

PLANNING COMMITTEE ADDENDUM Presentations

2.00PM, WEDNESDAY, 1 FEBRUARY 2023

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

ITEM		Page No.
A	BH2022/00456 - Former Dairy, 35-39 The Drove Way, Hove - Full Planning	1 - 28
B	BH2022/00287 - Land Adjacent Hillside, Ovingdean Road, Brighton - Reserved Matters	29 - 62
C	BH2022/02299 - Tennis Courts, Hove Park, Old Shoreham Road, Hove - Full Planning	63 - 78
D	BH2022/03609 - 4-6 Longridge Avenue, Saltdean, Brighton - Full Planning	79 - 98
E	BH2022/01584 - 25 Drove Road, Brighton - Full Planning	99 - 112

1

Former Dairy

35-39 The Droveaway

BH2022/00456

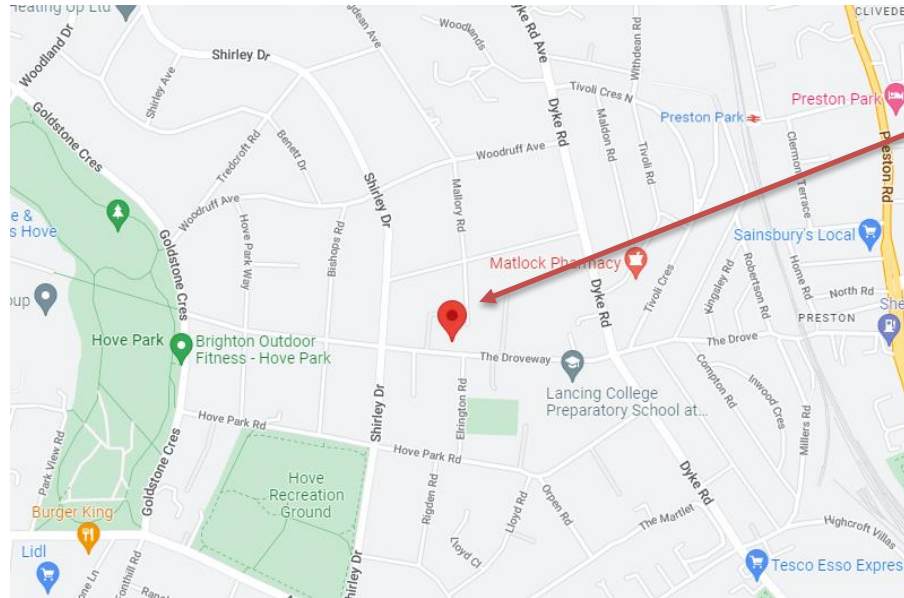


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Application Description

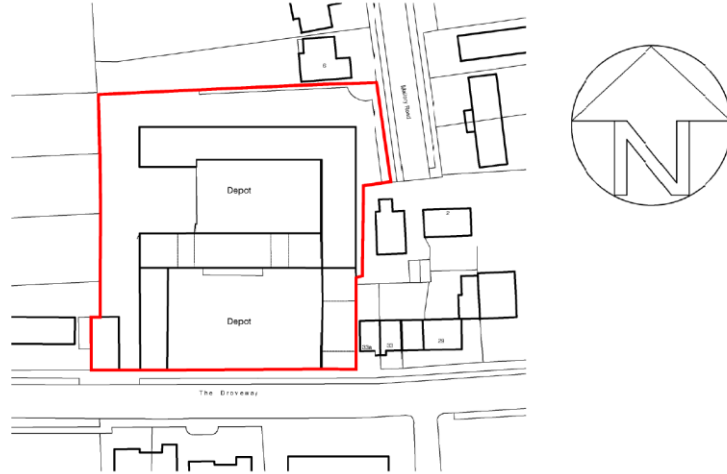
- Change of use from former dairy depot (B8) to mixed-use development comprising 19no. dwellings (Use Class C3) and commercial space (Use Class E), including erection of a new northern wing and a new central wing to courtyard; onsite car and cycle parking and associated works. (part-retrospective)

Map of application site

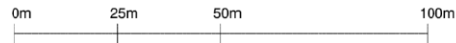


Application site

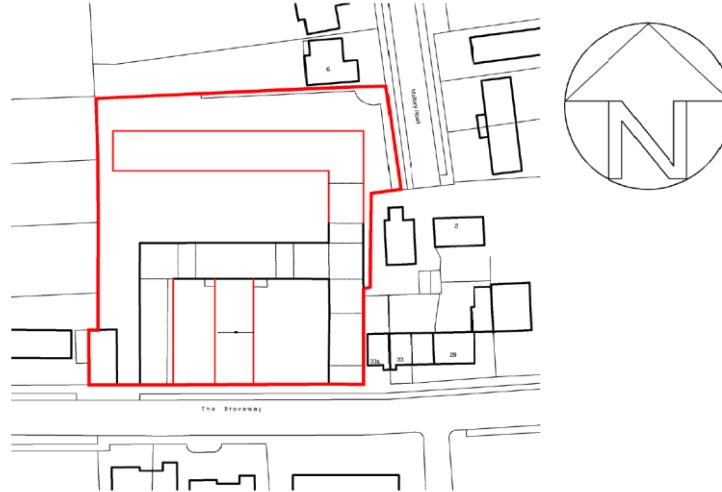
Existing Location Plan



Site location plan scale 1:1250 @A2



Proposed Location Plan



Site location plan scale 1:1250 @A2



Aerial photo(s) of site



3D Aerial photo of site



Street photos taken from Mallory Road

Application site



Application site

No. 6 Mallory Road



View towards the south down Mallory Road

Street photos taken from The Droveway



Application site



Application site

Photos showing application site



North boundary of the site
with No.6 Mallory Road



Northern part of the site



Southern part of the
site fronting The
Drove

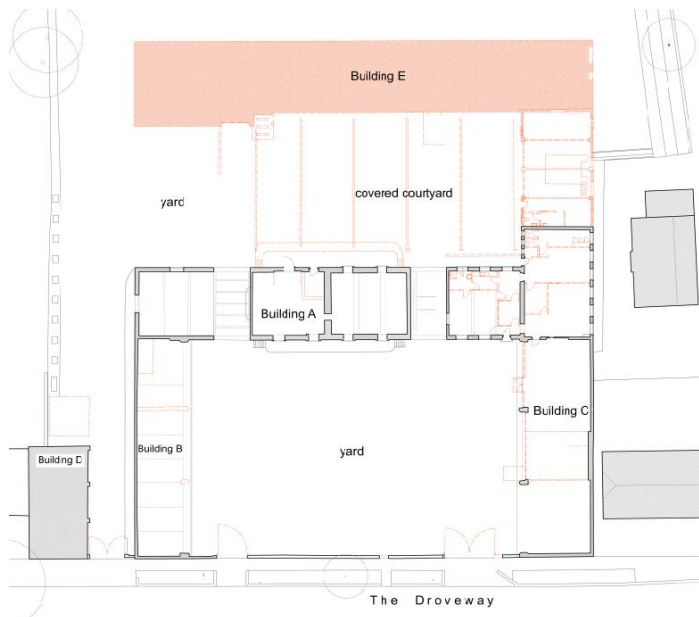
Existing Block Plan



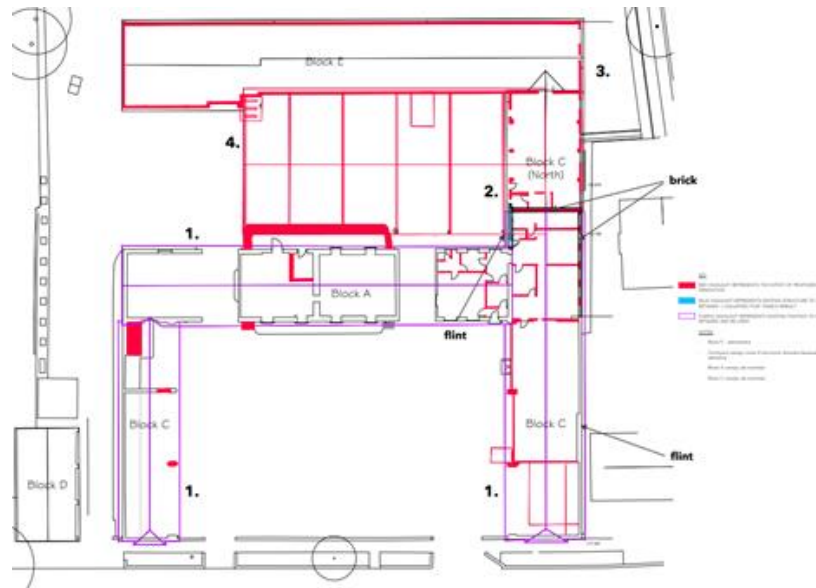
Proposed Block Plan



Approved and proposed demolition plans



2020 Approved demolition plan



Proposed demolition plan

Split of uses/Number of units

- The site as proposed will provide 4no. Commercial units and 19 C3 dwellings.
- The mix of units is as follows:
- 6 x 2 bedroom units
- 12 x 3 bedroom units
- 1 x 4 Bedroom unit

Comparison Site plans



Proposed layout under current application



Approved site layout under application BH2020/00931

Proposed floor plans



Proposed ground floor plan



Proposed first floor plan



Proposed second and third floor plan

Proposed South Elevation (facing The Droveway)

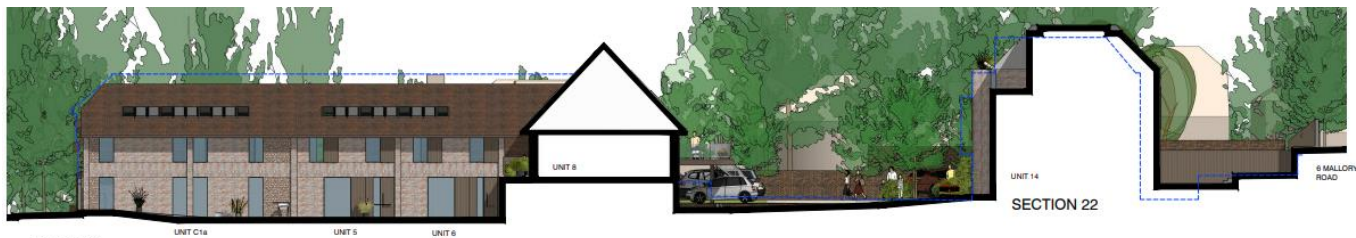
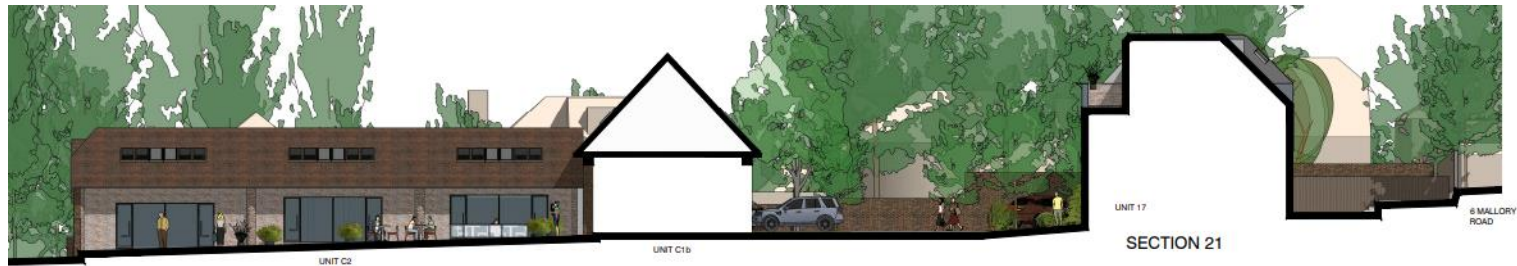


Proposed Contextual Elevations



Elevation onto Mallory Road

Proposed Eastern elevations



MATERIALS KEY

1. EXISTING FLINT FINISH
2. EXISTING BRICK FINISH
3. NEW FLINT FINISH
4. NEW BRICK FINISH
5. NEW BRICK SOLDIER DETAIL
6. NEW TIMBER FINISH
7. EXISTING PANTILE ROOF FINISH
8. NEW PANTILE EFFECT ROOF FINISH
9. NEW SLATE EFFECT ROOF FINISH
10. NEW STANDING SEAM ROOF FINISH
11. BLANK PANEL TO MATCH ROOFLIGHT
12. METAL FRAMED GLAZING
13. METAL DETAIL w/ COPING
14. MID GREY METAL RAILING
15. OBSCURED GLASS

Note: All materials and colours subject to planning condition

RED DOTTED LINE = PLANNING PERMISSION REF. B42018_03796
BLUE DOTTED LINE = PLANNING PERMISSION REF. B42020_20001

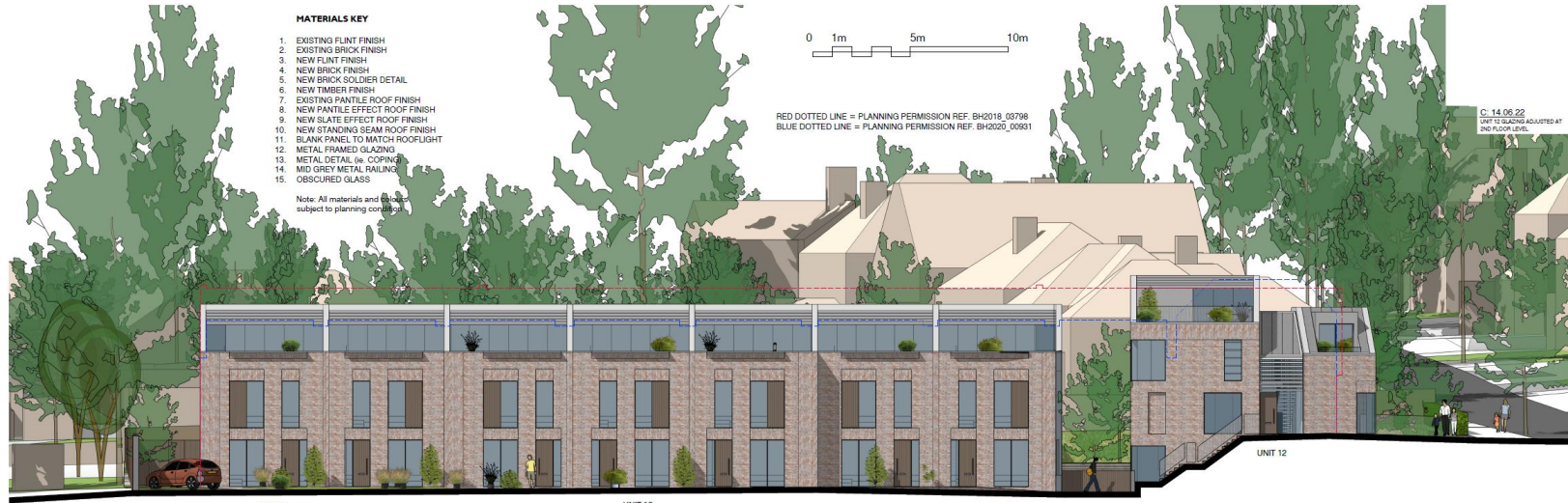


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Proposed Western elevations



Proposed South (Front) Elevation of the proposed terraces



Proposed Rear Elevation of the new terraces (North)



Uni 12 which faces
Mallory Road

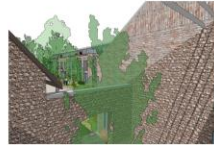
Proposed Visual(s)



OVERVIEW OF THE EAST FRONT COURTYARD FROM THE DRIVEWAY



VIEW INTO THE NEW REAR COURTYARD FROM THE ENTRANCE ARCHWAY



VIEW FROM UNIT 4 COURTYARD SHOWING LINE OF ORIGINAL GABLE RECREATED IN FLINT



VIEW ALONG THE REAR COURTYARD LOOKING EAST



AERIAL VIEW FROM THE SOUTH EAST

Proposed Visual(s)



VIEW INTO THE WEST FRONT COURTYARD FROM THE DROEWAY



OVERVIEW OF THE EAST FRONT COURTYARD FROM THE DROEWAY



VIEW FROM WEST FRONT COURTYARD TOWARDS THE DROEWAY



UNIT 6 BALCONY VIEW ALONG THE REAR COURTYARD LOOKING EAST



AERIAL VIEW FROM THE SOUTH WEST

Proposed Visual(s)



VIEW OF UNIT 12 FROM MALLORY ROAD



VIEW OF THE MAIN BARN FROM THE REAR COURTYARD LOOKING EAST



CONTEXT VIEW ALONG MALLORY ROAD LOOKING SOUTH



VIEW FROM THE TESCO FORECOURT



AERIAL VIEW FROM THE NORTH EAST

Key considerations

- The principle of redeveloping the site was accepted under a previous approval (BH2020/00931).
- The principle of development, the proposed land uses, affordable housing contribution, housing mix and the impact of the development on the locally listed heritage assets were previously considered acceptable and this view remains.
- When considering the changes proposed under the current application to that previously approved, the main assessment of this application is concerned with:
 - Design and visual amenity
 - Heritage considerations
 - Standard of accommodation
 - Neighbouring amenity

S106 Table

- Affordable Housing:
- Secure on-site affordable housing of 3 units (2x affordable rent and 1x shared ownership)
- A Review Mechanism to reassess the viability of the scheme close to completion in order to, where possible, secure up to policy compliant level of affordable housing via an off-site financial contribution.
- Artistic Component
- Provision to the value of £19,470 towards an Artistic component to be provided on site.
- Employment and training
- Employment and Training Strategies for the provision of local employment opportunities with 20% of any new roles created from the demolition and construction phases of development, at least one month before the intended date of formal commencement of the development.
- £8,100 developer contribution toward the Council's Local Employment Scheme
- Highway Works
- The following highway works are required to be secured via a section 278/38 agreement:
- New vehicle crossover on Mallory Road
- Reinstatement of existing eastern crossover on The Droveway
- Reinstatement of existing crossover on western garage block as a grass verge
- Provision of two on-street loading bays.
- Making good of pavement and verge adjacent to new access on Mallory Road.

Conclusion and planning balance

- The principle of development has previously been accepted under application BH2020/00931
- The proposed scheme would deliver the same number of residential units and commercial floor space as the approved scheme BH2020/00931.
- The internal space standards of each residential dwelling would exceed minimum standards.
- The external alterations to the buildings are supported by the heritage team and design officers.
- It is acknowledged that there may be some additional amenity impact as a result of the revised position of the northern terrace but this isn't deemed significant and the relationship to neighbouring properties remains acceptable.
- Subject to appropriate conditions, the scheme remains acceptable in terms of Ecology, Arboriculture and highways.
- The amendments proposed to the existing permission would not result in undue harm and result in a more efficient use of the site. The scheme is therefore recommended for **approval subject to a S106 agreement.**

29

Land Adjacent Hillside, Ovingdean Road

BH2022/00287



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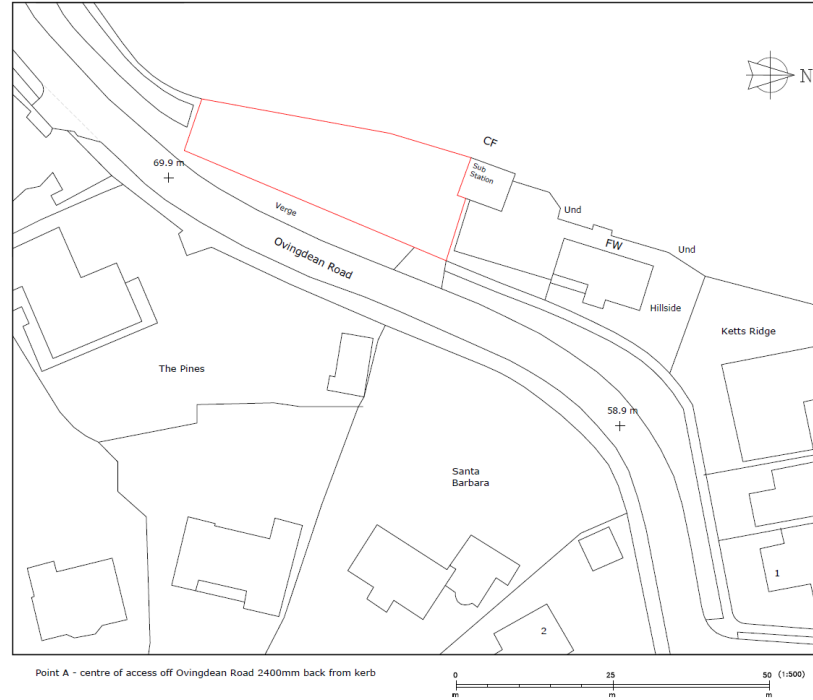
Application Description

- Reserved Matters pursuant to outline application BH2019/03135 for approval of layout, scale, appearance and landscaping relating to the erection of 1no. dwelling (C3).

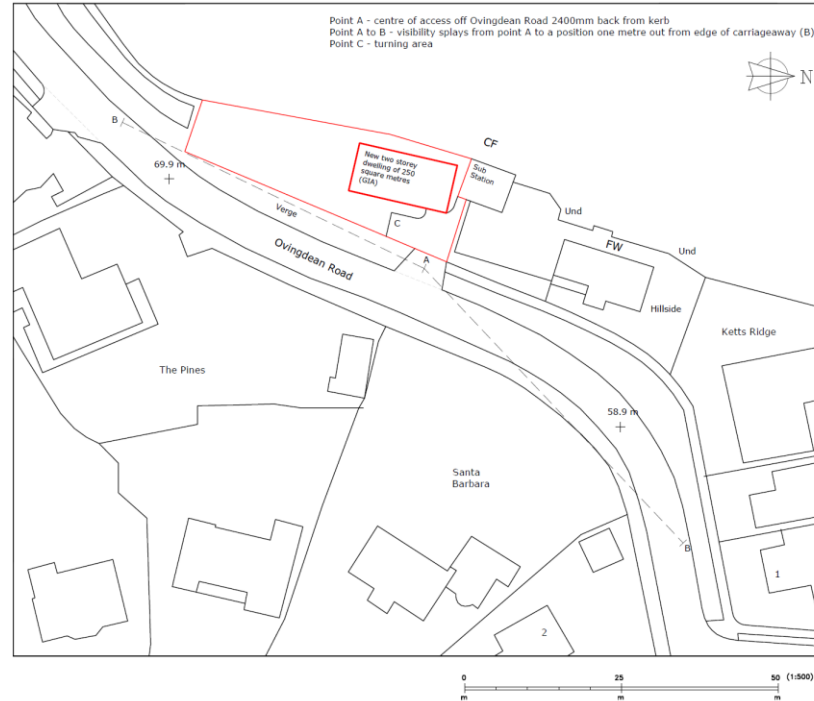
Map of application site



Existing Location Plan



Proposed Location Plan



Street photos of site



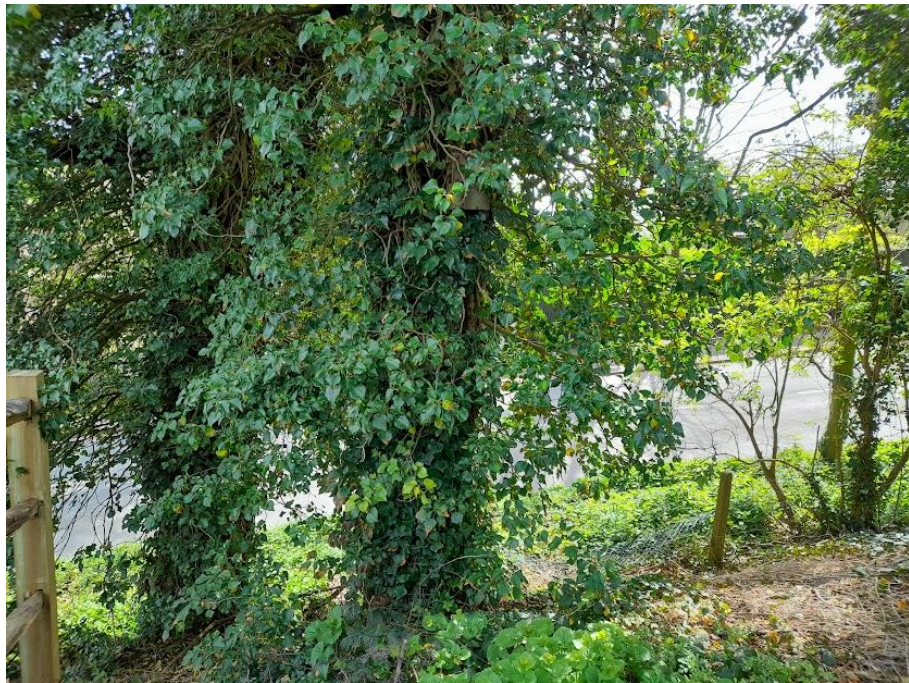
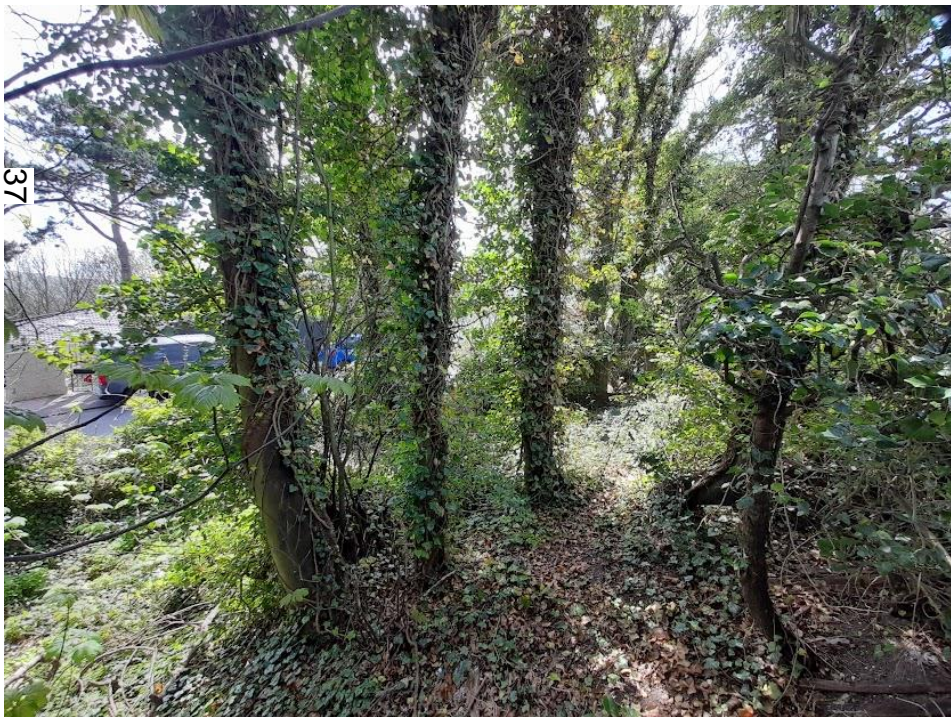
Street photos of site



Street photos of site



View of road from site



View eastwards through site



View southwards through site



View northwards through site



View of northern boundary



View of site from rear garden of Hillside



View of rear garden of Hillside from site



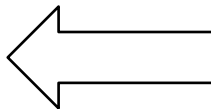
View of substation



Trees



Chainsaw damage to a tree on site



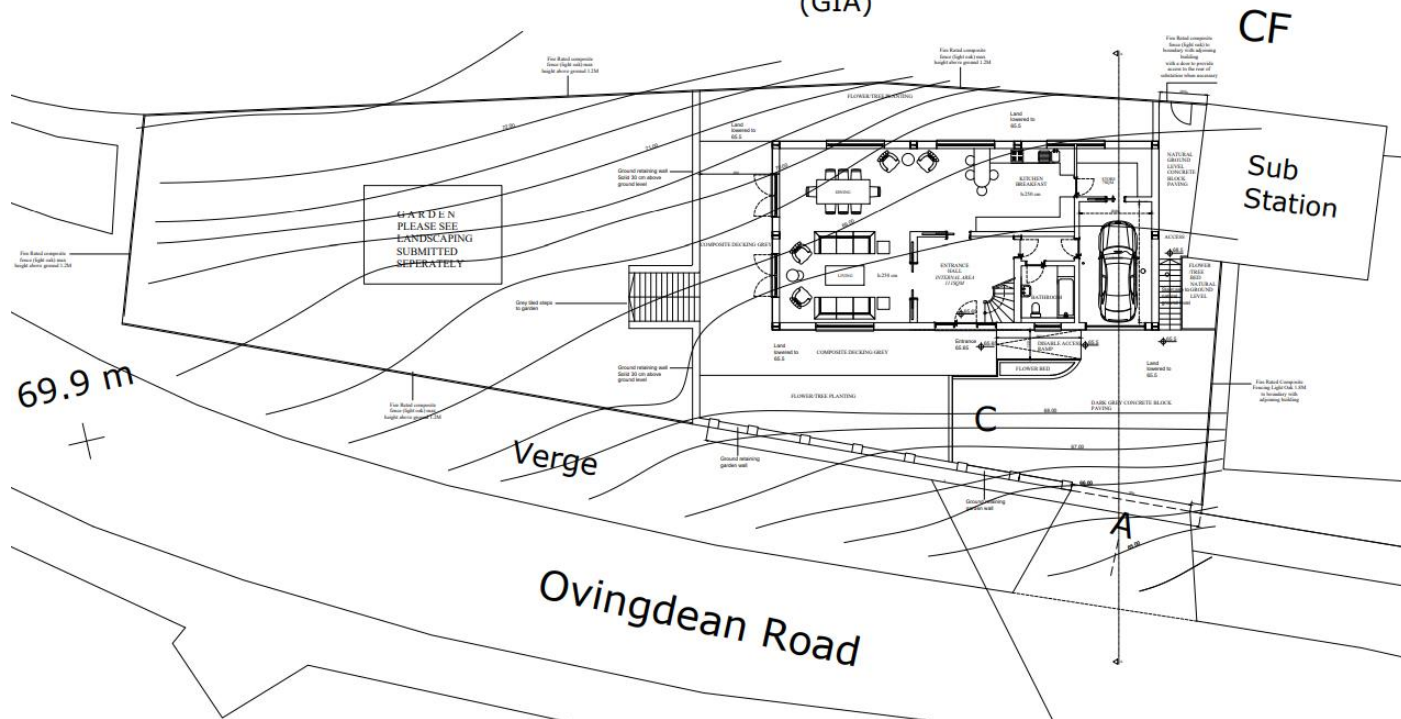
A felled tree on site

Felled tree branches



Proposed Block Plan

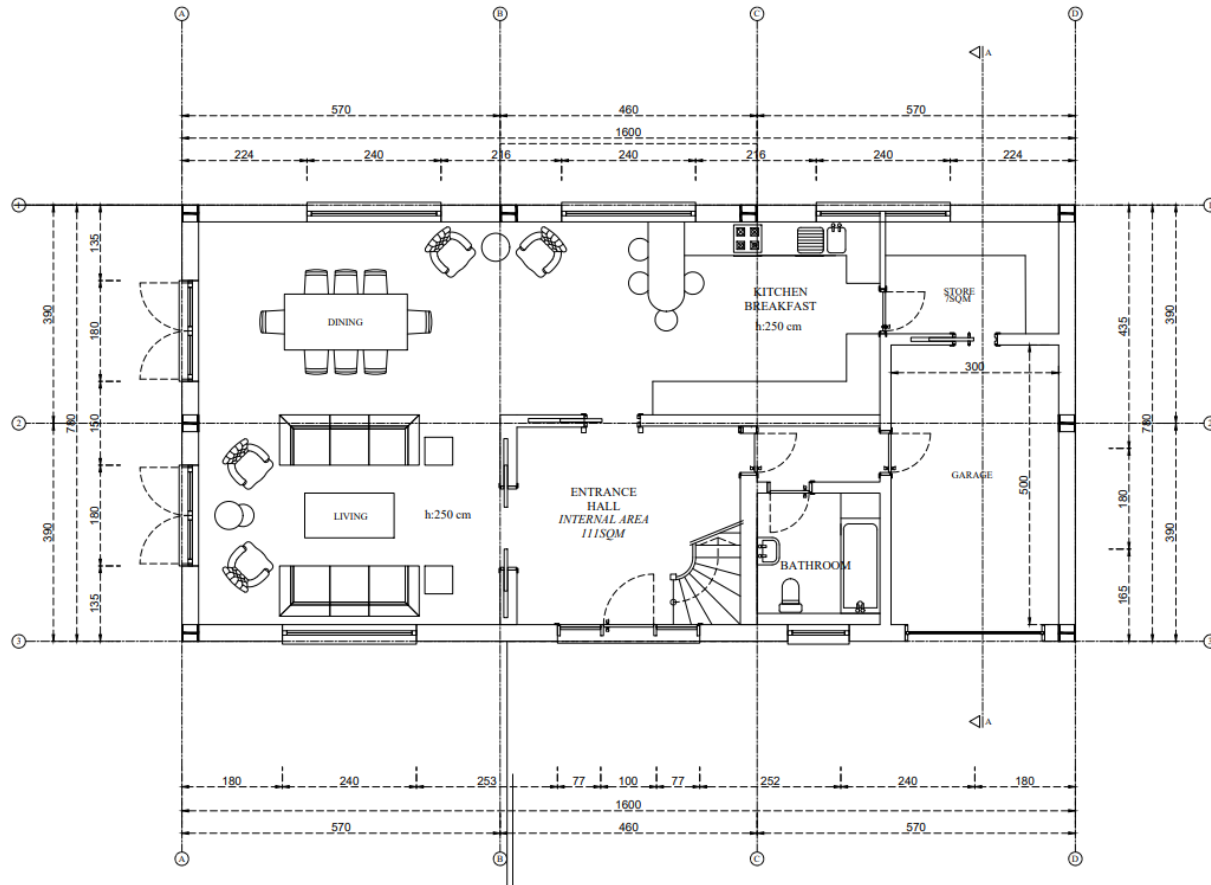
New two storey dwelling of 250 square metres (GIA)



47

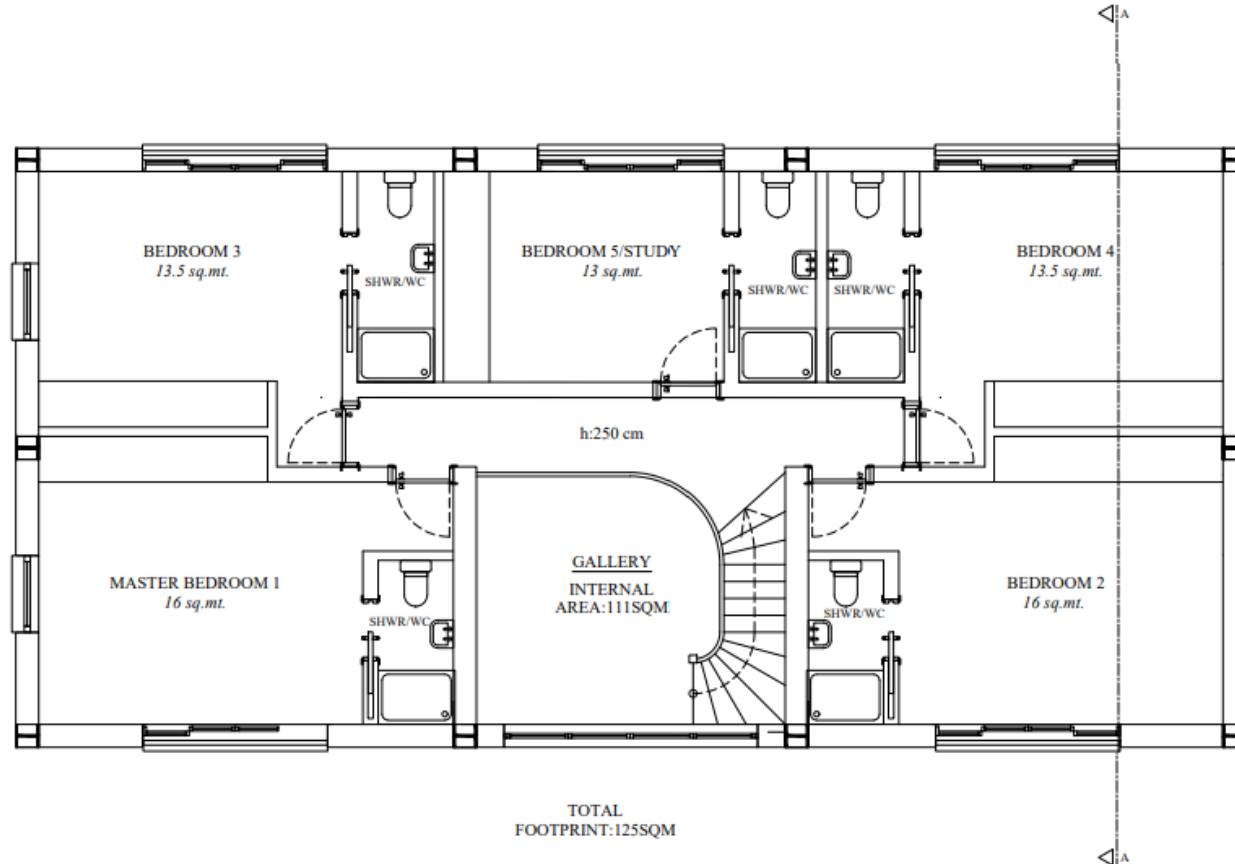
2112-02 K

Proposed Ground Floor Plan

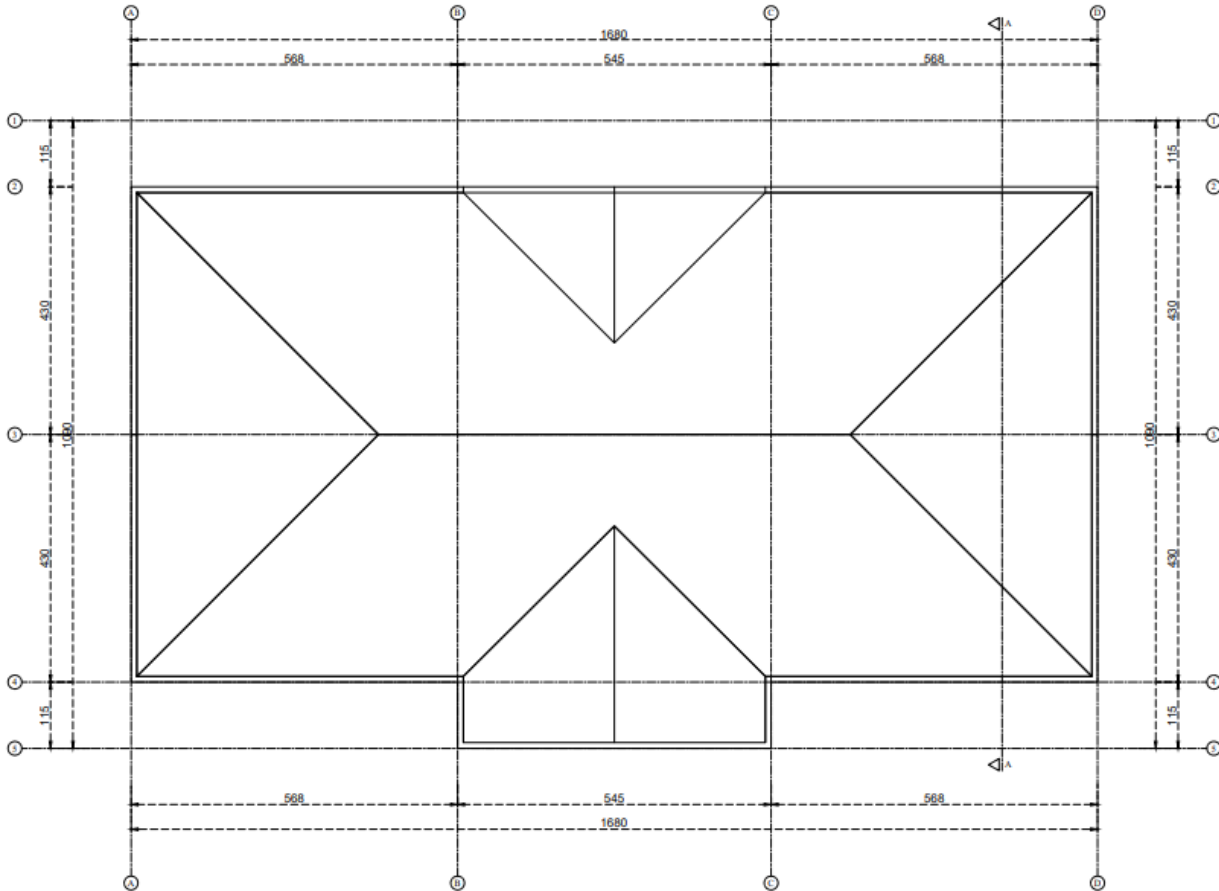


2112-03 J

Proposed First Floor Plan



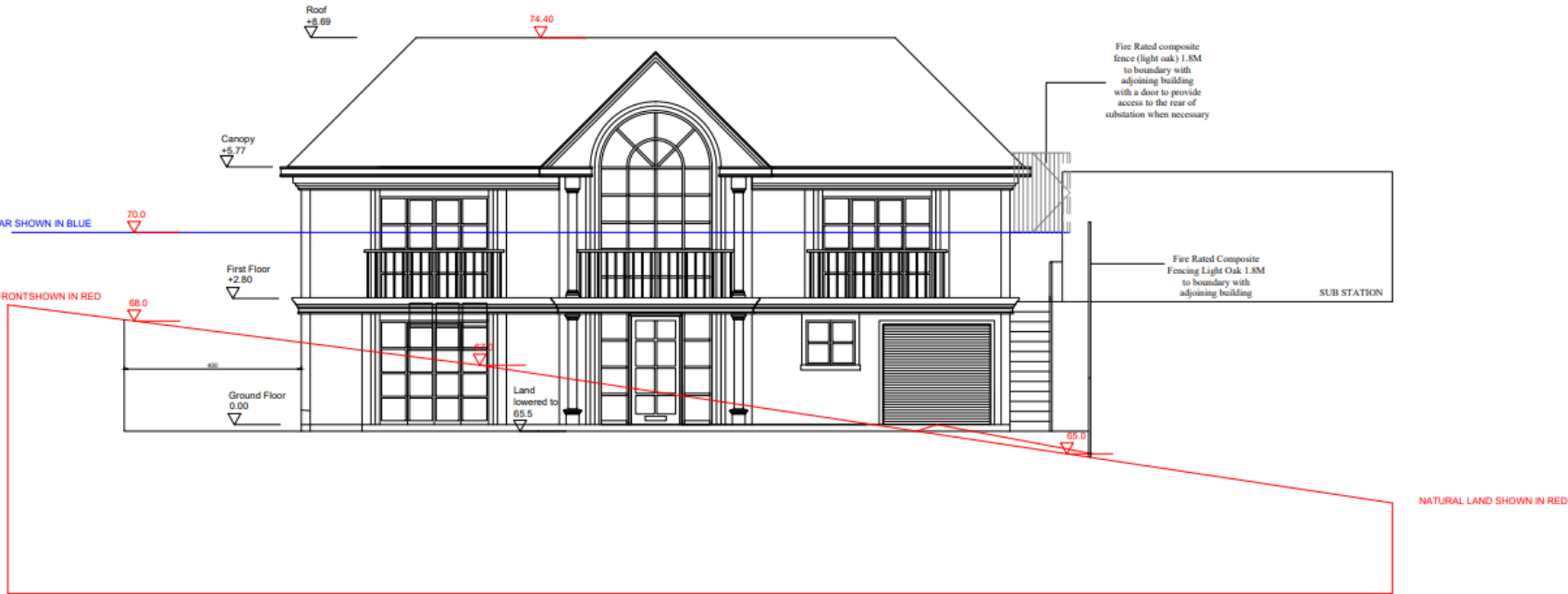
Proposed Roof Plan



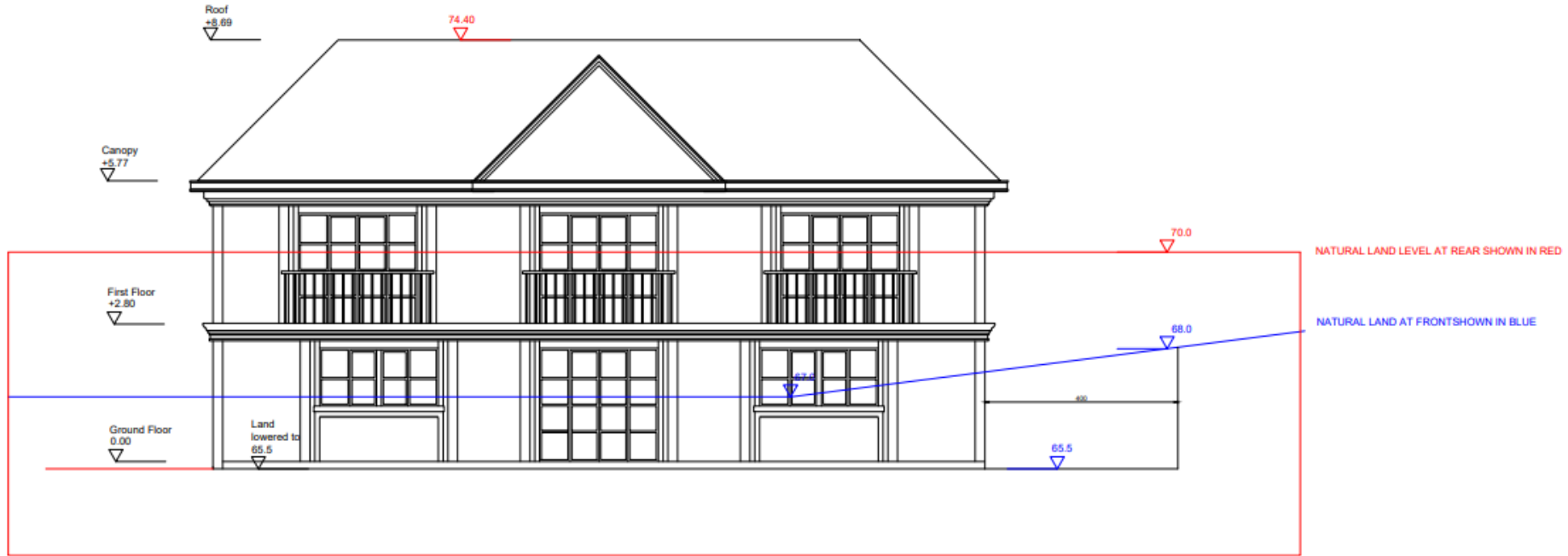
50

Proposed Front Elevation

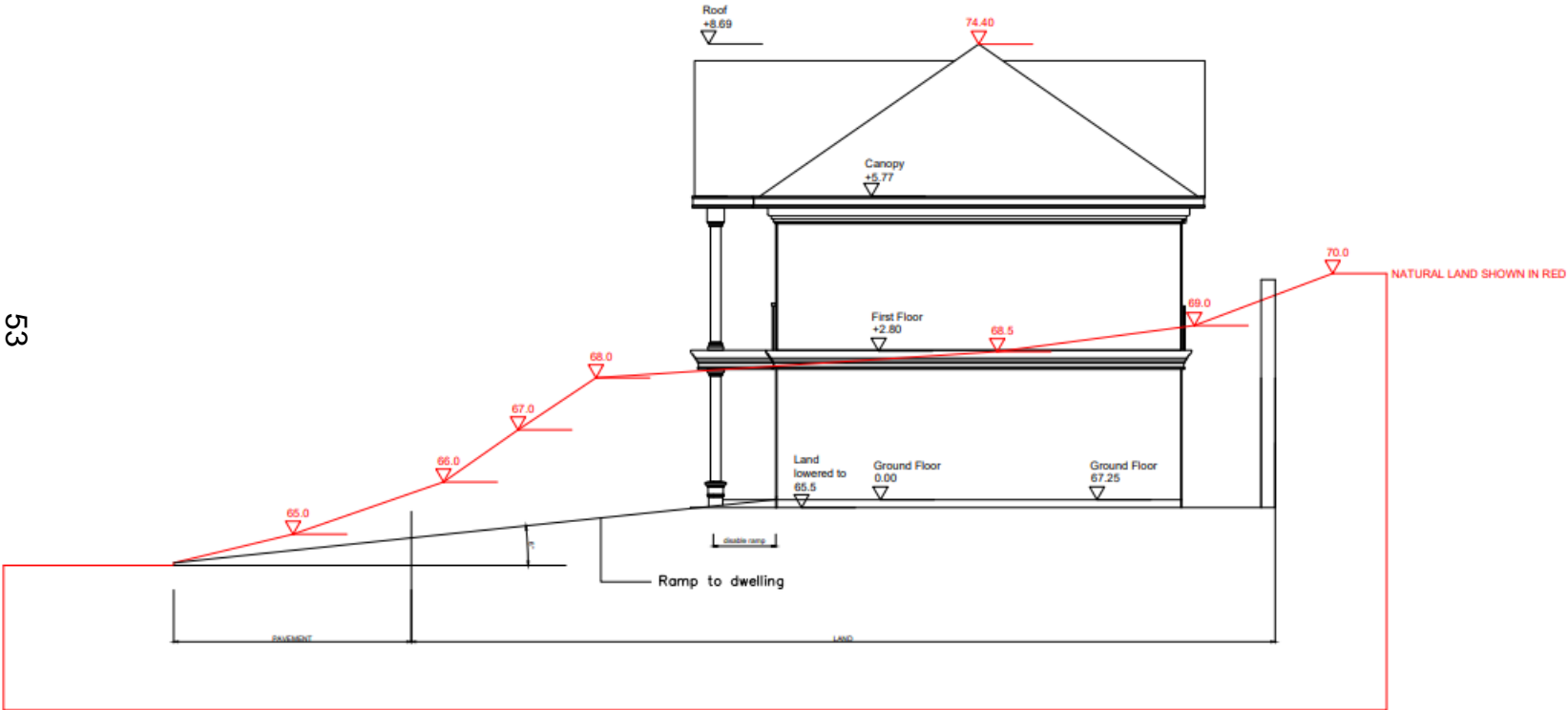
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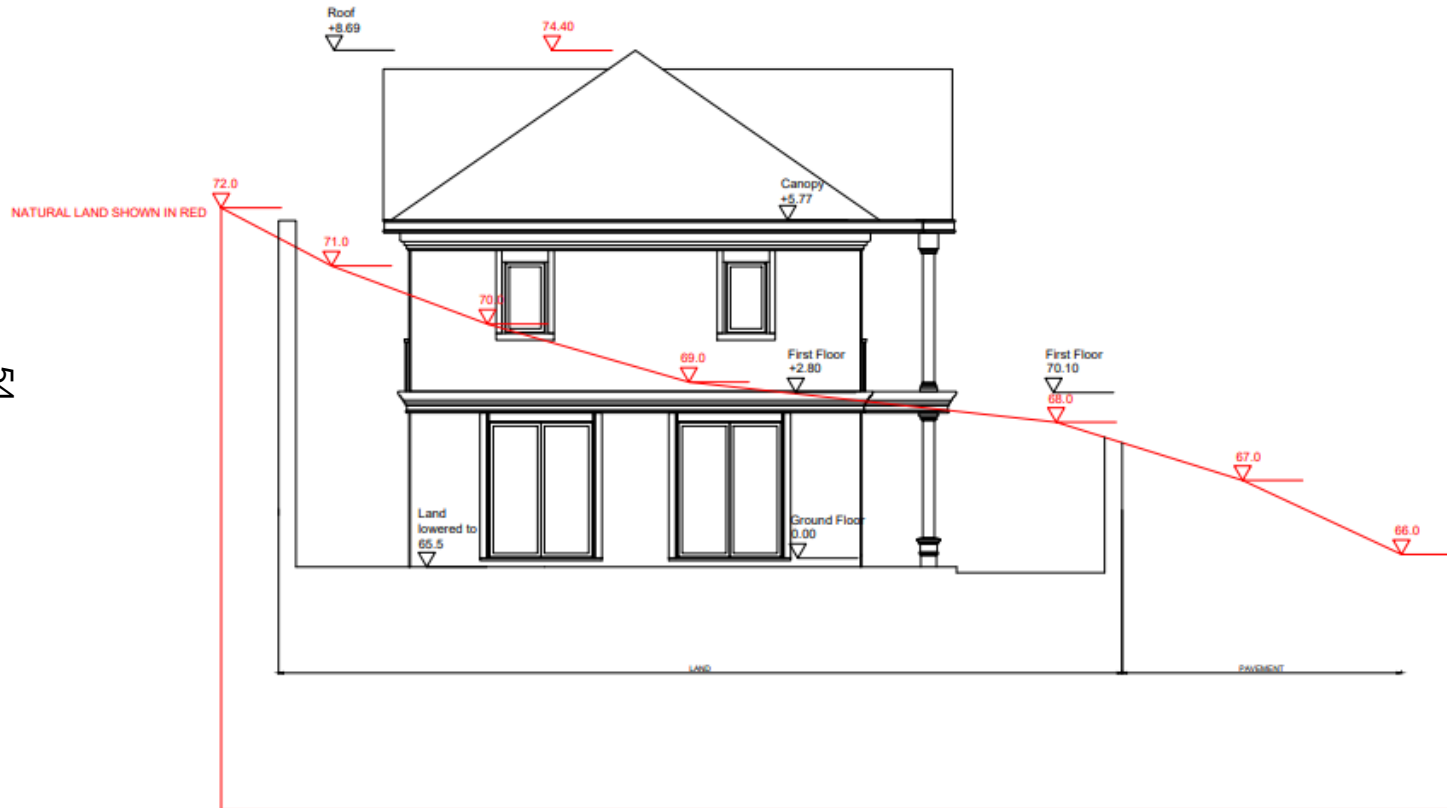
Proposed Rear Elevation



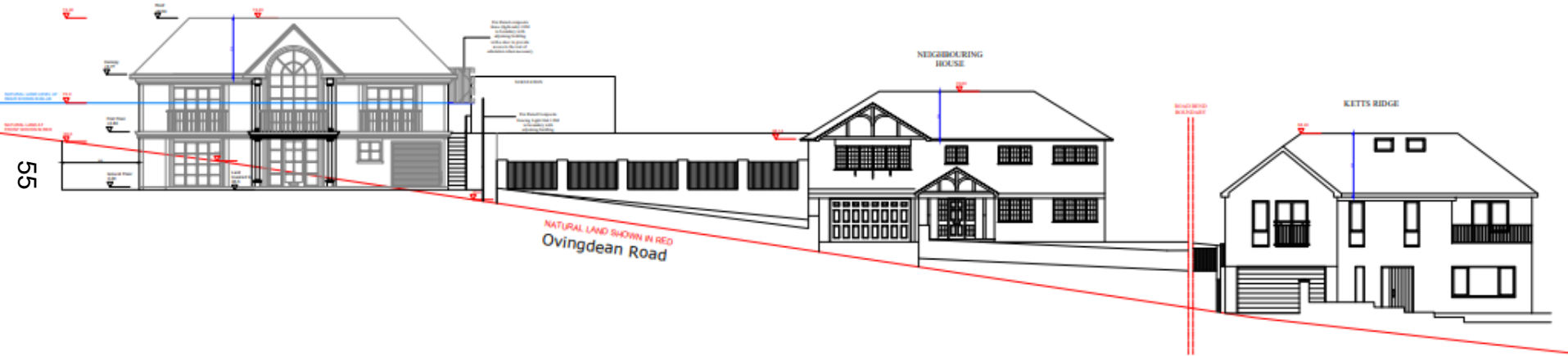
Proposed Right Side Elevation



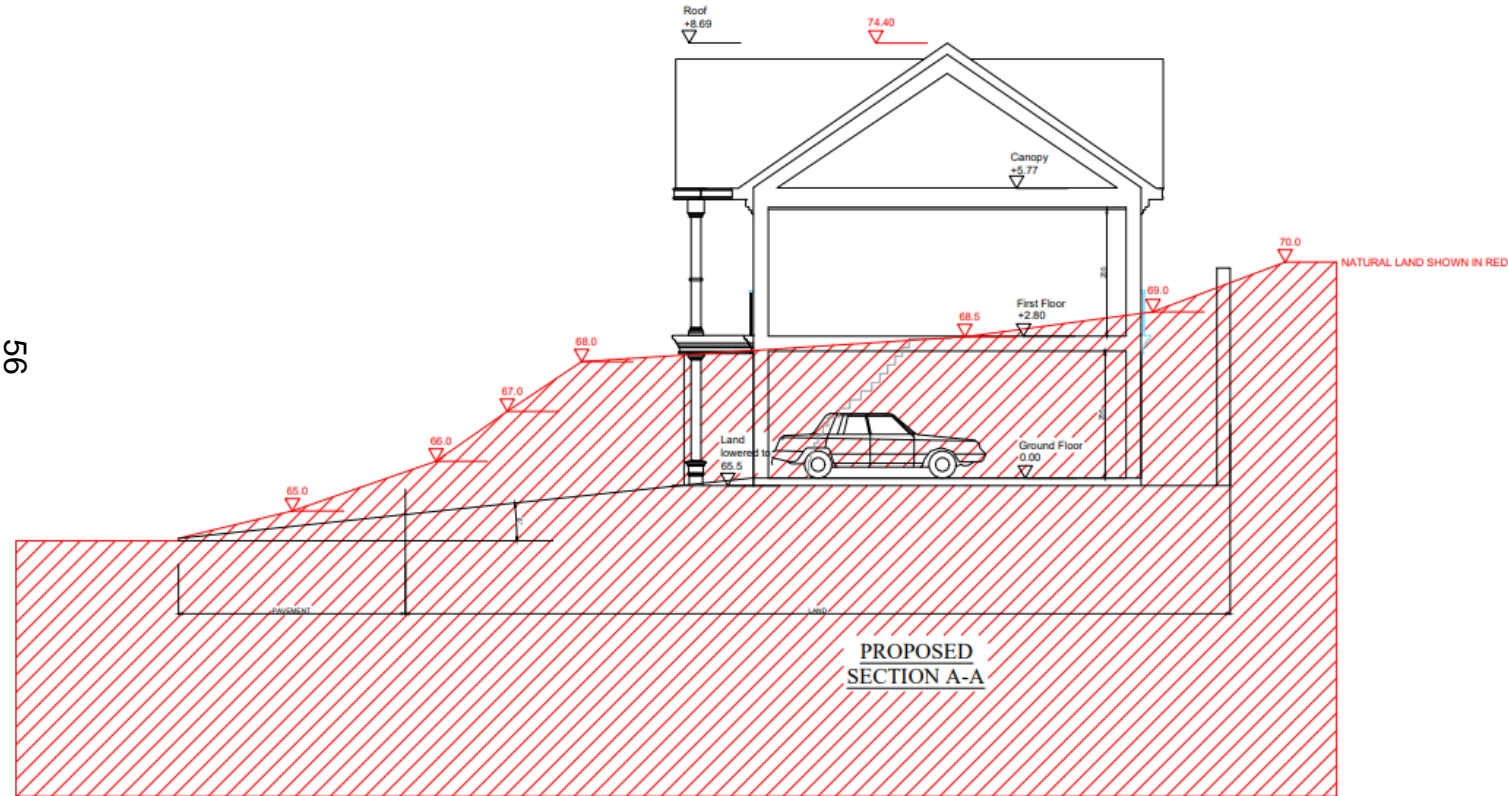
Proposed Left Side Elevation



Contextual Front Elevation

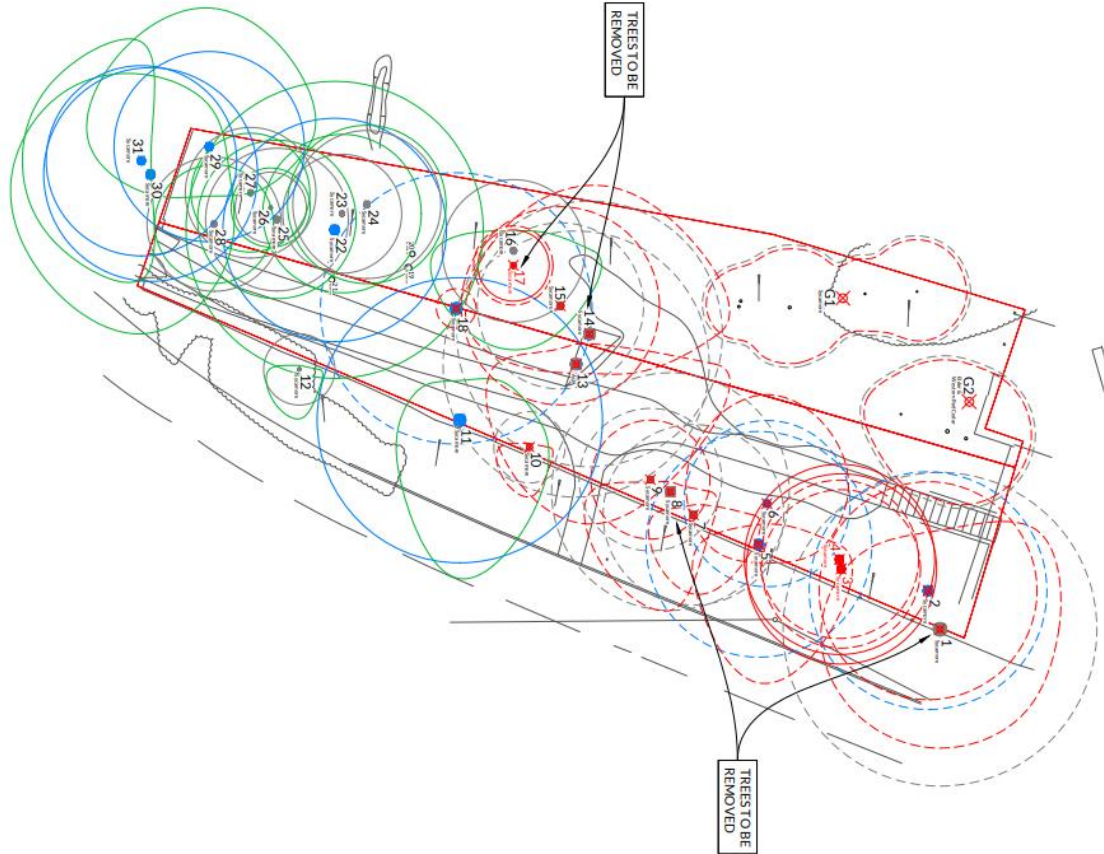


Proposed Site Section



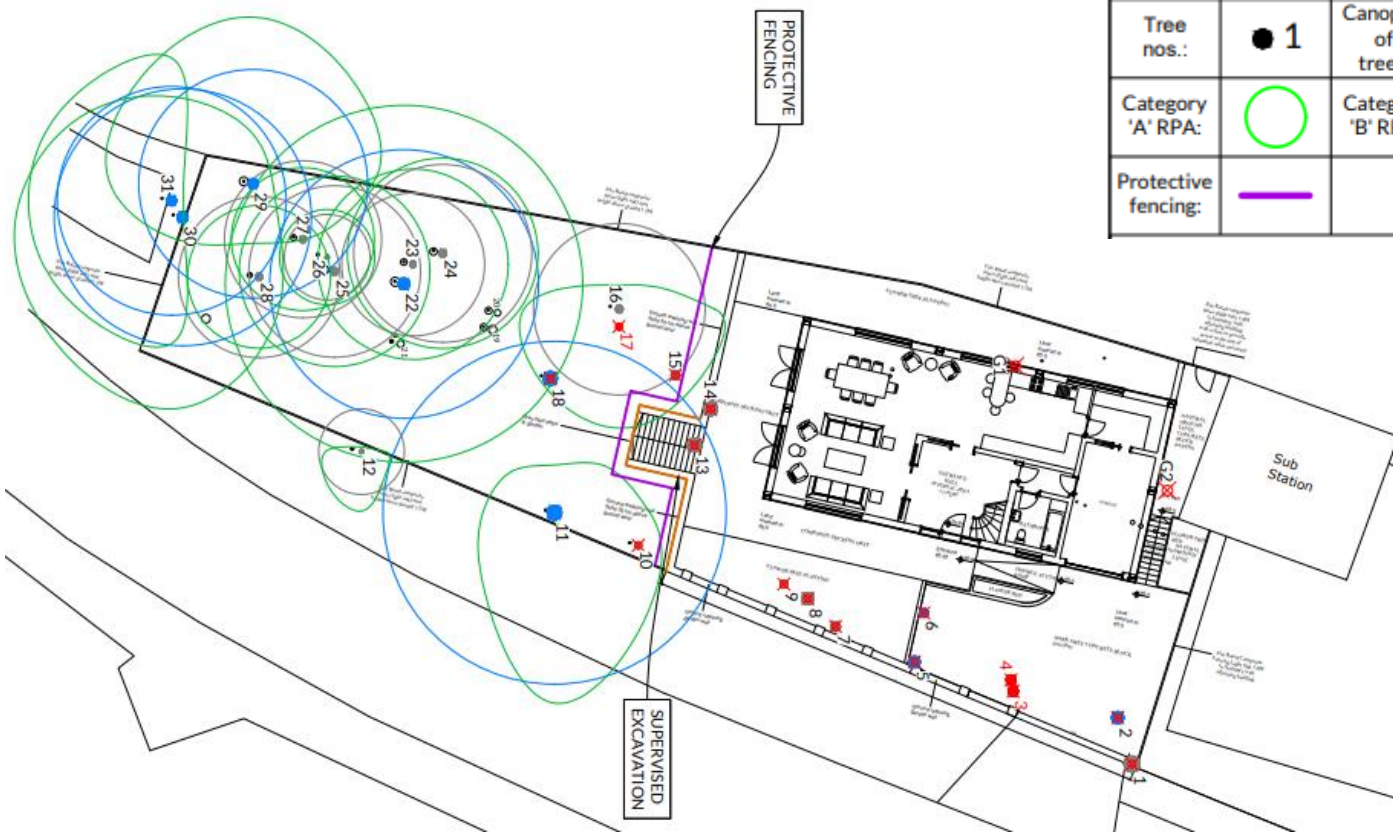
2112-10 J

Existing Site Plan showing tree removals



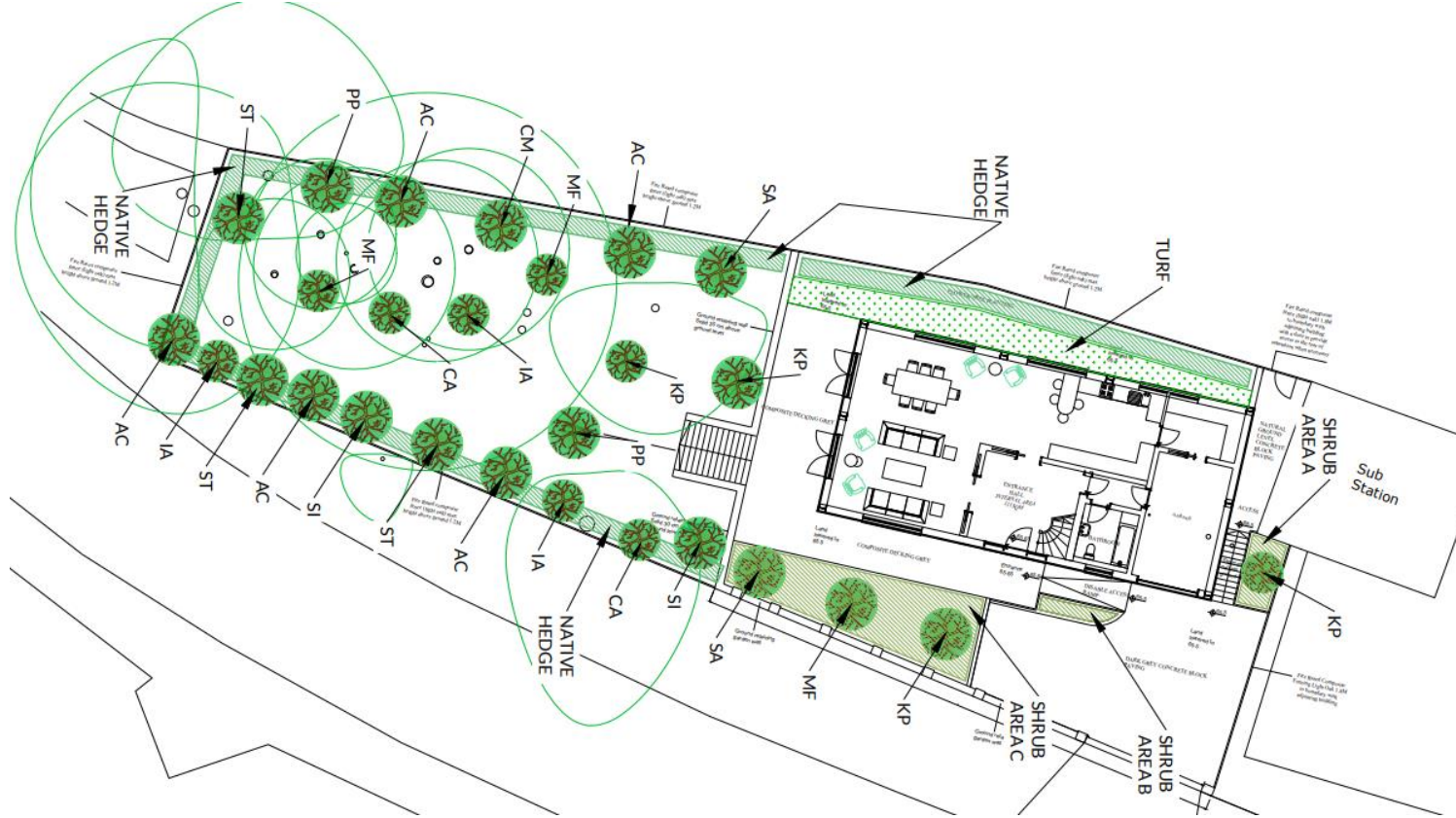
Tree nos.:	● 1	Canopies of trees:		Trees to be removed:	
Category 'A' RPA:		Category 'B' RPA:		Category 'C' RPA:	
Protective fencing:				Supervised excavation:	

Proposed Landscaping Plan



Tree nos.:	● 1	Canopies of trees:		Trees to be removed:	
Category 'A' RPA:		Category 'B' RPA:		Category 'C' RPA:	
Protective fencing:				Supervised excavation:	

Proposed Landscaping Plan



Key Considerations in the Application

- Layout
- Scale
- Appearance
- Landscaping

Conclusion and Planning Balance

- The proposal is considered to be acceptable and would not result in a significant deviation from the scheme approved at the outline stage.
- The layout on site and internally provides a good standard of accommodation.
- The scale is in keeping with neighbouring dwellings.
- The appearance would not be incongruous.
- The landscaping is considered to be high quality and sufficient to mitigate against the loss of 21 trees.
- It would provide an additional unit of residential accommodation in Ovingdean to meet a recognised need.

Tennis Courts, Hove Park

BH2022/02299

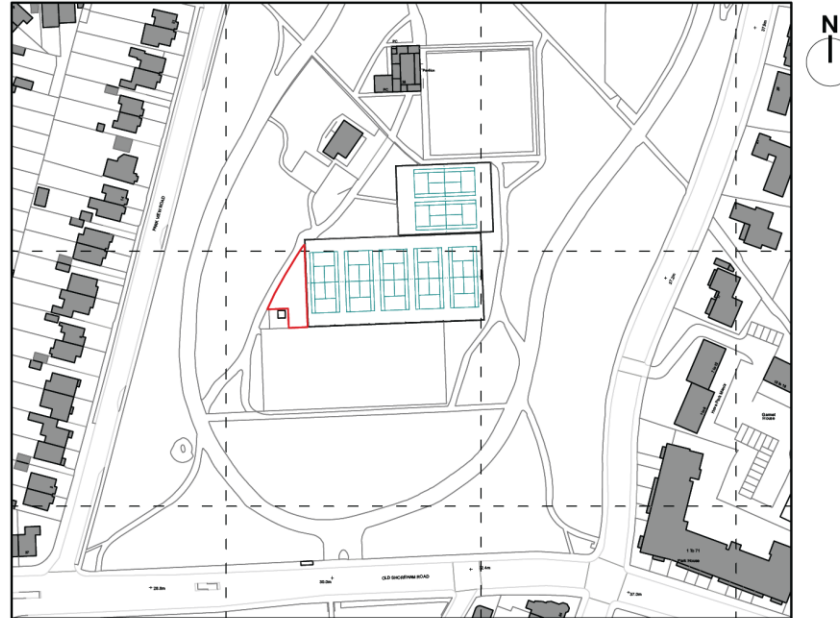


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Application Description

- Erection of single-storey timber pavilion adjoining existing tennis courts incorporating covered terrace, cycle storage, associated landscaping and fencing.

Existing Location Plan



Location Plan 1:1250



Aerial photo(s) of site



3D Aerial photo of site

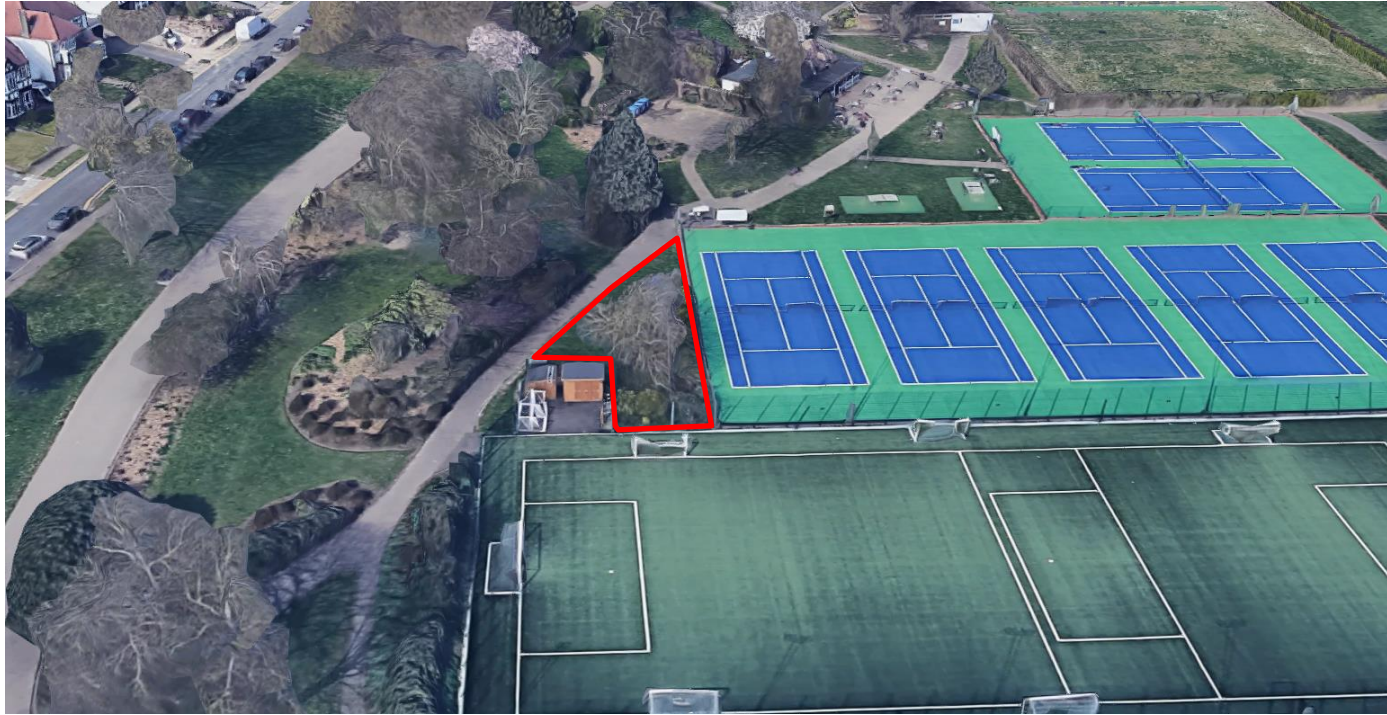


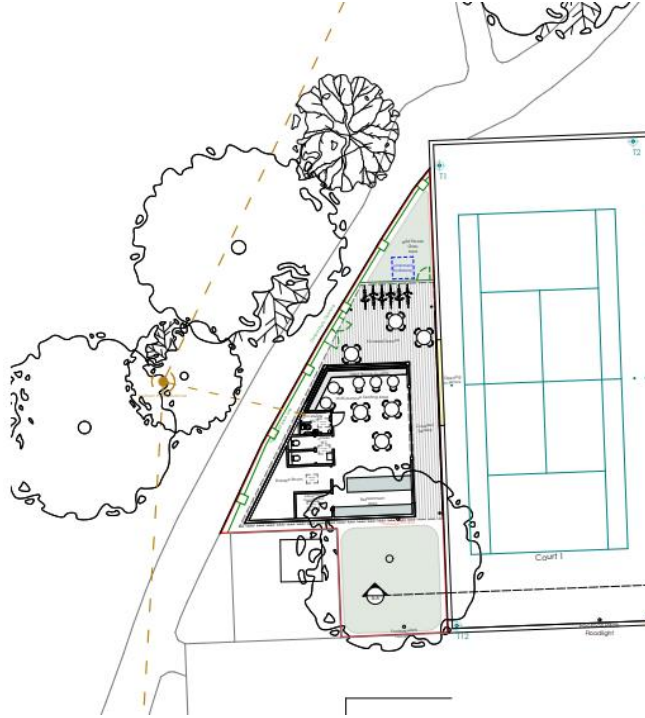
Photo of site



Photo of site



Proposed Site Plan



Proposed Elevations



East Elevation



North Elevation



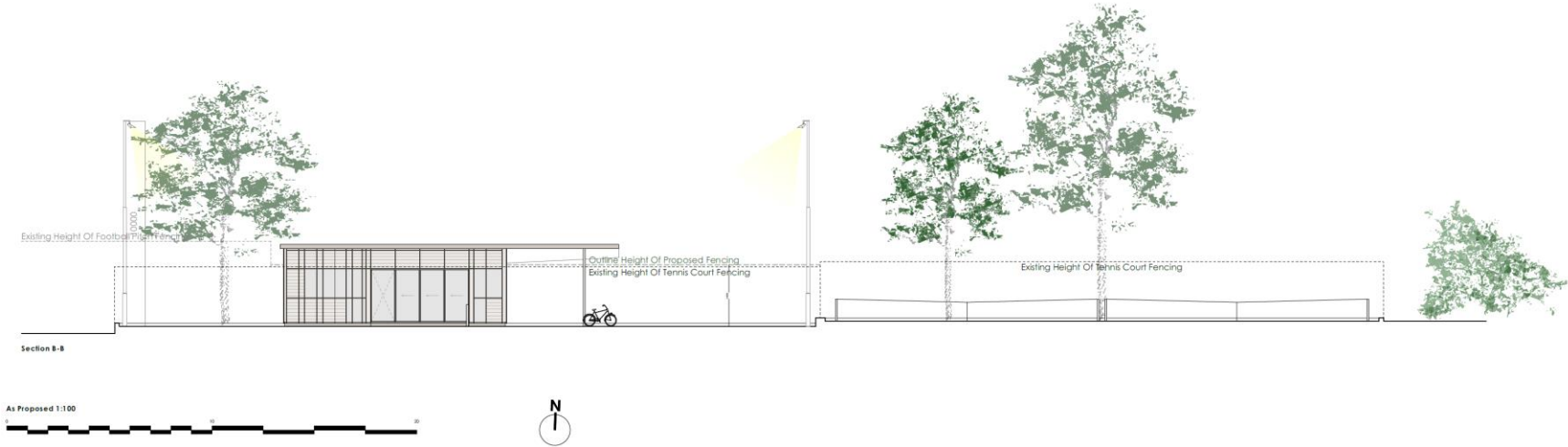
West Elevation



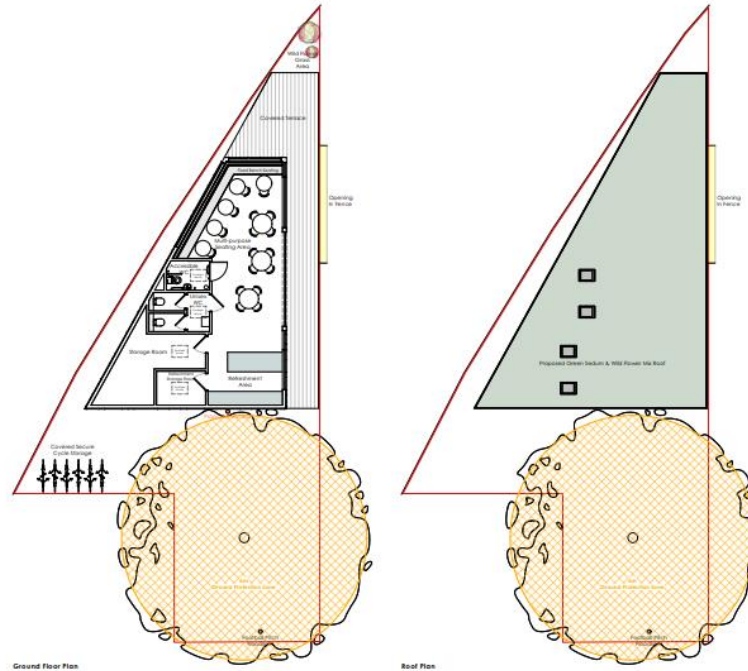
South Elevation



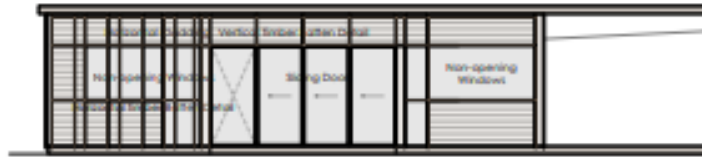
Proposed Site Section(s)



Amended Floor and Roof Plans (Received 30th January)



Amended Proposed Elevations (Received 30th January)



East Elevation



North Elevation

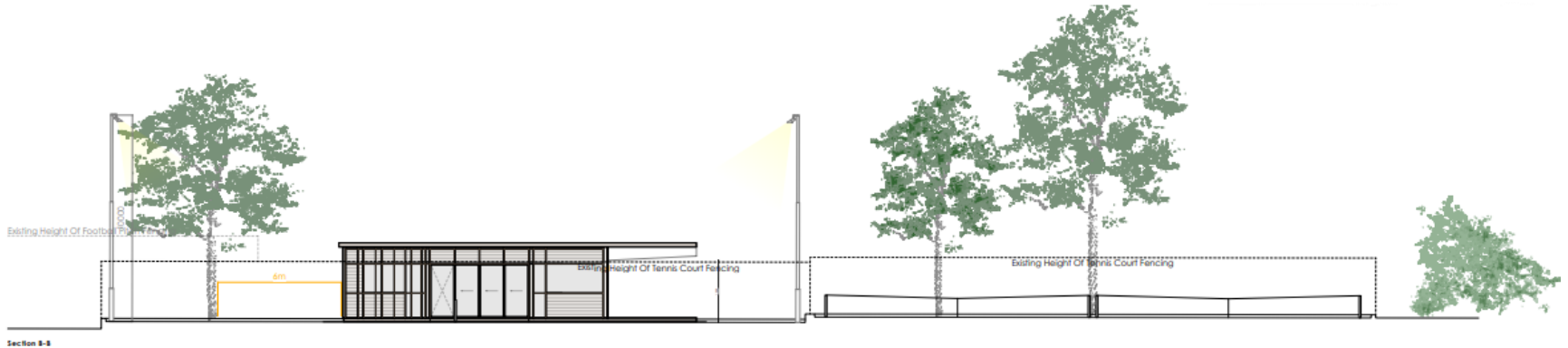


West Elevation



South Elevation

Amended Proposed Site Section (Received 30th January)



Key Considerations in the Application

- Principle of Development – (Open Space, Sports Provision)
- Design and Appearance
- Impact on Amenities
- Impact on Tree
- Public Safety

Conclusion and Planning Balance

- The building is sited too close to a council-owned White Mulberry tree, and is likely to result in damage to the root system and canopy, resulting in its loss – contrary to policies CP10 & CP13 of City Plan Part One and DM22 & DM37 of City Plan Part Two.

4-6 Longridge Avenue

BH2022/03609

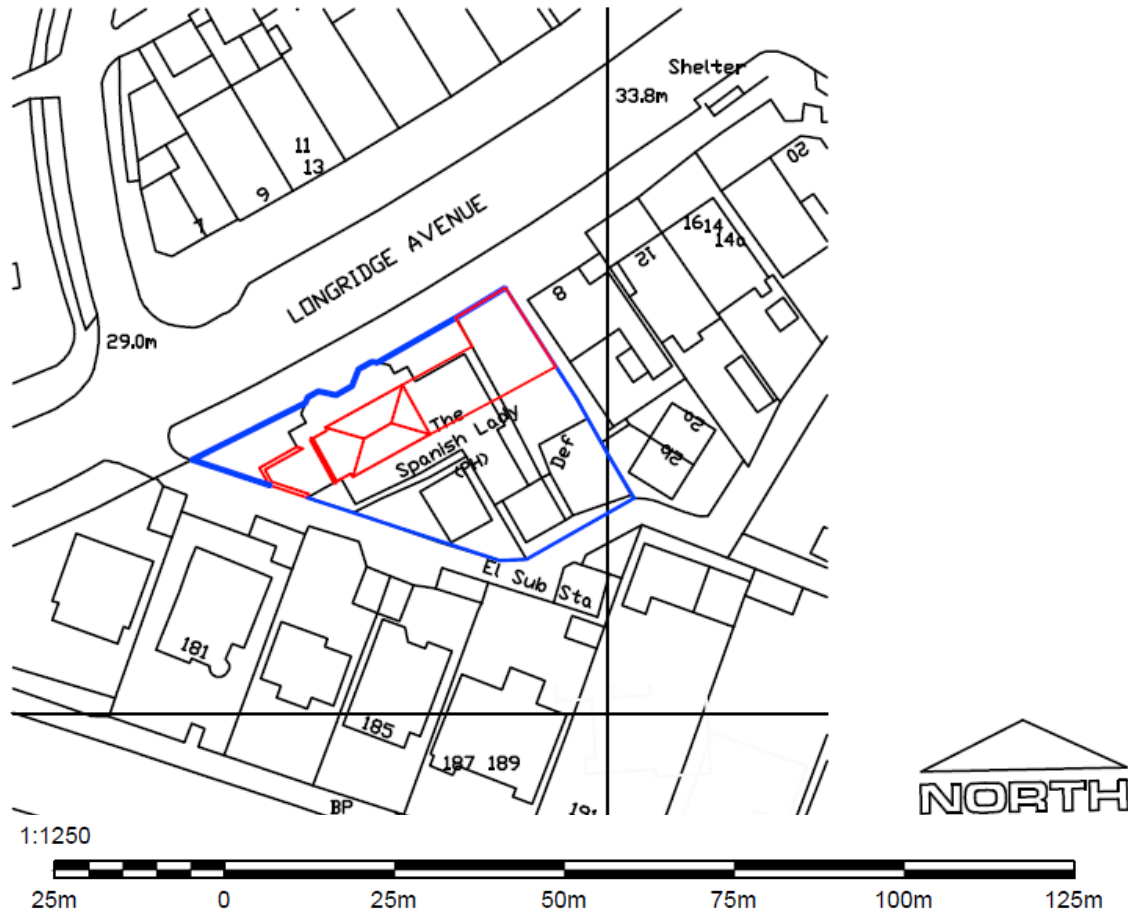


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City Council

Application Description

- Replacement of existing green glazed roof tiles with clay roof tiles.

Location Plan



Aerial photo of site



3D Aerial photo of site



Street photos of site



Street photos of site



Street photos of site



Street photos of site

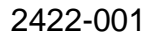


Existing Front Elevation

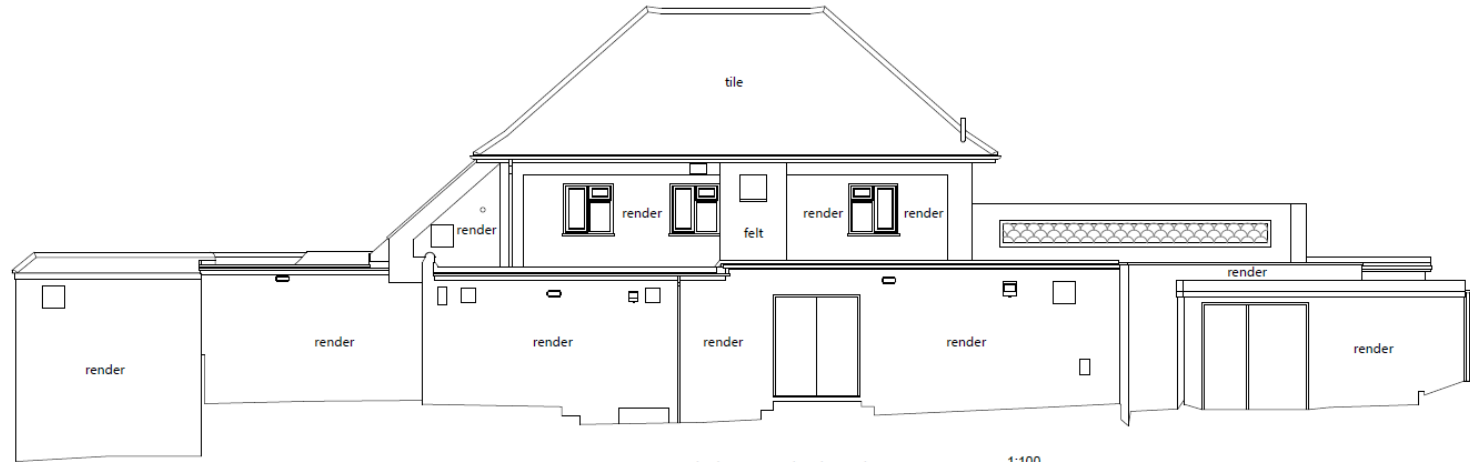


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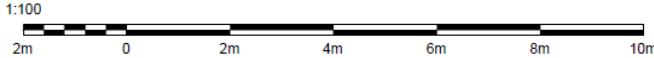
Existing Rear Elevation



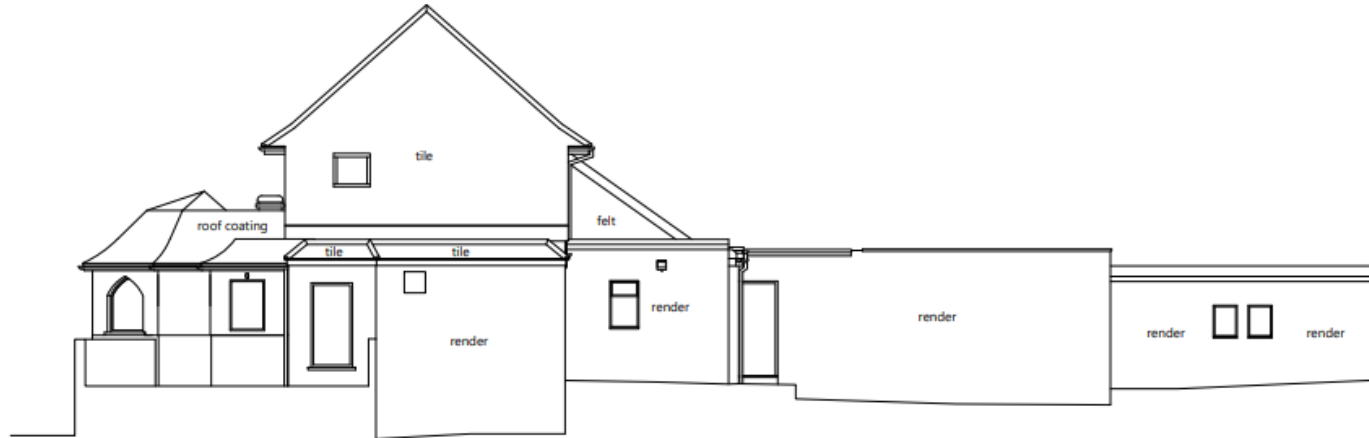
Level Datum 28.00m

2422-001

91

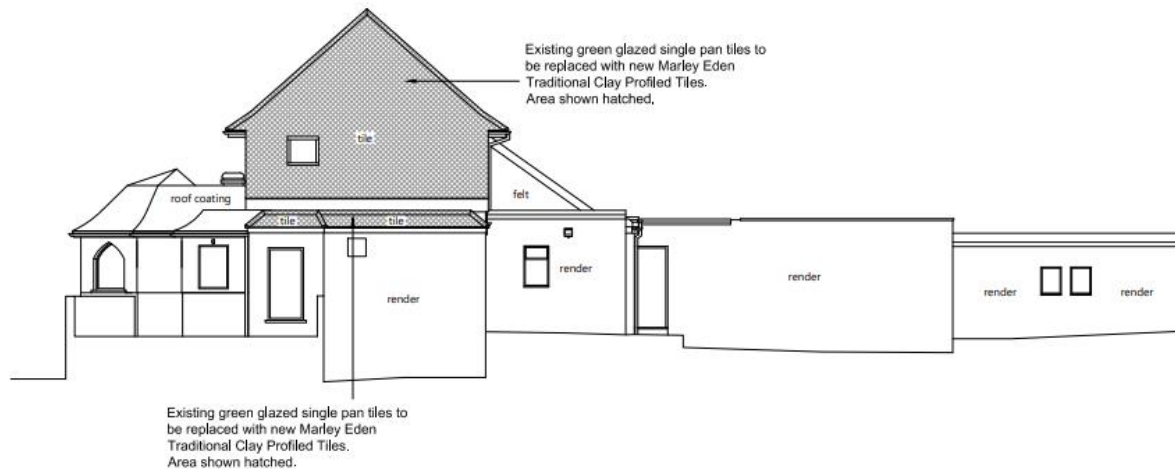


Existing West Side Elevation

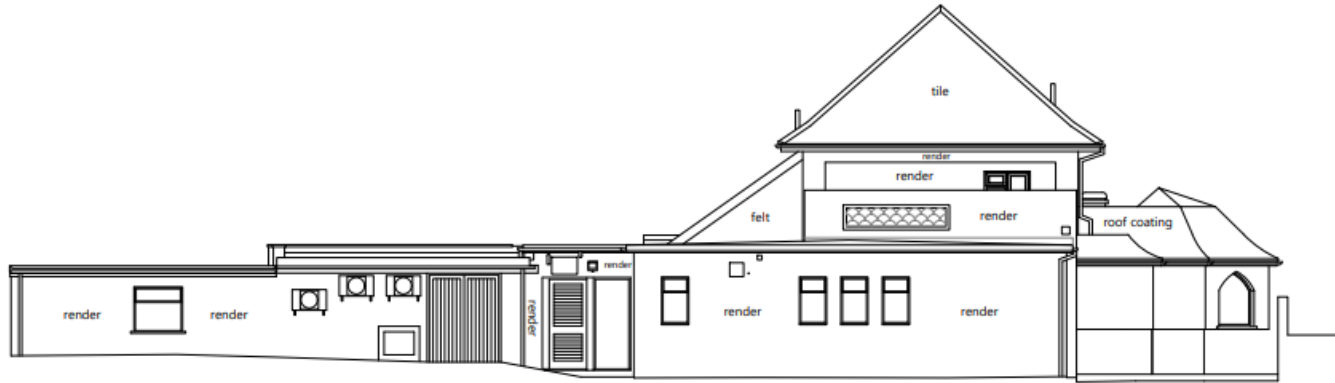


Existing West Elevation

Proposed West Side Elevation



Existing East Side Elevation



Existing East Elevation

Proposed East Side Elevation



Proposed East Elevation

Existing & Proposed Roof Tiles



Existing



Proposed

Key Considerations in the Application

- Design and Appearance
- Impact on Amenities

Conclusion and Planning Balance

- Tiles considered to be acceptable in terms of appearance
- No impact on the amenities of neighbouring residents

Recommend: Approval

66

25 Drove Road, Woodingdean

BH2022/01584



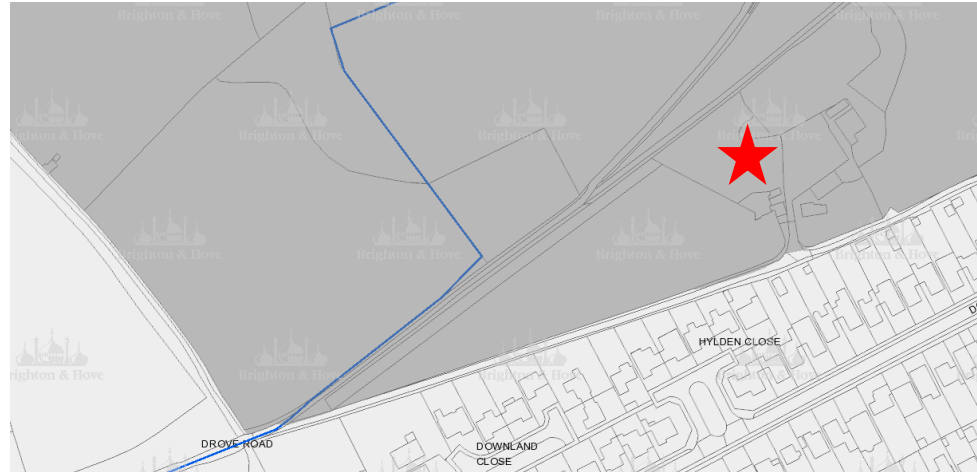
Brighton & Hove
City Council

Application Description

- Erection of single storey building for 7no stables and open-fronted timber framed lean-to hay barn, erection of residential mobile home for temporary period of three years and retention of existing buildings for commercial equestrian purposes (Part retrospective).

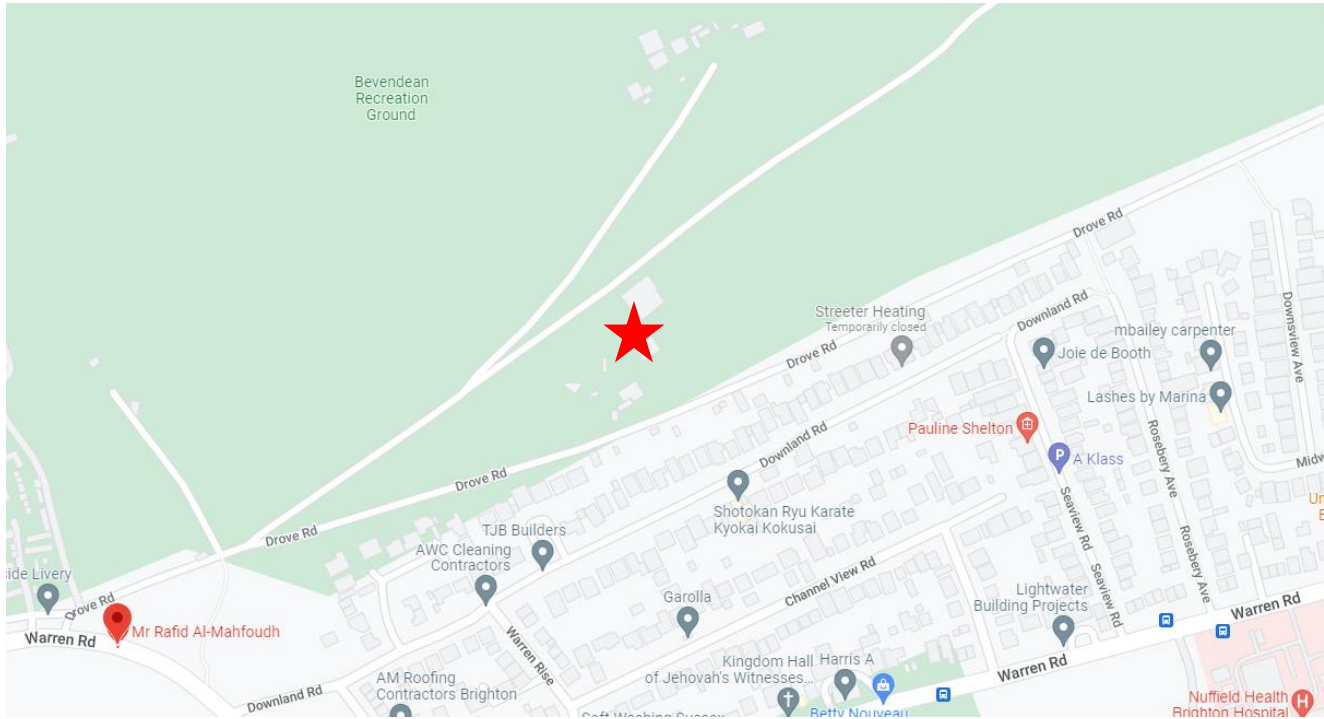
Extent of application to be considered

- The application site straddles the BHCC boundary with the SDNPA. Each Planning Authority can only consider what is within their area.
- The snapshot below indicates that the BHCC boundary does not extend beyond the northern edge of Drove Road:



The red star denotes the application site. The grey shading is the South Downs National Park (SDNP). Drove Road provides the access to the site and is the part of the site that BHCC consider as it is within our area.

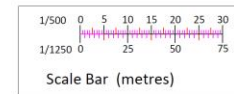
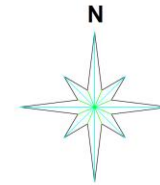
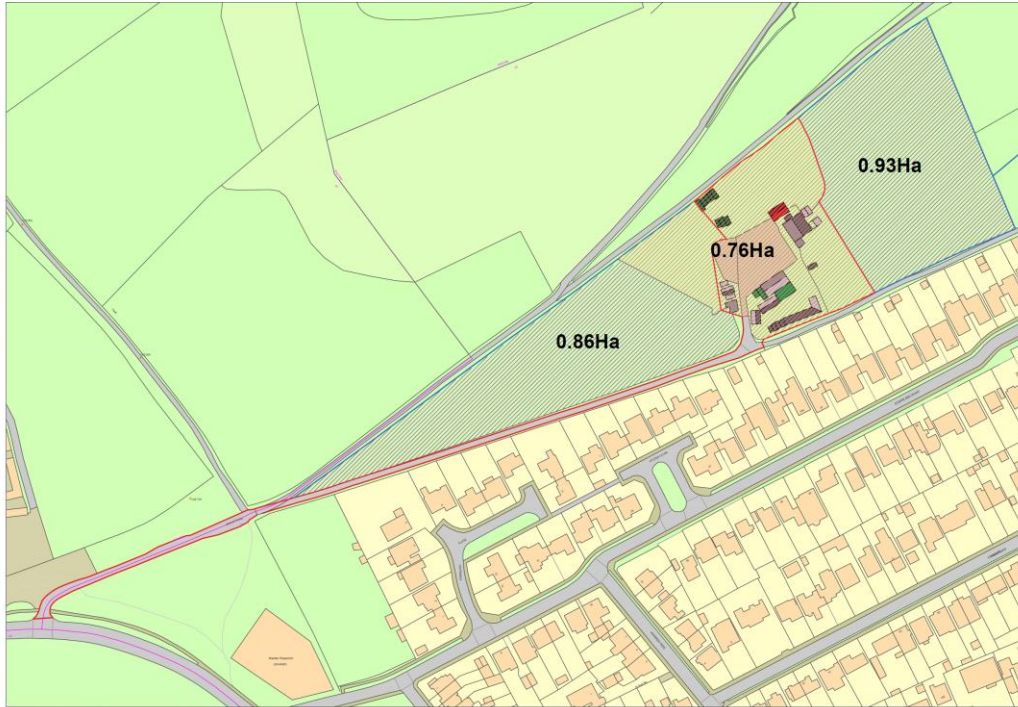
Map of application site



25 Drove Road is denoted by the star on the map.

Other plans/within this presentation show the extent of the site and access.

Existing Location Plan



Aerial photo(s) of site



Aerial photo of site



3D Aerial photo of site



Street photo(s) of site



Drove Road, looking toward entrance to no. 25
(taken on site visit)

Other photo(s) of site



Drove Road, approaching entrance to no. 25
(taken on site visit)

Other photo(s) of site



Drove Road, entrance to no. 25
(taken on site visit)

Existing Site Plan



Key Considerations in the Application

- Impact on amenity
- Highway safety

Conclusion and Planning Balance

- The proposal is considered to be acceptable and does not lead to a significant increase in trips to and from 25 Drove Road which would result in a harmful impact on neighbouring amenity or increased highway safety risks.
- The remaining matters, not assessed by BHCC LPA are the responsibility of the SDNPA LPA to assess.
- The scheme is therefore recommended for **approval**.