

# Hove Civic and Regency Societies Joint Planning Forum

Notes of the meeting held at 7:30pm on Tuesday 10<sup>th</sup> October 2017 at 12 Abbotts,  
129 Kings Road, Brighton BN1 2FA

## Present

Hove Civic Society: Helmut Lusser

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

1. There was a brief discussion of how the Regency Society should publicise the results of Planning Forum meetings and it was agreed to discuss this further at the committee meeting on 17 October.
2. It was agreed that even when the two societies are in agreement over the comments to be made on an application, they will submit separate statements to maximise impact.
3. It was noted that the Brighton and Hove branch of the RIBA has decided not to send a representative to CAG.

## 4 Consideration of significant planning applications:

### 4.1 **BH2017/02680 and BH2017/02681: St Aubyns School 76 High Street Rottingdean Brighton BN2 7JN**

Conversion of existing building of Field House and part of its northern extension, Conversion and alteration of existing terraced cottages and Rumneys to residential use (C3). Retention of existing sports pavilion, war memorial, water fountain and chapel; demolition of all other buildings and redevelopment to provide a total of 93 new dwellings (including conversions), incorporating the provision of new/altered access from Steyning Road and Newlands Road, landscaping works, car and cycle parking, refuse facilities, alterations to boundary flint wall along Steyning Road and The Twitten and other associated works.

It was agreed that the design and layout of the proposed scheme was good. Hove Civic Society is likely to support it. The Regency Society will make a decision at the committee meeting on 17 October.

### 4.2 **BH2017.02795: Richardsons Yard, 10B New England Road, Brighton**

Variation of condition 1 of application BH2013/00245 (Temporary change of use of land for 5 years from scrap metal yard to residential and the erection of 36 containers in one block of 5 containers in height and one block of 3 containers in height for use as individual dwelling units.) to extend the period that the buildings are permitted on the site until 07 May 2023.

### **And BH2017/02799: Cobblers Thumb 10 New England Road Brighton BN1 4ZR**

Application for variation of condition 2 of application BH2014/01090 (Installation of converted shipping containers for use as commercial/office units (B1) for temporary period) to extend the period that the buildings are permitted on the site until 07 May 2023

It was agreed that both societies would write in support of the application. There was no long term plan yet in place for the future of the sites so no reason not to grant a further five year permission.

**4.3 BH/2017/02583: Victoria Gardens North and South grand Parade, St Peter's Church, York Place, Valley Gardens)**

Hard and soft landscaping works to Victoria Gardens North and South and grounds of St Peters Church, including creation of public square to front of St Peter's Church, relocation of car parking spaces to North of church, new cycle routes and pedestrian paths, lighting and associated works.

There was considerable discussion and views regarding the scheme were generally negative. The main points were:

- The new piazza in front the church has no containment or vertical features such as seating or lighting.
- The design for the gardens includes no features which would provide any protection from wind, such as walls or mounds.
- The meadow style planting, as illustrated, is unlikely to fare well in the harsh environment. It appears that there are no edges to the beds. Maintenance would be challenging and hence at risk of not being adequate.
- A more rugged landscape would be appropriate for the gardens, using flint and bungalow to create walls and seats.
- There is no indication of how the proposed event spaces will function.
- The proposals fail to achieve the objectives set out in the Design and Access statement.

It was agreed that David Robson would draft a statement objecting to the application and circulate it to those present for approval. When it is submitted it will also be released to the press.

**4.4 BH2017/02869: 10 Shirley Drive, Hove BN3 6UD**

Outline application with some matters reserved for the demolition of existing house and erection of 10no flats with associated parking (C3).

It was agreed that the design of the new building represented a disappointing replacement for the impressive, existing house. However, both societies support the principle of replacing large houses with new apartment buildings in this area. Helmut Lusser will draft a brief statement to this effect.

**4.5 BH2017/02943: 41 And 42 Park Wall Farm Cottages Station Approach Falmer Brighton BN1 9SD**

Demolition of existing houses and Erection of a 3 and 4 storey student accommodation building with 90no rooms and associated cycle parking, car parking and landscaping.

The design of the proposed building was considered inappropriate. The white render was out of keeping with the neighbouring buildings, which are largely brick, notably the station and the main campus of Sussex University.

The proposed wood cladding is also inappropriate since it is widely recognised that it deteriorates quickly in the local climate.

The double height windows are an attempted visual trick which does not work.

David Robson will draft a brief objection to be circulated to those present and then submitted online.

**4.6 BH2017/02647 Hove Business Centre Fonthill Road Hove BN3 6HA**

Prior approval change of use from offices (B1) to 20 residential flats (C3).

The design of the long and thin flats is poor but it was decided not to make any comment.

**5. Viability Consultation**

The Council's proposal to require viability assessments, where required, as part of the validation requirements for applications was noted. The Regency Society will consider commenting.

**6 Unitarian Church, New Road, Brighton**

It was noted that the church is seeking grant funding for the replacement of the portico, which is "at risk". It was agreed that the Regency Society should publicise this to members.

**7. Date for next meetings: 12<sup>th</sup> December.**

RH 11/10/17