to court yard, onsite car parking, cycle storage and areas for storage of waste and recycling.

The property is locally listed but it was decided that the changes proposed did not call for any comment.

2.2 BH2018/00340 Former Amex House Edward Street Brighton BN88 1AH

Erection of a mixed use development between 4 and 8 storeys over basement and a mezzanine level incorporating 19,304sqm of commercial space (B1) and flexible retail (A1/A3) and/or nonresidential institutions (D1). 168no residential dwellings (C3) with associated parking, hard and soft landscaping and access.

Signifiant concerns were expressed about the proposed development, many of which echoed those that the Regency Society had expressed when the Council's panning brief for the site was under consideration.

It was agreed that the Regency Society would submit comments on the following points:

- The proposed layout is too oppressive because it brings tall buildings right to the pavement edge in Edward Street. Previously there had been an attractive piazza in front of Amex House which relieved the otherwise oppressive impact of many of the other nearby office buildings.
- Much of the open space proposed within the site will suffer from loss of sunlight because of the positioning of the buildings.
- A suggestion should be made to move one of the building facing Edward Street 15 – 20 metres back from the pavement edge. This could create a significant, sunny, public space, similar to the one

that has been lost. The floorspace lost as a result could be replaced further back in the site

- Some, at least of the “social” facilities proposed within the site in buildings C and D would be better located fronting Edward Street to further enliven that street and improve their chances of commercial success through greater passing trade.
- The proposed buildings, both commercial and residential, are of a bland and boring design and will fail to create an area with a distinctive character.
- A development of this scale would benefit from the creation of accessible green spaces at roof level, particularly on the residential buildings.

Hove civic Society is supportive of these views and will draft its own response.

2.3 BH2018/00272 1-4 Marine Parade, Brighton BN1 1TA

Display of externally illuminated shroud to south and west elevations.

This is a temporary development and no comment is needed. However, some concern was expressed that the scaffolding in use was fixed to the building, rather than standing on the pavement. It was agreed that the building should be monitored once the works were finished to ensure that it is removed, and the facades made good.

2.4 BH2018/00349 76 Upper Gloucester Road Brighton BN1 3LQ

Erection of additional storey on top of existing structure and conversion of existing 1no two bedroom flat (C3) to form 2no one bedroom flats (C3) with associated roof alterations and revised fenestration.

There was general support for this application which is sensitively designed and will provide improved residential accommodation. No comment will be made.

2.5 BH2017/02903 48 & 49 West Street Brighton BN1 2RA

Erection of two storey extension at first and second floor levels to facilitate formation of 2no studio flats, including the repositioning of an existing flue and associated alterations. (Amended address and description)

This application was not discussed since it had already been approved.

2.6 BH2018/00248 Patcham High School Ladies Mile Road Brighton BN1 8PB

Erection of 4no. court sports hall with changing facilities. Reconfiguration of existing sports pitches to facilitate creation of new netball courts and a 4G football pitch with fencing and floodlighting, footpath access routes and other associated works.

The proposed new building is uninspiring, but no comment will be made.

2.7 BH2018/00336 106, 108 & 110 Downs Valley Road Brighton BN2 6RF

Erection of 4no detached houses (C3) to rear of existing houses with associated landscaping, car and cycle parking.

This is a welcome back-land residential development, of a kind which which should be encouraged as one approach to solving the city's housing crisis. The proposed access driveway is necessarily rather narrow but otherwise the scheme was considered acceptable. No comment will be made.

2.8 BH2018/00469 Hove Central Library 182 - 186 Church Road Hove BN3 2EG

Internal alterations to lower ground floor & external alterations to rear ground floor including construction of new wall with balustrade, landscaping & associated works to facilitate the conversion to children's day nursery (D1).

This development involves mainly internal changes to a grade II listed building at lower ground floor level, with the addition of a small external play area. None of the changes will be visible from the road.

The scheme was welcomed as a way of bringing more of the building back into public use and thus reducing the risk of closure. No comment will be made.

2.9 BH2018/00194 78-79 London Road Brighton BN1 4JF

Demolition of existing building and erection of three storey building comprising of retail, showroom and offices with 4no one bedroom flats above (A1, A2, A3 & C3)

This is a prominent site near the north end of London Road. Mixed views were expressed about the design of the proposed new building, but there were no serious concerns expressed and no comment will be made.

2.10 BH2018/00398 British Airways I360 Lower Kings Road Brighton BN1 2FL

Erection of a free standing wall underneath existing security canopy to provide a green screen backdrop for photo capture concessionaire.

It was agreed that the already approved canopy detracts from the appearance of the i360 site and the proposed freestanding "green screen" will further increase its detrimental impact. the Regency Society will submit a comment to this effect.

2.11 BH2018/00557 Land Rear Of 20-30 Portland Street Brighton BN1 1RG

Erection of 4no detached dwellings (C3) of two storeys plus room in the roof, with 16no undercroft parking spaces and 9no cycle spaces.

The proposed design and layout of the site was described as "under-development" but it was recognised that the applicant was responding directly to reasons given for a previous refusal. No comment will be made.

2.12 BH2018/00634 20 Tongdean Avenue Hove BN3 6TL

Demolition of existing dwelling house (C3), and erection of 1no detached 2 storey dwelling house with basement (C3).

Hove Civic Society will object to this proposal because of the addition of a front boundary wall and gates in place of what is currently an open green space. Changes of this kind are having a detrimental impact on the character of this road and hence of the conservation area.

The Regency Society does not disagree, but will not comment.

3. Review of applications considered previously

The group reviewed a summary of the current status of application previously discussed. It was agreed that a similar summary should be presented at each meeting with changes highlighted.

4. Central Government Housing Policy

The group noted a recent Civic Voice press release indicating that changes to the National Planning Policy Framework would be likely to increase support for higher density housing development.

5. Date for next meeting: 7:30pm Tuesday 10th April 2018

RH 14//3/18