

# **PLANNING COMMITTEE ADDENDUM Presentations**

**2.00PM, WEDNESDAY, 2 JULY 2025**

**COUNCIL CHAMBER, HOVE TOWN HALL**

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## ADDENDUM

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# Brighton College Preparatory School, Walpole Lodge

Pre-Prep School Eastern Road,  
2 Belle Vue Gardens and  
141 And 143 Eastern Road

BH2025/00264

2<sup>nd</sup> July 2025

# Application Description

## (1) Erection of a new teaching building at the St Mary's Hall site

Including new classrooms, **a new multi-use hall** with independent access and specialist teaching rooms, associated access, hard and soft landscaping, boundary treatments and other associated works;

## (2) Redevelopment of the Convent site

Including **demolition of 20th century extensions**, change of **use of existing Prep School to boarding accommodation** (Use Class C2), roof extension to the existing building, **erection of a new building** to provide boarding accommodation for students and associated residential staff, adjoining offices, common rooms, kitchens and support spaces, associated access, hard and soft landscaping, boundary treatments and other associated works including ancillary residential accommodation for the staff at 2 Belle Vue Gardens and 141 and 143 Eastern Road. **Attachment of new pedestrian gates to wall and proposed substation structure abutting wall at St Marys site.**



# Aerial of Application Sites





# Aerial Photo of St Marys Site





# 3D Aerial Photo of St Mary's Site



Brighton & Hove  
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# Aerial Photo of Convent Site





# 3D Aerial Photo of Convent Site





# Street Photo of St Mary's Site (view east)



# Street Photo of St Mary's Site (view west)





# Street Photo of St Mary's Site (view north - access road)

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# St Mary's Site (view north existing school buildings)





# St Mary's Site (view north existing school buildings)





# St Mary's Site (view west across playing field)





# St Mary's Site (view west across playing field)





# St Mary's Site (view west – north access road)





# St Mary's Site (view south)

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# St Mary's Site (view south)





# Convent site (Street photo view west – Eastern Road)





# Convent site (Street photo view east – Eastern Road)

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# Convent site (Street photo view north east – Walpole Road)

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# Convent site (Street photo view north east – Walpole Road)

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# Convent site (Street photo view south east – Belle Vue Gardens)

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# Convent site (Street photo view south east – Belle Vue Gardens)

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# Convent site (Street photo view south west – Belle Vue Gardens)

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# Convent site (photo view south east – within existing site )



# Convent site (photo view east – Belle Vue Gardens)

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# Convent site (photo view north east – Belle Vue Gardens)

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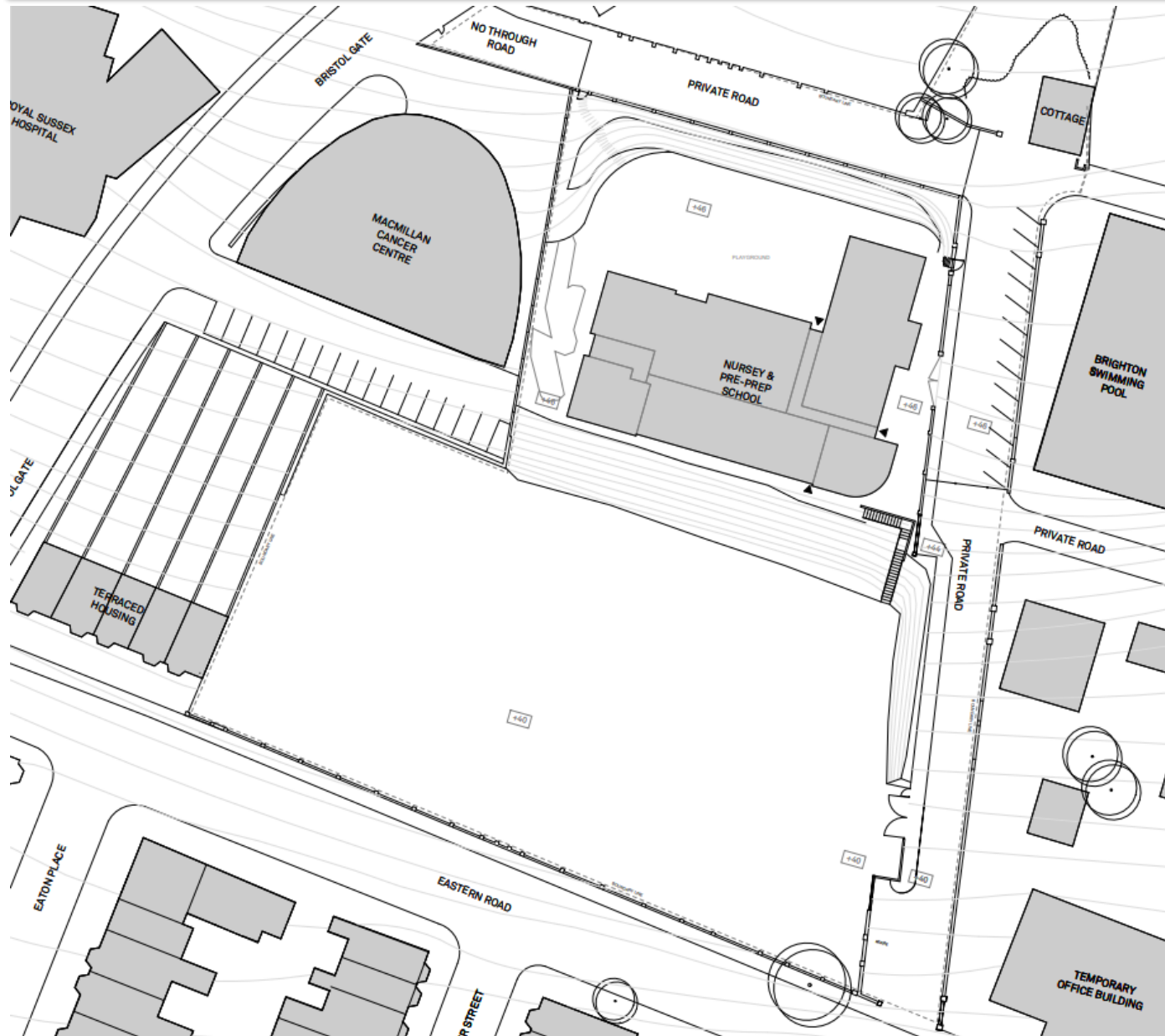
# Convent site (photo view south east – Belle Vue Gardens)

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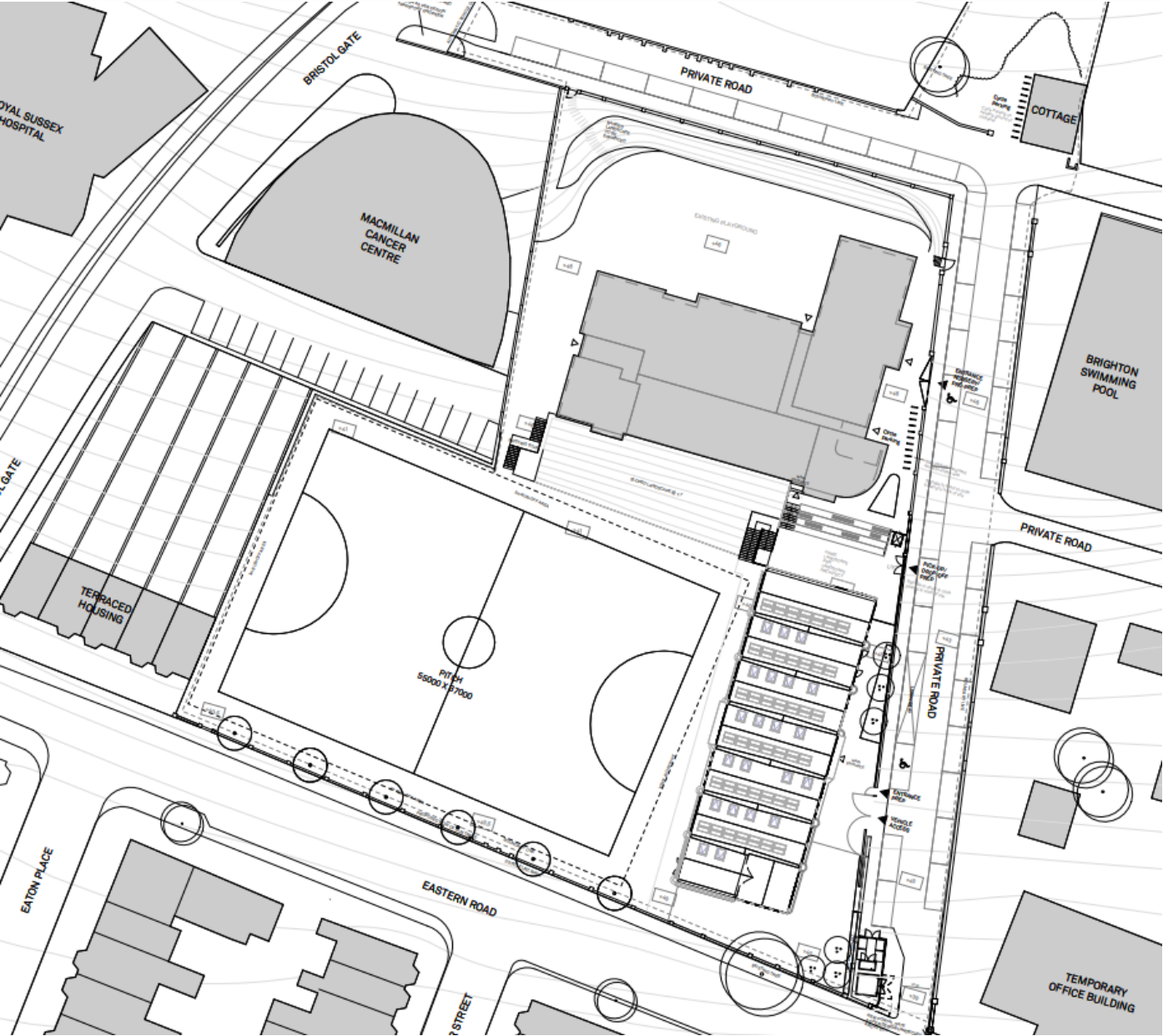




# Existing Block Plan St Marys



# Proposed Block Plan St Marys



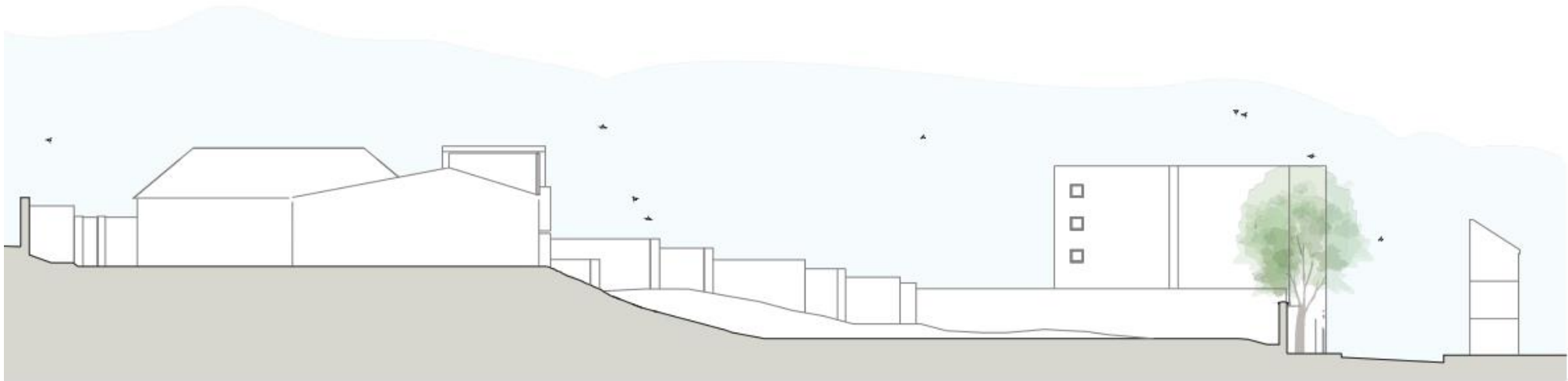
# Proposed St Marys

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# Scale and Massing St Marys



# Scale and Massing St Marys

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# Proposed visualisation St Marys (Eastern Rd)

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# Proposed Visualisation St Marys (view east)



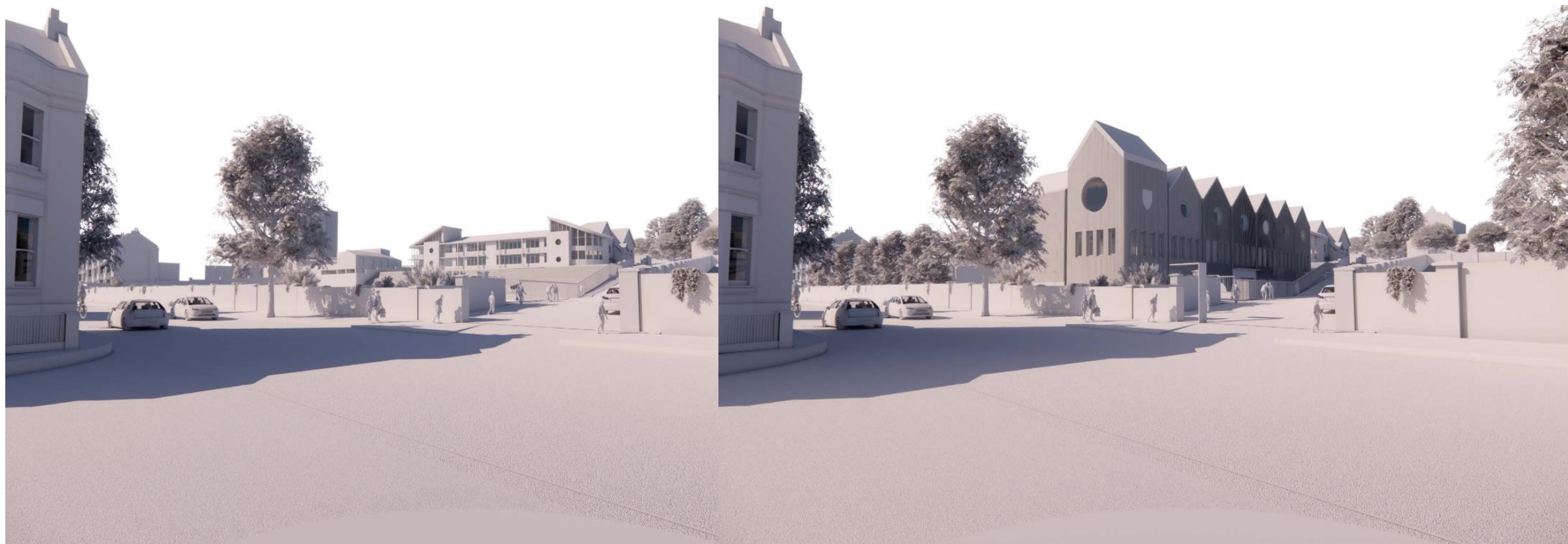
# Existing and Proposed Visualisation from Chichester Place (view north)



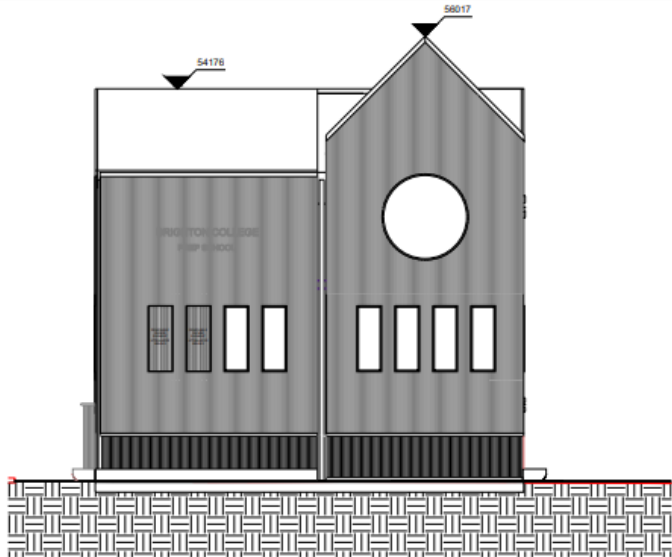


# Existing and Proposed Visualisation from Chichester Place (view north west)

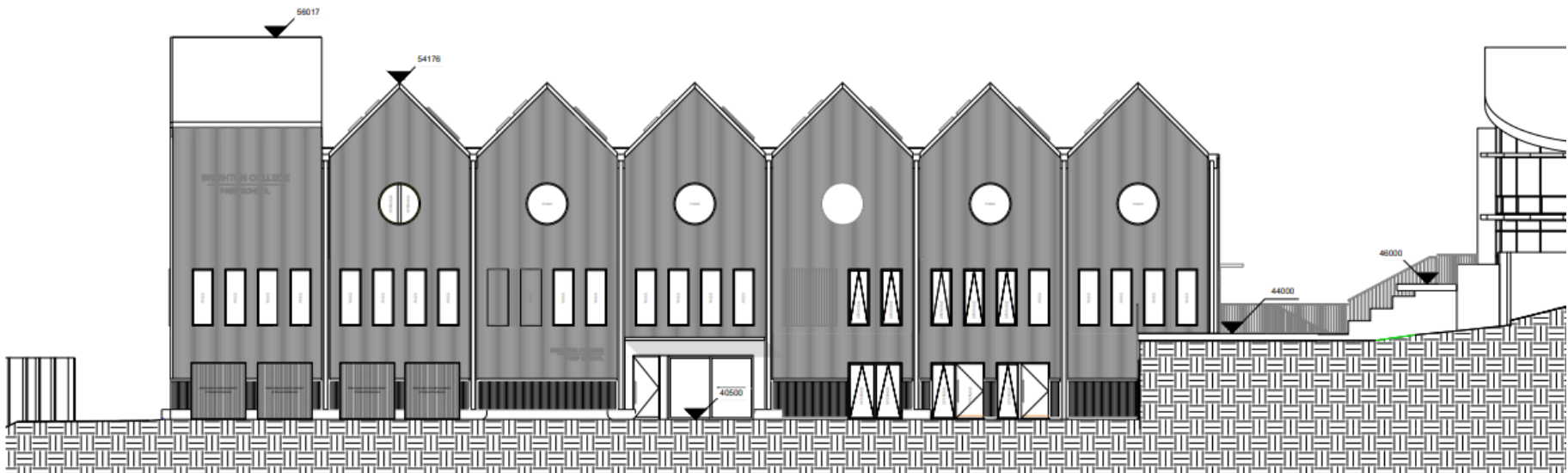
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# Proposed Elevations St Marys (south and east)

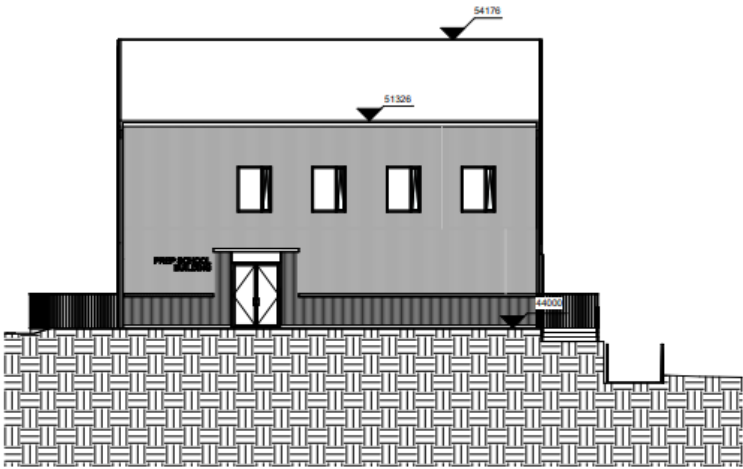


1 SOUTH  
1 : 100





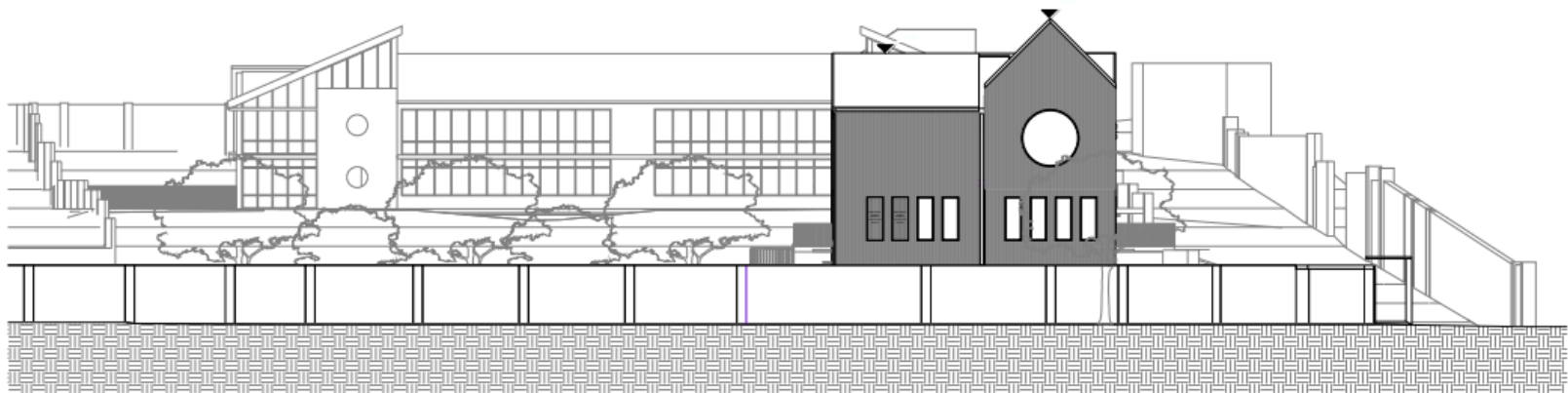
# Proposed Elevations St Marys (west and north)



1 NORTH  
1 : 100



# Proposed Sections St Marys



① SITE SECTION EASTERN ROAD  
1 : 100

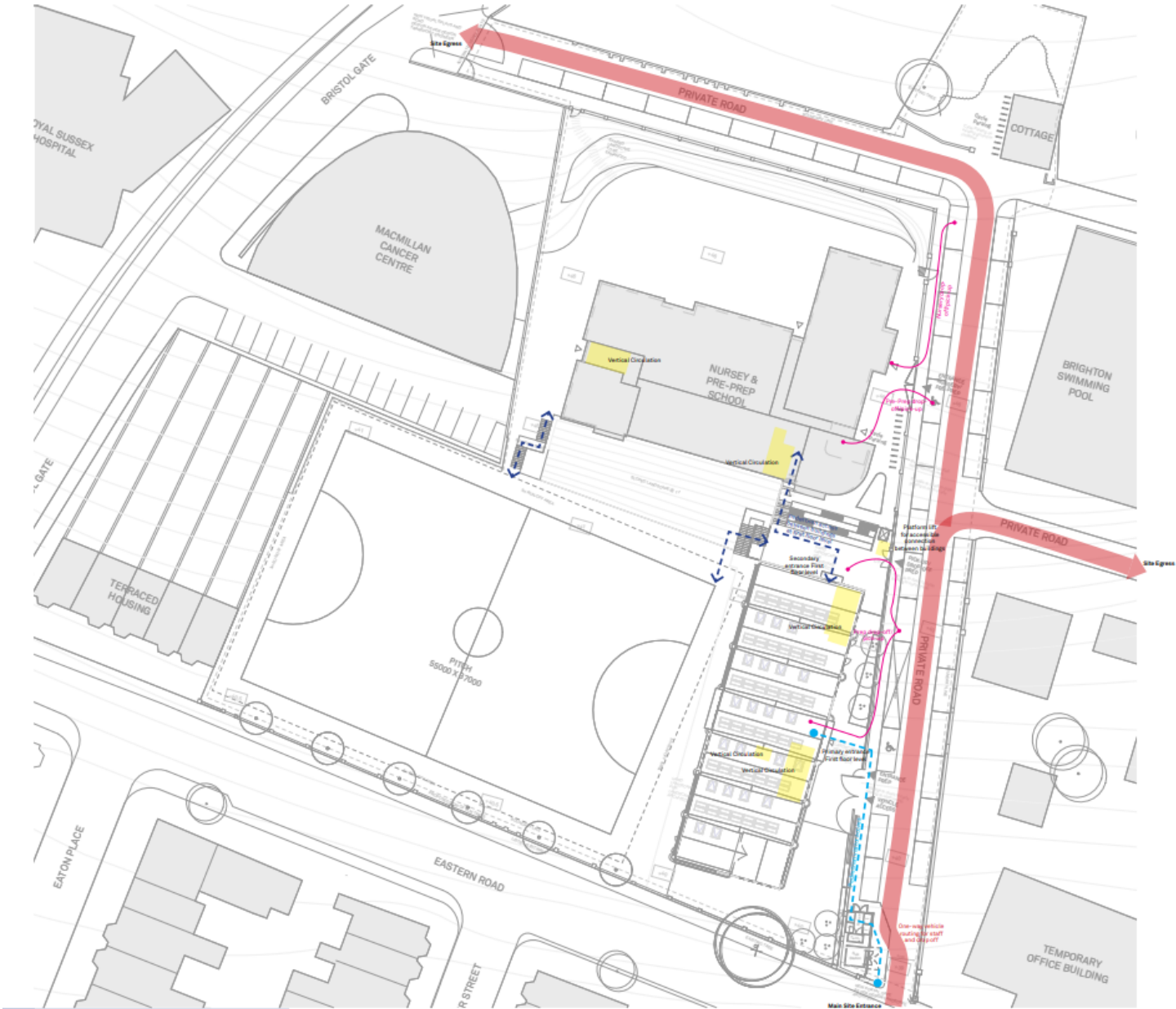




# Proposed Landscape Masterplan St Marys

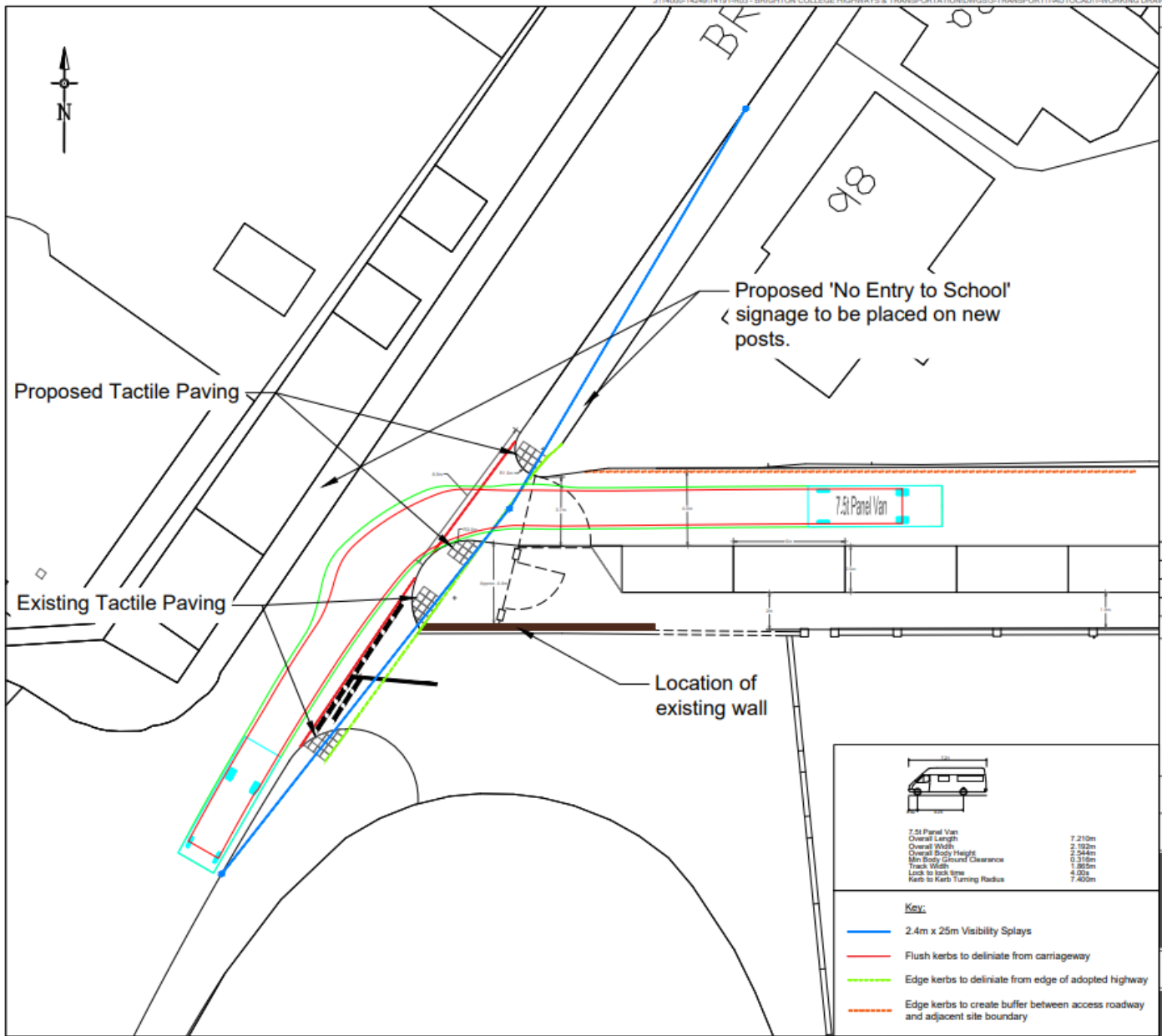


# Proposed Access / Egress Strategy St Marys





# Proposed Highway Exit Bristol Gate - St Marys site

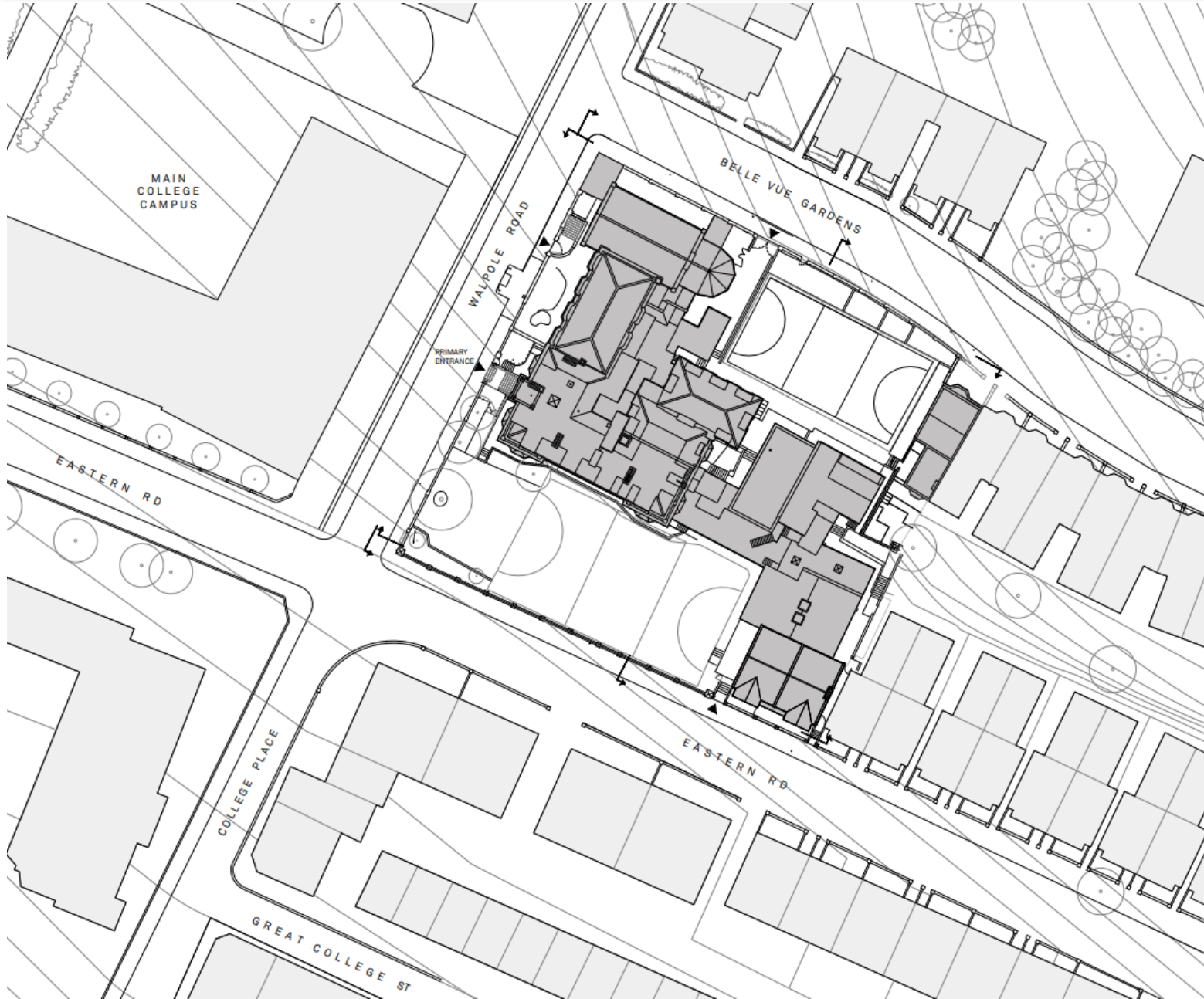


# Bristol Gate access (existing)

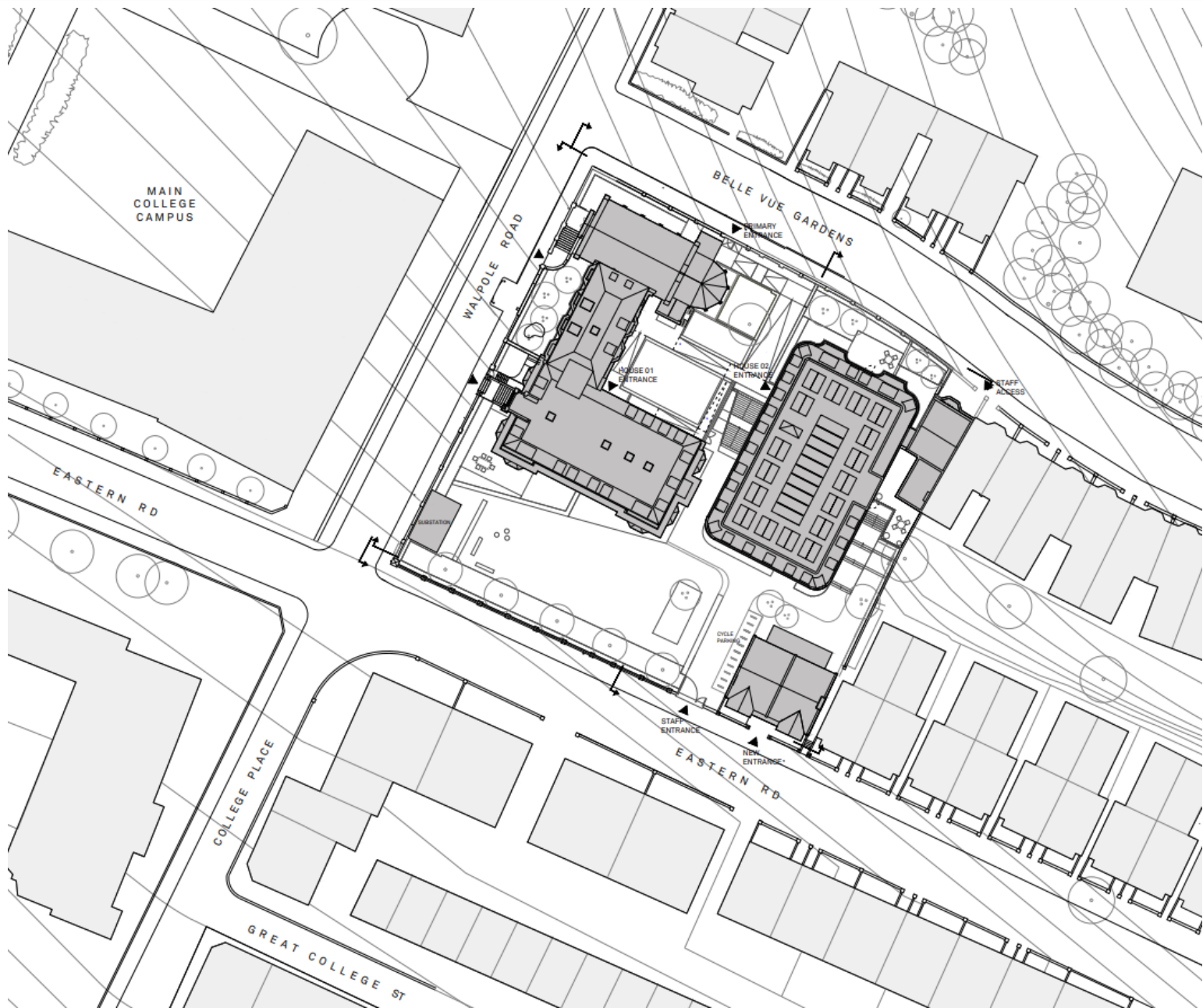




# Existing Block Plan Convent site



# Proposed Block Plan Convent site





# Scale and Massing Convent site (existing and proposed)

49



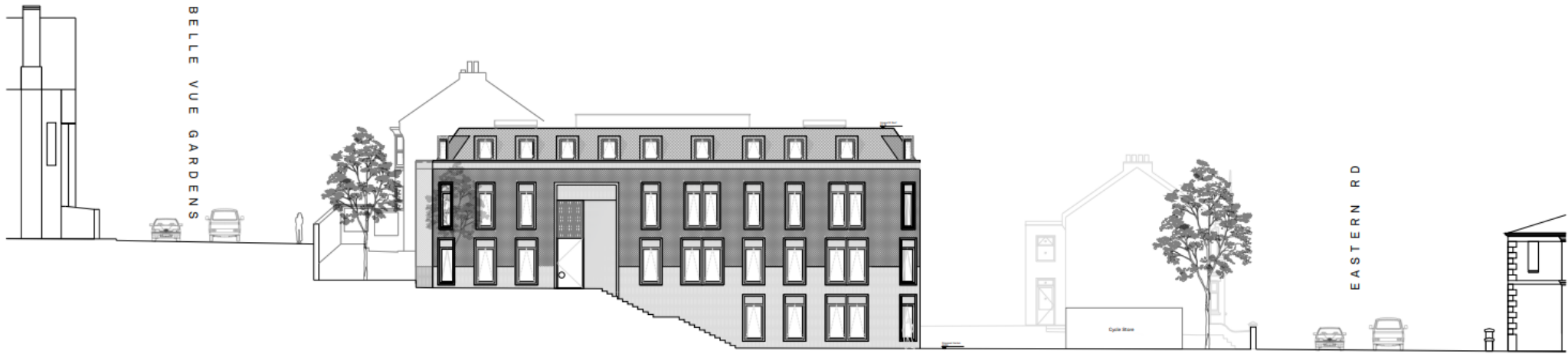
South Elevation - Existing 1:200



# Scale and Massing Convent site (existing and proposed)



West Section A.A - Existing 1:200





# Proposed Visualisation Convent site (Eastern Road)

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# Proposed Visualisation Convent site (Belle Vue Gardens)





# Proposed Visualisation Convent site (Belle Vue Gardens)

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# Proposed Visualisation Convent site (Site interior)





# Existing and Proposed Elevations (South)

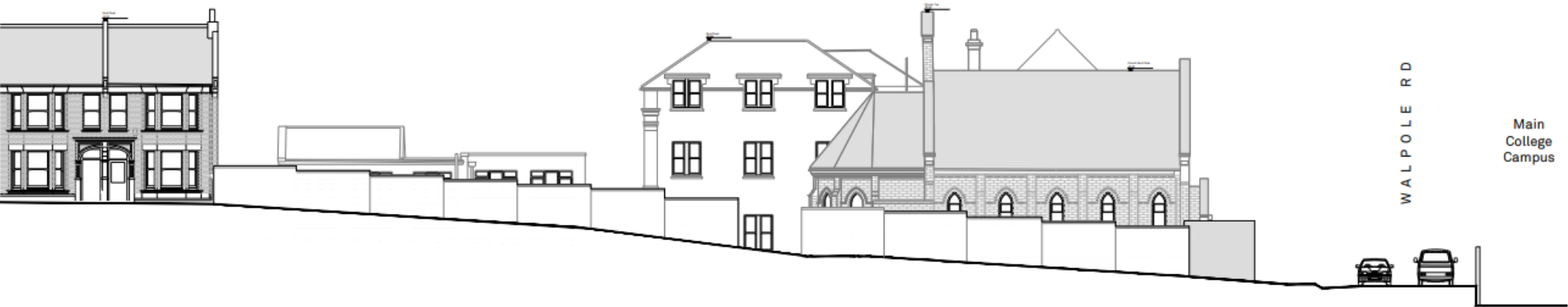


55

South Elevation - Existing 1:200



# Existing and Proposed Elevations (North)



North Elevation - Existing 1:200





# Existing and Proposed Elevations (West)



West Elevation - Existing 1:200



# Proposed Elevation (new building) (East)



① East Elevation  
1 : 100



# Proposed Landscape Masterplan (Convent site)



# **Representations (621 total representations received)**

299 representations received in **support** of the development raising the following summarised issues

## **Amenity**

Boarding house would produce less noise and no increase above normal school

Boarding students more mature with less impact on neighbours

Existing pupils cause no issues

Pupil contribute positively to the area

## **Design and Appearance**

Good design and choice of materials, design/s make positive contribution to the area

Landscaping improvements

Benefit and overall improvement to Kemptown

Removal of caged play areas benefit to area

## **Education**

Improved Educational facilities and improvement to local school provision

Building at St Marys upgrade to existing facilities



# Representations (621 total representations received)

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299 representations received in **support** of the development raising the following summarised issues

## **Heritage**

In keeping with the listed building

Preservation of historic building positive with a sustainable purpose

## **Highways**

Will alleviate congestion around Walpole Road

Would not increase overall daily traffic

Improved parking in Walpole Road area

Less pick up/drop off at Belle Vue Gardens

## **Other**

Economic benefits to local area

No meaningful loss of open space

Overall better use of the site

Will reduce pressure on local housing

# Representations (621 total representations received)

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270 representations received in **objection** to the development raising the following summarised issues

## **Amenity**

Overdevelopment

Loss of privacy, overbearing, overshadowing development

College overexpanding contrary to policy SA6 resulting in imbalanced neighbourhood

150 boarding students harmful and would create nuisance

Concerns on use of boarding accommodation outside of school term

## **Design and Appearance**

Poor design out of keeping with local area

Inappropriate height

Would reduce open character of the area

## **Education**

Development contrary to recent decisions by BHCC to close schools

Further expansion not justified

Over institutionalisation of the area



# Representations (621 total representations received)

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270 representations received in **objection** to the development raising the following summarised issues

## **Heritage**

Harmful to the Conservation Areas (East Cliff and College CA)

Harms to the listed flint walls

Adverse effects on listed buildings

Disruption to historic roofline and development rhythm

Loss of historic architecture

## **Highways**

Proposal would cause additional pollution, additional traffic and congestion along Eastern Road

Would obstruct access to RSC Hospital and emergency vehicles

Would increase parking problems in the local area

Likely to cause increase in accidents

Pavement widths not sufficient

## **Other**

Local plan and policies are out of date

Application and consultation misleading

Loss of open space not justified

# Key consultee responses

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**Heritage team** – No objection subject to conditions and improvements secured to Walpole Road (western) wall

**Sport England** – No objection subject to conditions requiring community use agreement for sports hall/field and improvement programme to playing field

**Planning policy** – No objection, development not contrary to SA6

**Sustainability & Ecology** – No objection subject to conditions

**Urban Design** – No objection subject to conditions, particularly materials at St Marys site

**Highways** – No objection subject to S106 obligations and planning conditions requiring:

- Whole School Travel Plan and monitoring fees
- Delivery and Servicing Management plan
- Car Park Management Plan
- Construction and Environmental Management Plan (CEMP)

**Historic England** – No objection



# Key Considerations

- ▶ **Principle of Development**
- ▶ *Provision of boarding accommodation, loss and re-provision of educational floorspace, community cohesion and character of area*
- ▶ **Loss of Open Space**
- ▶ *Partial loss of playing field area*
- ▶ **Appearance and Design**
- ▶ *New buildings at St Marys and Convent sites*
- ▶ *Extensions at Convent site*
- ▶ **Impact upon East Cliff and College Conservation Areas**
- ▶ **Residential Amenity impacts**
- ▶ **Highways**
- ▶ *Impacts of new development at Convent and St Mary's site*
- ▶ *Impacts of vehicle exit to Bristol Gate*
- ▶ *Overall School operation*

# S106 table

- Contribution for monitoring obligations relating to Biodiversity Net Gain (£TBC)
- Travel plan monitoring obligations (£7249)
- Submission of an agreed scope and schedule of works to the western boundary wall along Walpole Road to be implemented in 18 months of agreed detail
- Employment and Training Strategy
- Contribution of £6360 for Employment and Skills Training



# Conclusion and Planning Balance

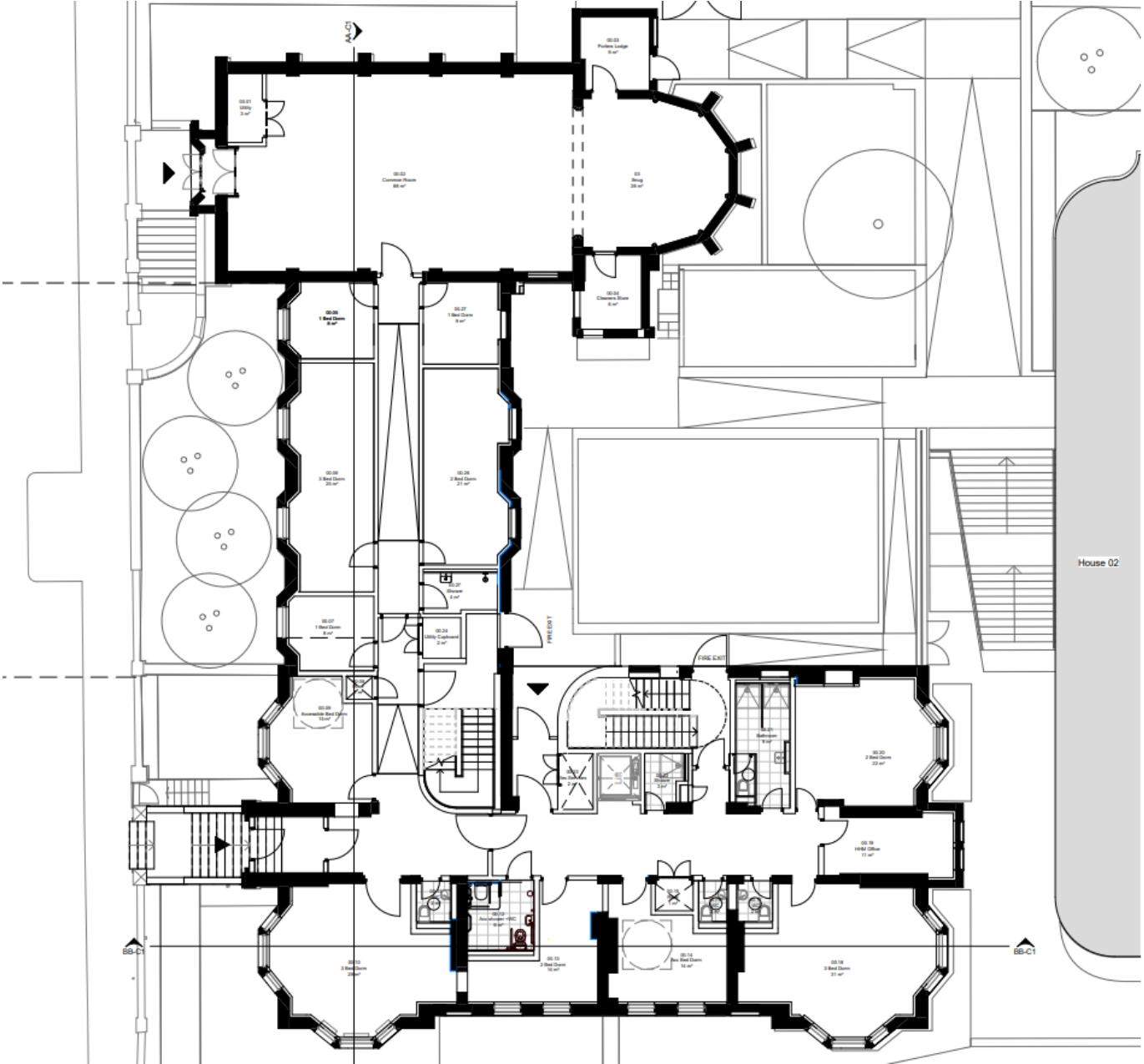
- ▶ Physical developments of acceptable design
- ▶ Visual improvements to the public realm from removal of caged play areas, landscaping and boundary walls (Walpole Road)
- ▶ New sports hall and improved playing field secured for community use
- ▶ Compliant with local and national policy and not contrary to recent appeal decision referencing imbalance to local community
- ▶ No harmful impact to the local highways network
- ▶ Reduction in Highways impacts at Belle Vue Gardens
- ▶ Whole School Travel Plan benefit of the scheme and would address existing problems with ongoing monitoring for 5 years
- ▶ Less than substantial harm to CA's outweighed by public benefits including remedy to Walpole Road wall (identified in College CA character statement as being harmful as existing)
- ▶ **Application is recommended for APPROVAL subject to Section 106 and Conditions**

# Existing condition of western wall on Walpole Road

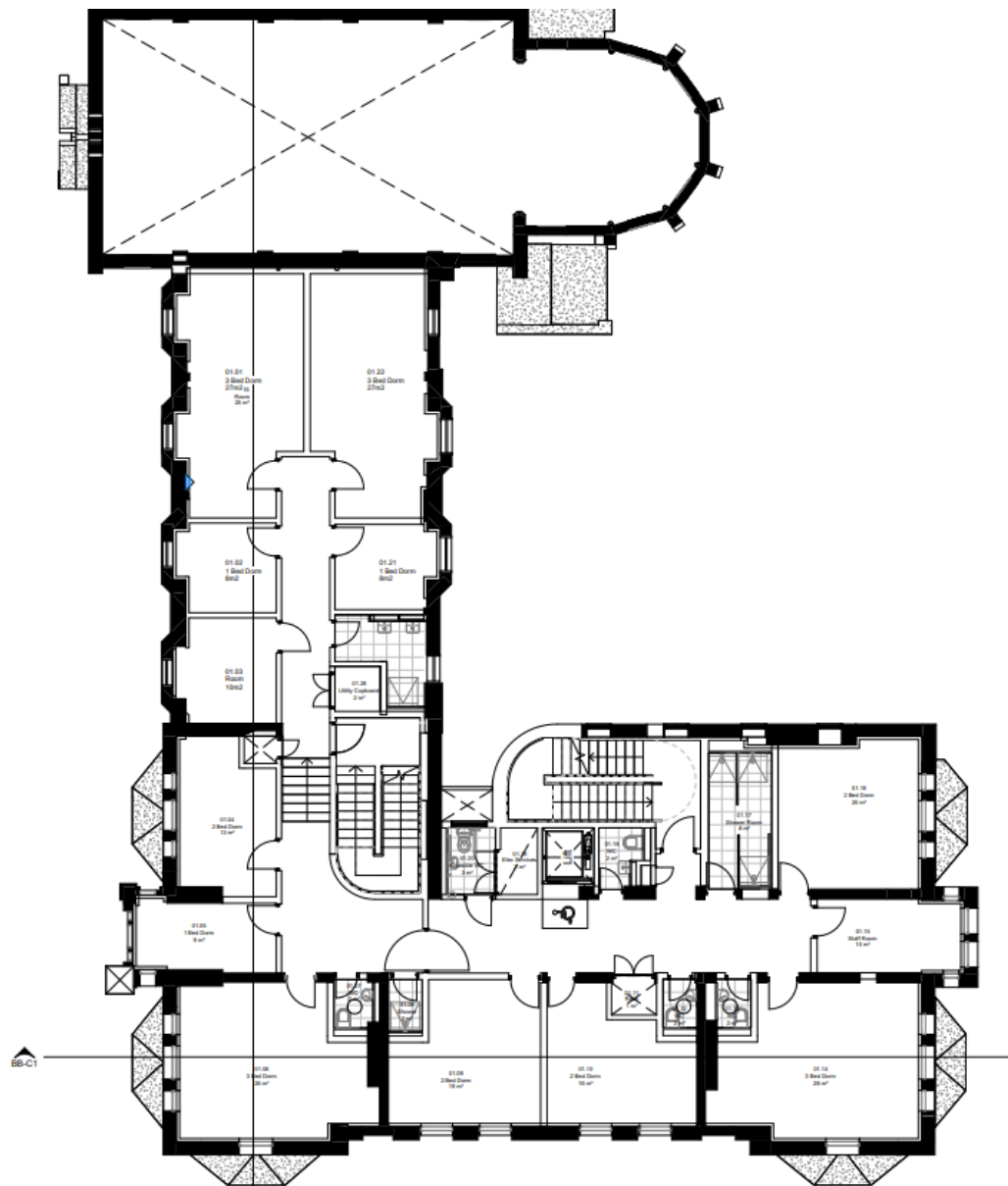




# Ground Floor of Converted Convent building

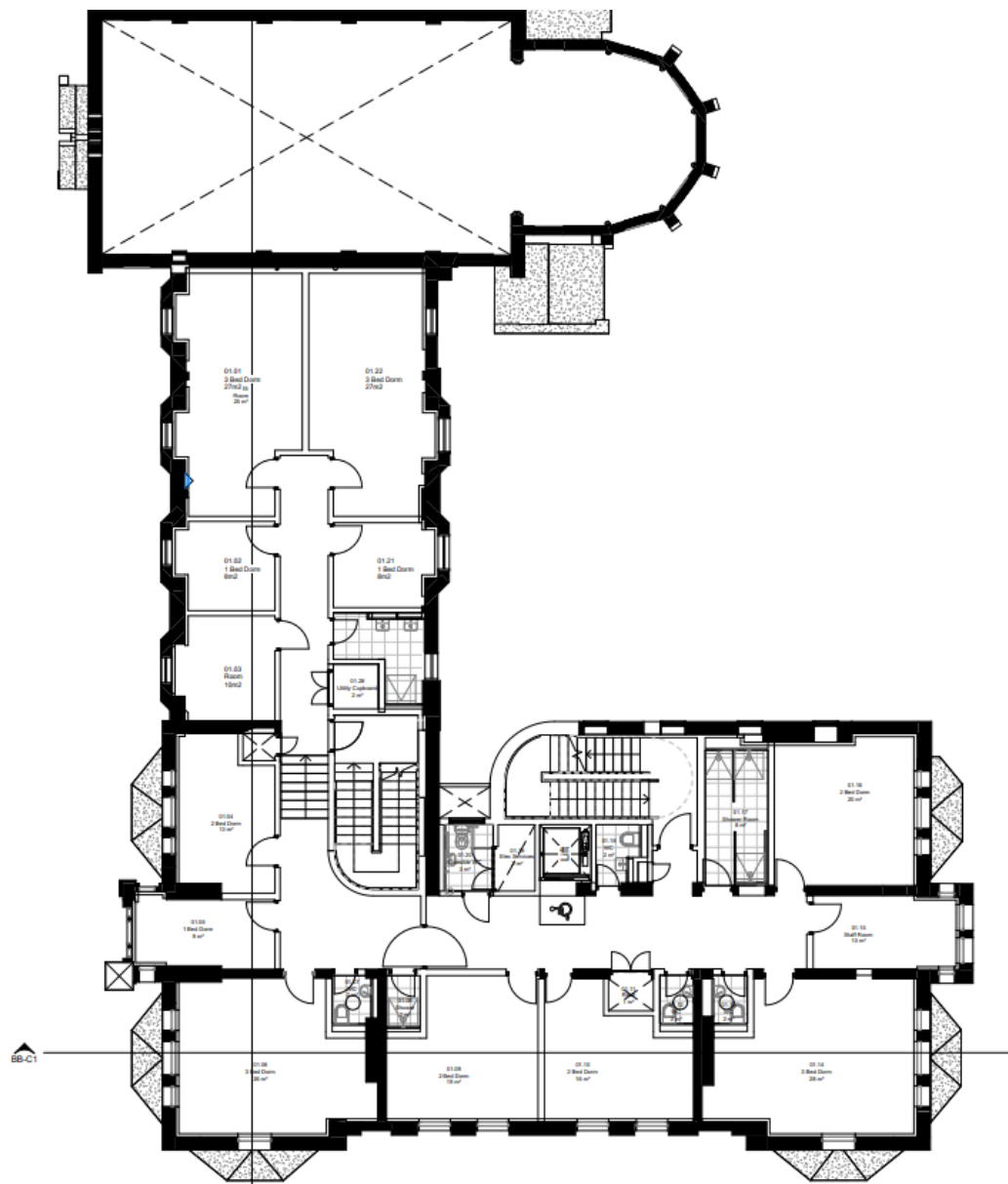


# First Floor of Converted Convent building

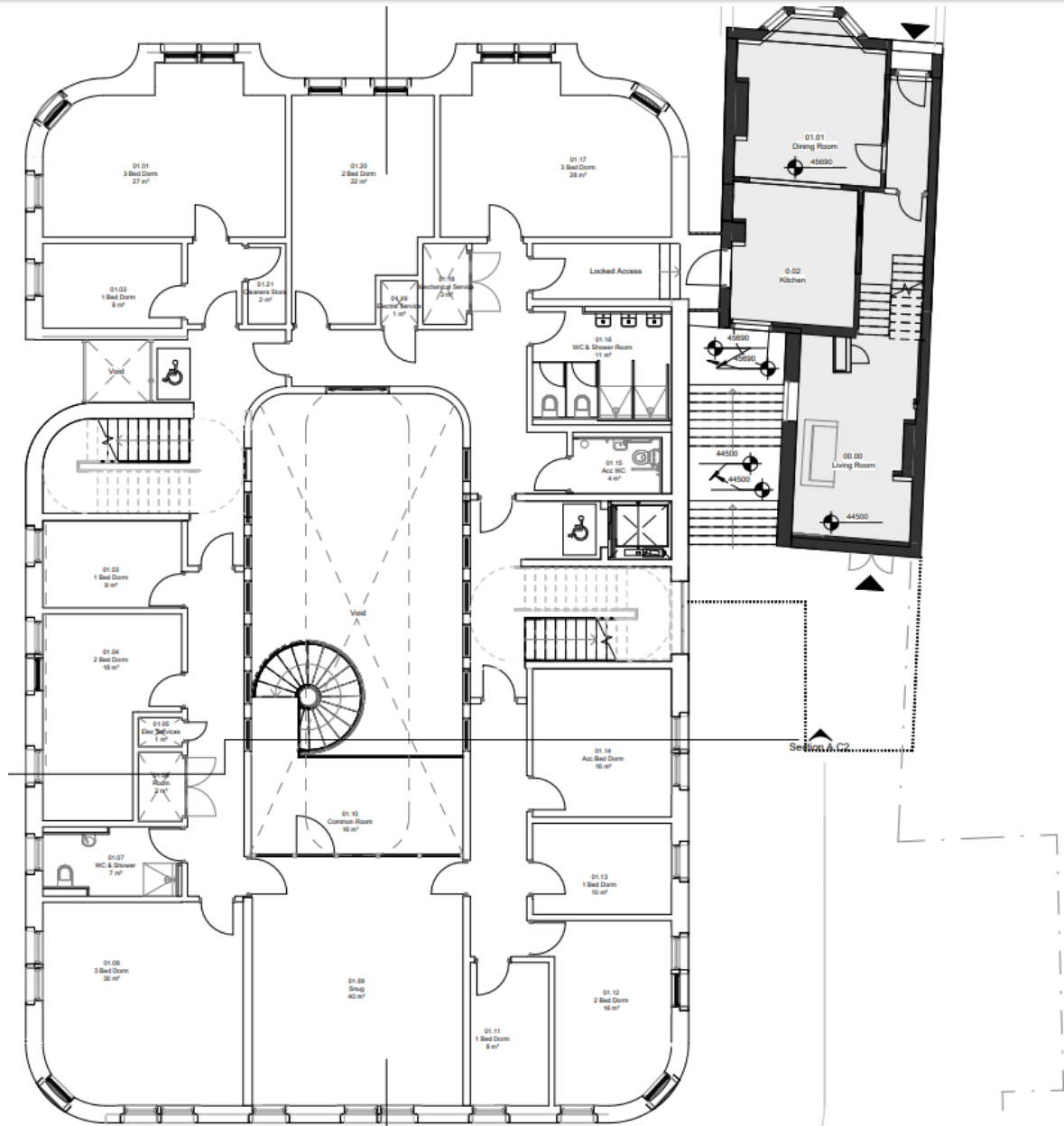




# Ground Floor of new build at Convent site

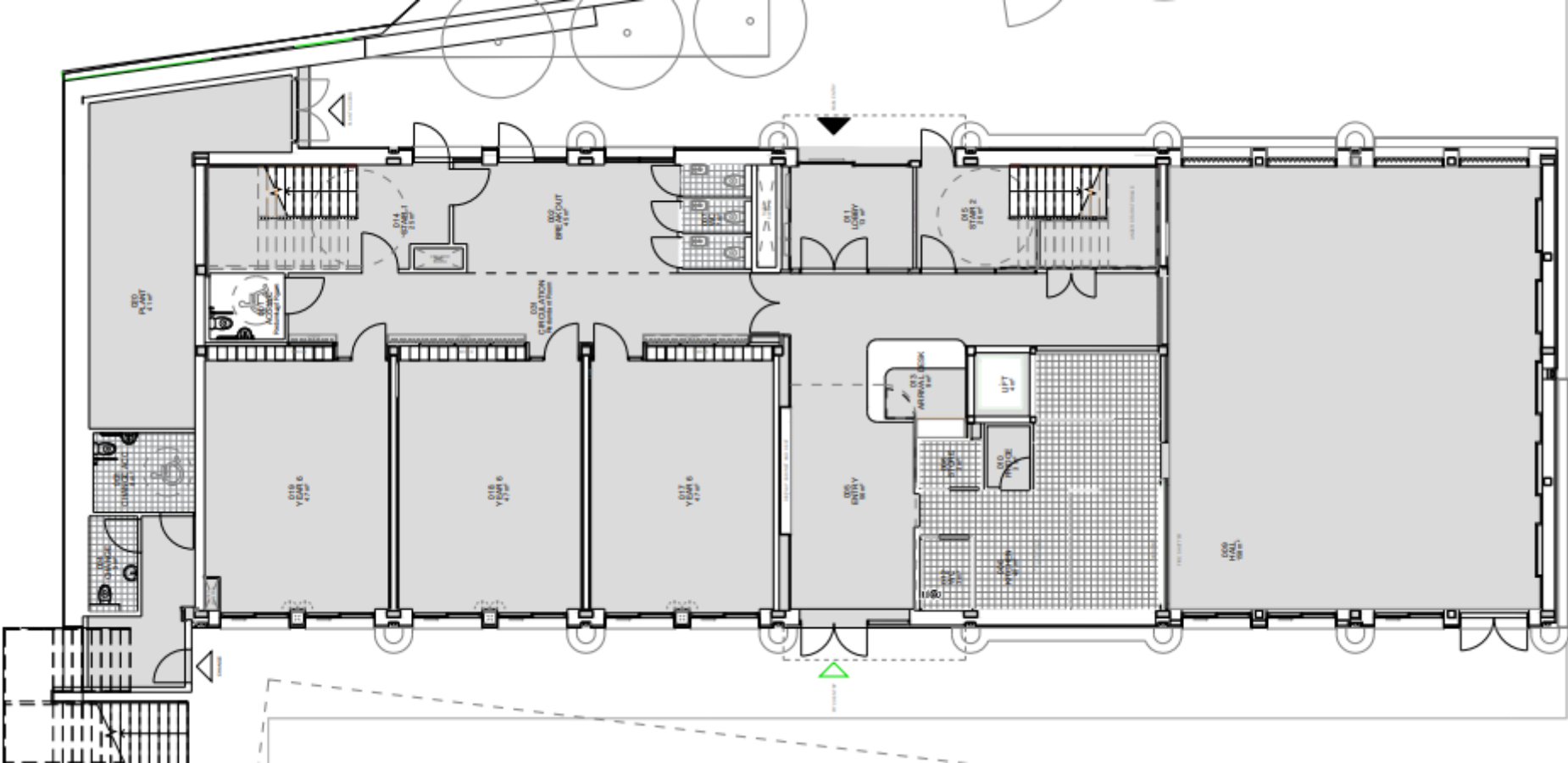


# First Floor of new build at Convent site

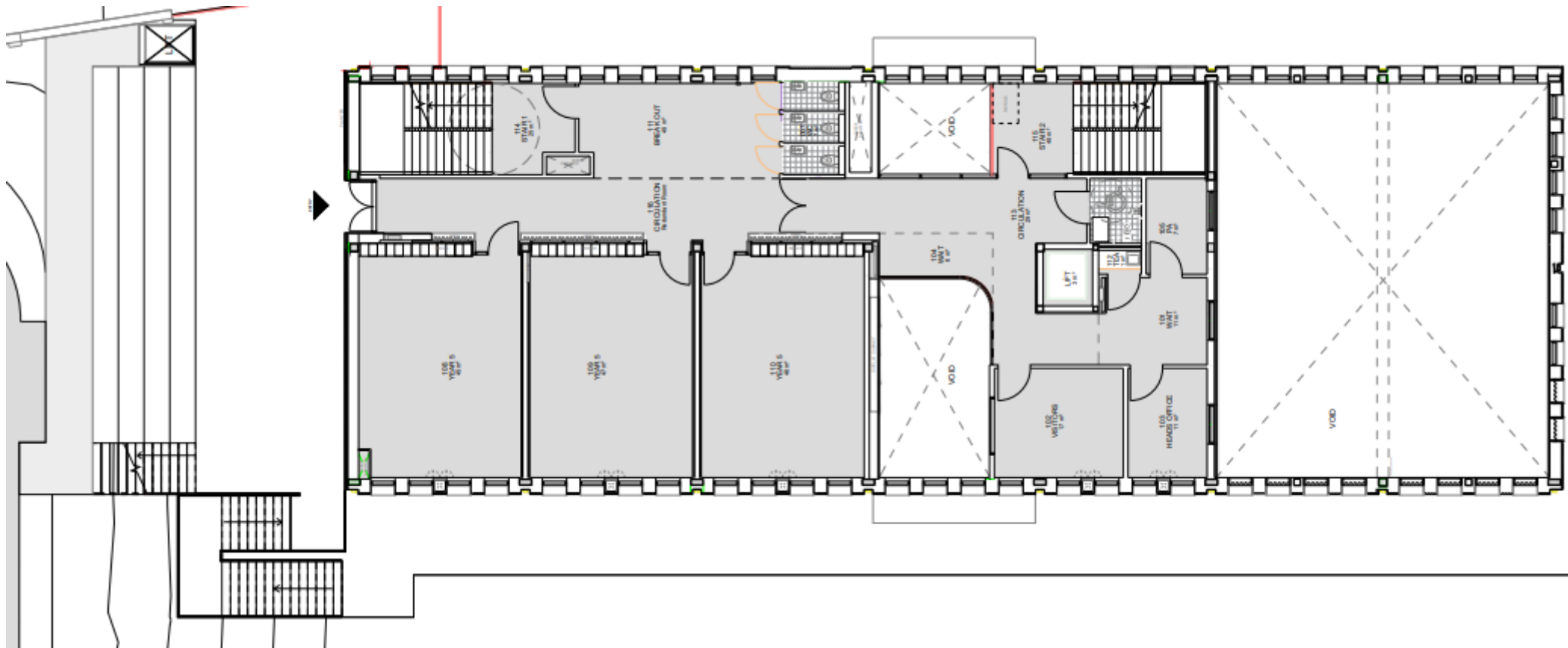




# Ground Floor – St Marys site



# First Floor – St Marys site





# 9-12 St Catherines Terrace

## BH2023/03293

2<sup>nd</sup> July 2025



Brighton & Hove  
City Council

# Application Description

**Conversion of former hotel / hostel to provide 30 residential units and various works including:**

- ▶ **Removal of non-original roof alterations, extensions, front entrance way and boundary treatments,**
- ▶ **New pitched roof form with dormers, new front entrance, insertion of new windows, rooflights and doors and new boundary treatments,**
- ▶ **Cycle store,**
- ▶ **Landscaping**



# Split of uses/Number of units

- ▶ 13x one-bedroom (44%)
- ▶ 14x two-bedroom (46%)
- ▶ 3x three-bedroom (10%)

# Existing Location Plan





# Aerial Photo of Site





# 3D Aerial Photo of Site





# Street Photos of Site from the south and south east

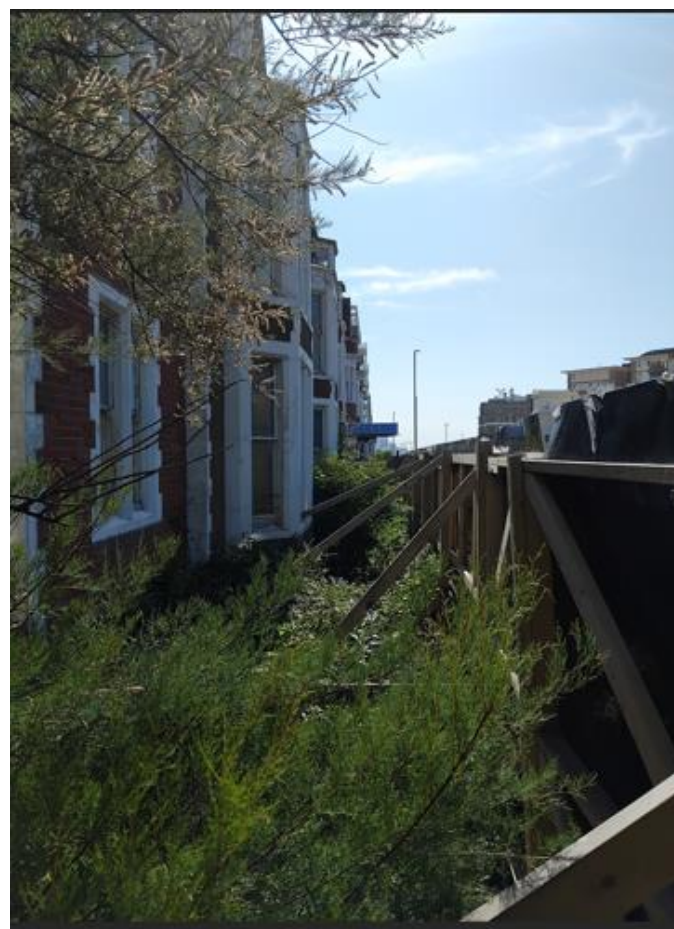


# Street Photos of Site from north and north-east



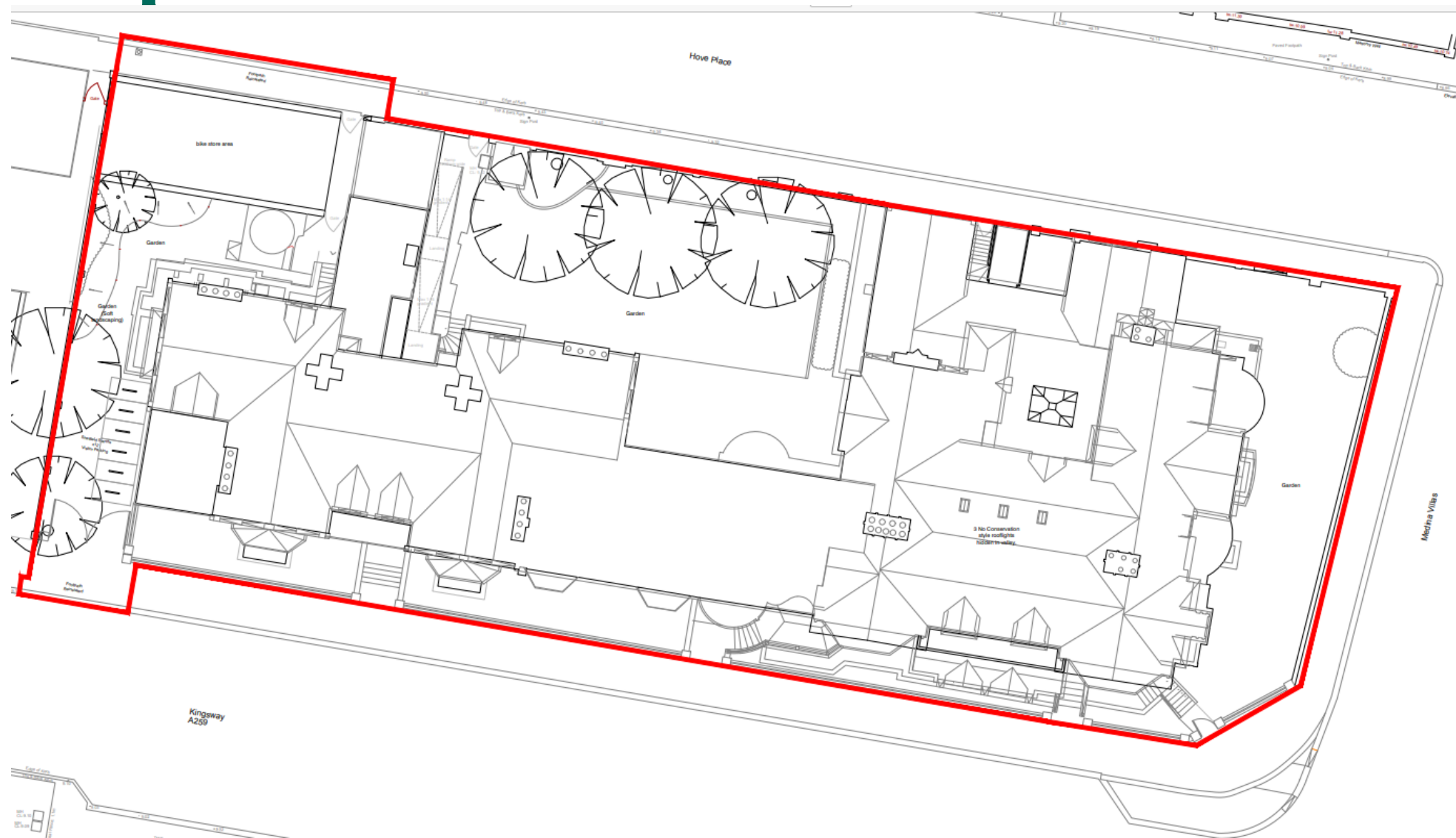


# Site Photos of front elevation (behind hoardings)





# Proposed Site Plan



# Existing/Proposed South Elevation



Remove unsympathetic alterations





# Existing/ Proposed North Elevation

Remove unsympathetic  
alterations



# Existing/ Proposed West Elevation





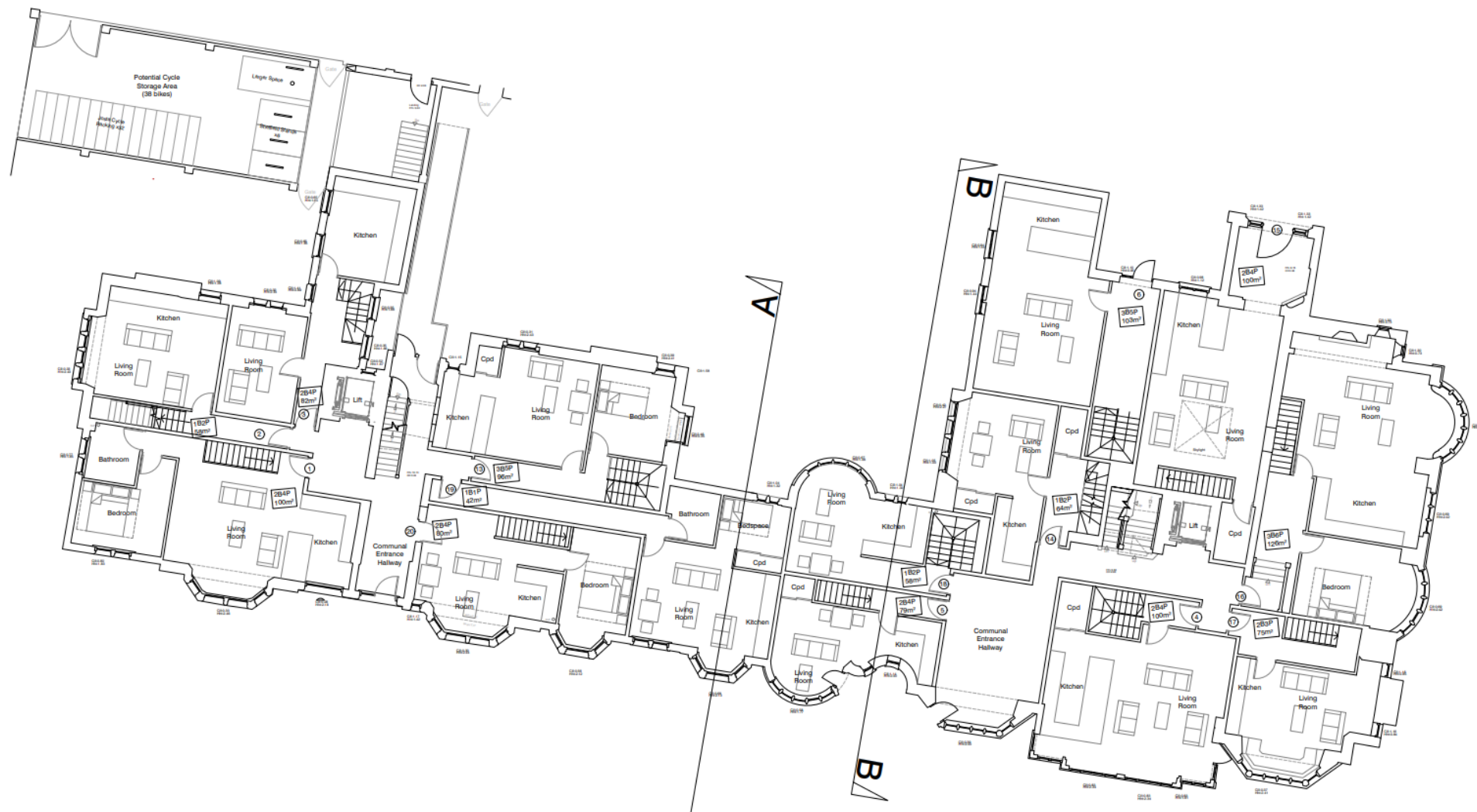
# Existing/Proposed East Elevation



# Proposed Basement Floor Plan

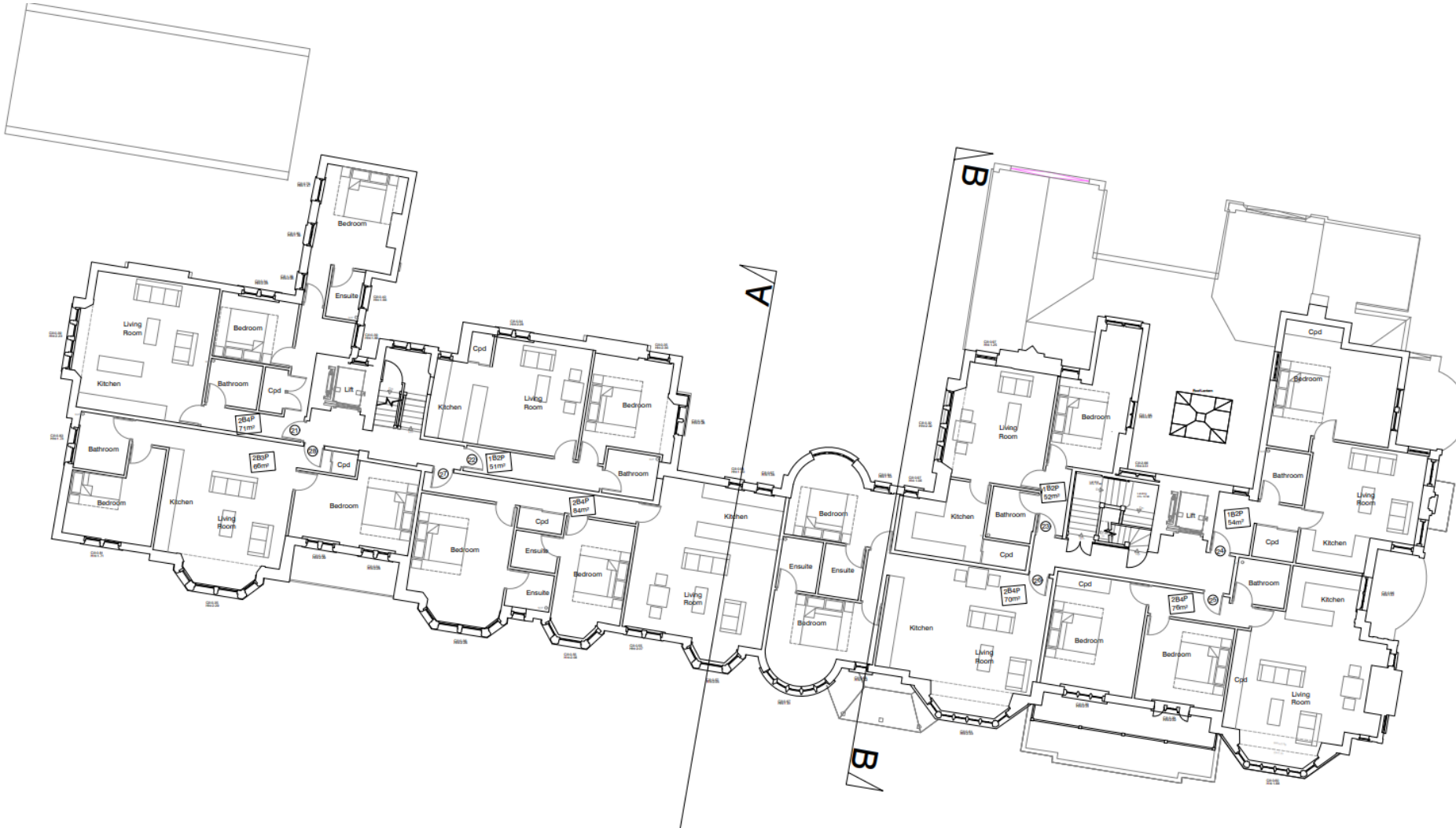


# Proposed Ground Floor Plan





# Proposed 1st Floor Plan



# Proposed 2<sup>nd</sup> Floor Plan



# Representations

## ▶ **Three (3) objecting:**

- ▶ Should be a community facility
- ▶ Parking issues
- ▶ Lack of information on external appearance

## ▶ **Six (6) supporting:**

- ▶ Support the principle of residential use
- ▶ Proposals would enhance appearance the building
- ▶ Welcome removal of unsympathetic additions to building

## ▶ **Eight (8) comments** which **support the principle** however raise **concerns** as follows:

- ▶ Parking issues
- ▶ Development should have its own refuse/ recycling store
- ▶ Lack of affordable housing
- ▶ Construction management plan
- ▶ Development should be 'car-free'

- ▶ A representation has been received from **Councillor Joy Robinson** in broad **support** of the scheme.



# Key Considerations

- ▶ Principle of development
- ▶ Design and appearance
- ▶ Impact on heritage assets
- ▶ Standard of accommodation
- ▶ Residential amenity
- ▶ Affordable Housing
- ▶ Highways issues
- ▶ Ecology / Biodiversity
- ▶ Sustainability

# S106 table

- ▶ Affordable Housing:
- ▶ Developer contribution of £239,644 for affordable housing provision.
- ▶ Viability review mechanism
- ▶ Monitoring fees:
- ▶ Contribution for the necessary monitoring of the s106 agreement
- ▶ Employment:
- ▶ A financial contribution of £9,200 towards the Local Employment Scheme
- ▶ Submission of an Employment & Training Strategy

# Conclusion and Planning Balance

- ▶ Proposal would ensure the retention and continued use of the locally listed heritage asset and enhance the special interest of the building, and the character and appearance of the streetscape and the Cliftonville Conservation Area.
- ▶ 30 residential units of an acceptable housing mix, with a good standard of accommodation, would make a positive contribution towards the city's housing target.
- ▶ It is not considered that the proposal would have a detrimental impact on neighbouring amenity.
- ▶ Proposal is considered acceptable in relation to highways, ecology and sustainability.
- ▶ Proposal is considered to comply with the NPPF and all relevant Development Plan policies.
- ▶ Approval is therefore recommended subject to the agreed S106 Heads of Terms and Conditions.



# The FreeButt, 1 Phoenix Place

## BH2025/00747

2<sup>nd</sup> July 2025



Brighton & Hove  
City Council

# Application Description

- ▶ Change of use of former Public House (Sui-Generis), with external alterations.
- ▶ The proposed external alterations include:
  - The erection of an additional storey, with a hipped roof over
  - Revised fenestration
  - Eight dormers across the north, south, east and west elevations
  - A balcony to the southern roofslope
- ▶ The proposed uses include:
  - Commercial unit (Class E) at ground floor
  - Seven-bedroom House in Multiple Occupation (Sui Generis) at first floor
  - 2x two-bedroom flats on the second floor
  - 1x three-bedroom flat in the loftspace

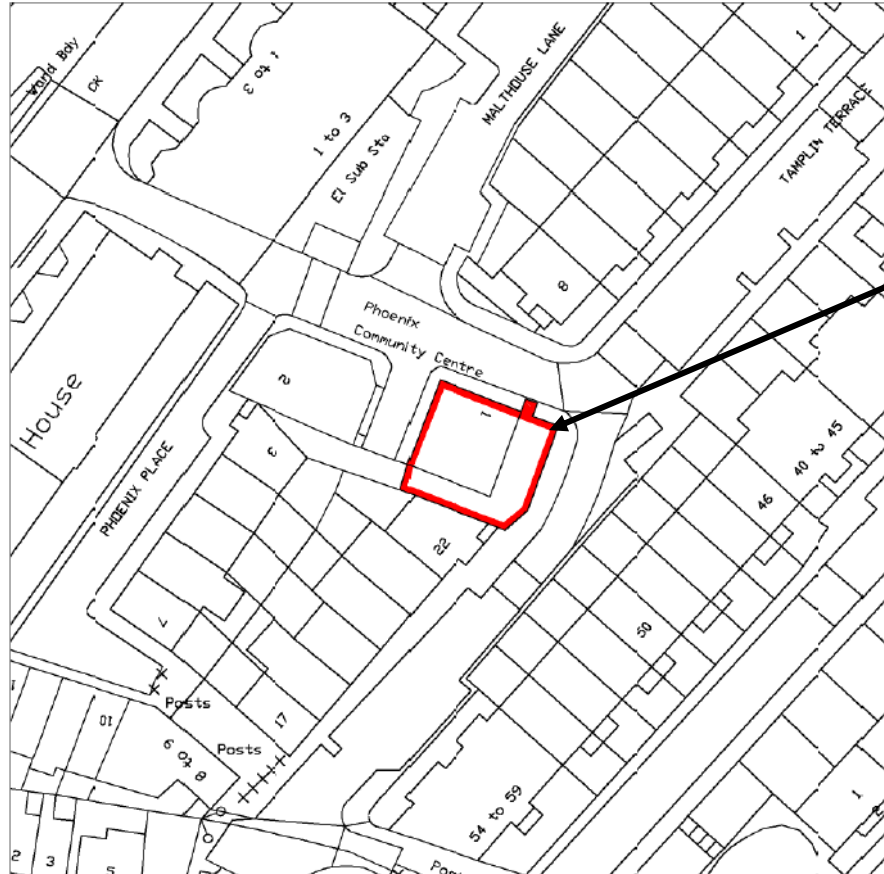
# Map of Application Site



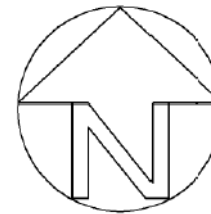
Application site



# Location Plan



Application site



**Existing site location plan**  
Scale 1:1250 @A3



# Aerial Photo of Site



Application site





# 3D Aerial Photo of Site



Application site





## Photo of Site – north and west elevations from Phoenix Place



## Photo of Site – north and east elevations from Tamplin Terrace





## Photo of Site – facing east from junction of Phoenix Place/Waterloo Place

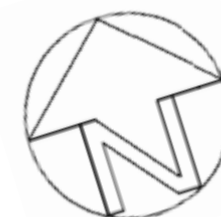


Application site





# Photo of Site –east elevations from Albion Street



Application site



# Photo of Site – relationship with rear of Phoenix Rise



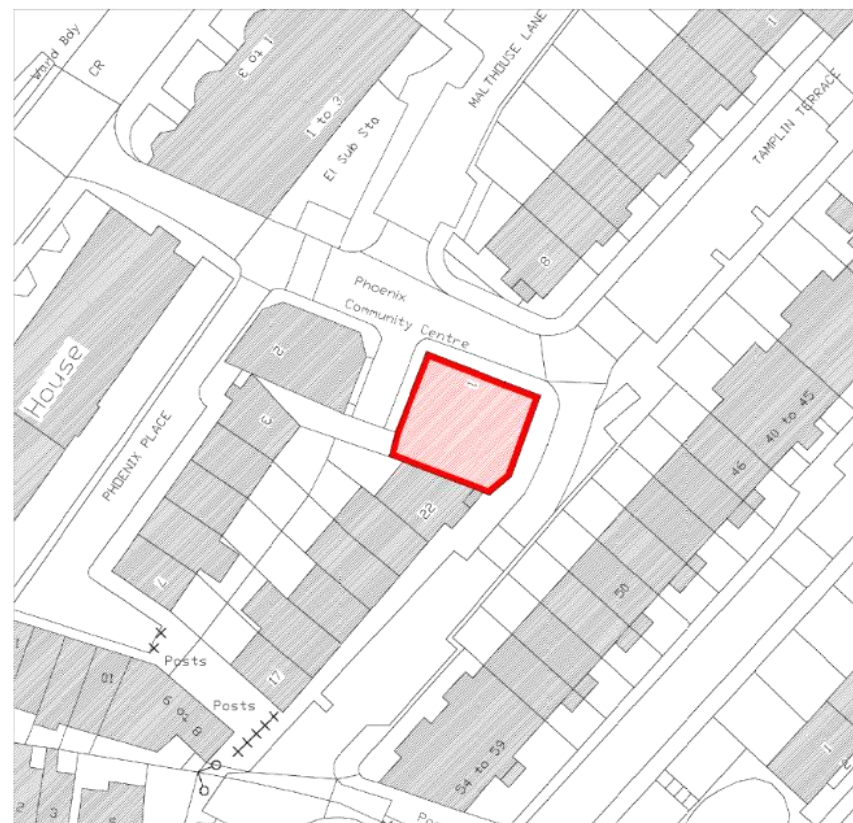
Application site

## 108





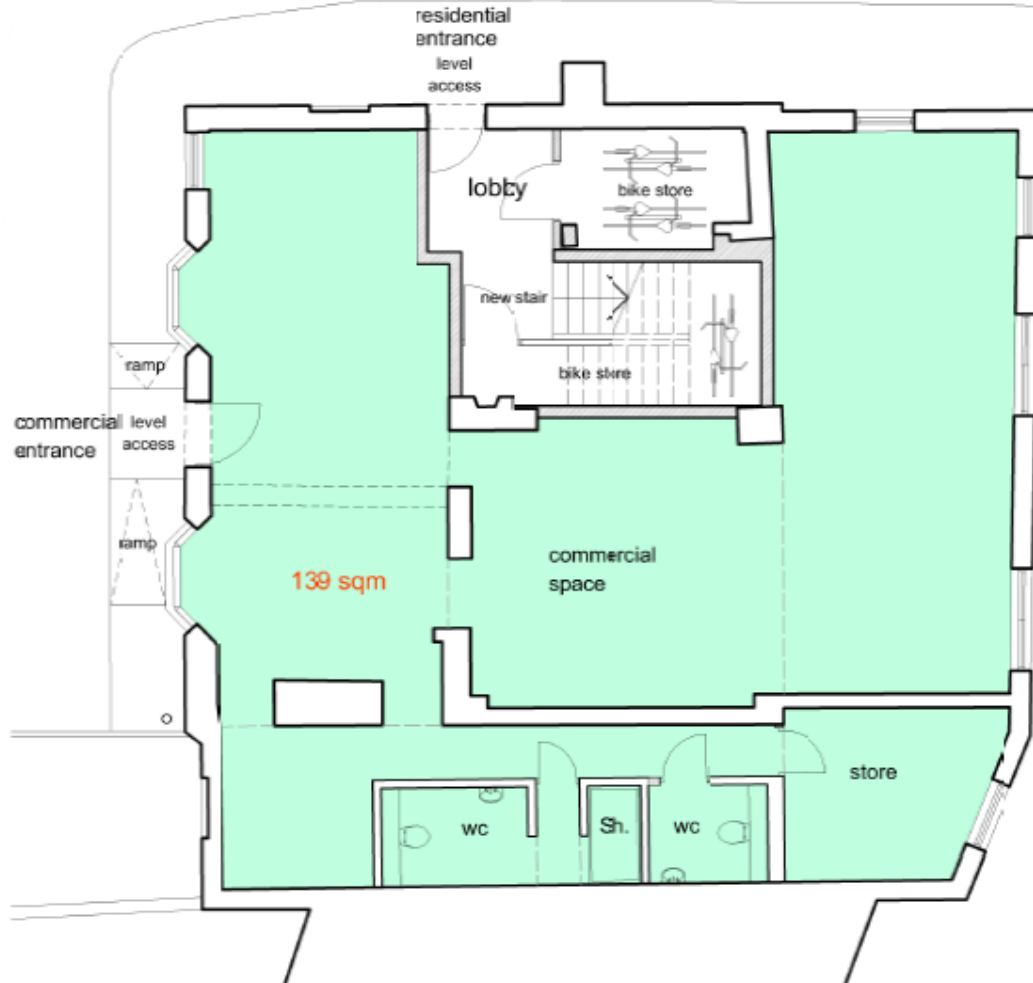
# Proposed Block Plan



Proposed block plan Scale 1:500 @A3



# Proposed Ground & 1st Floor Plans



Proposed Ground Floor Plan scale 1:100 @A3

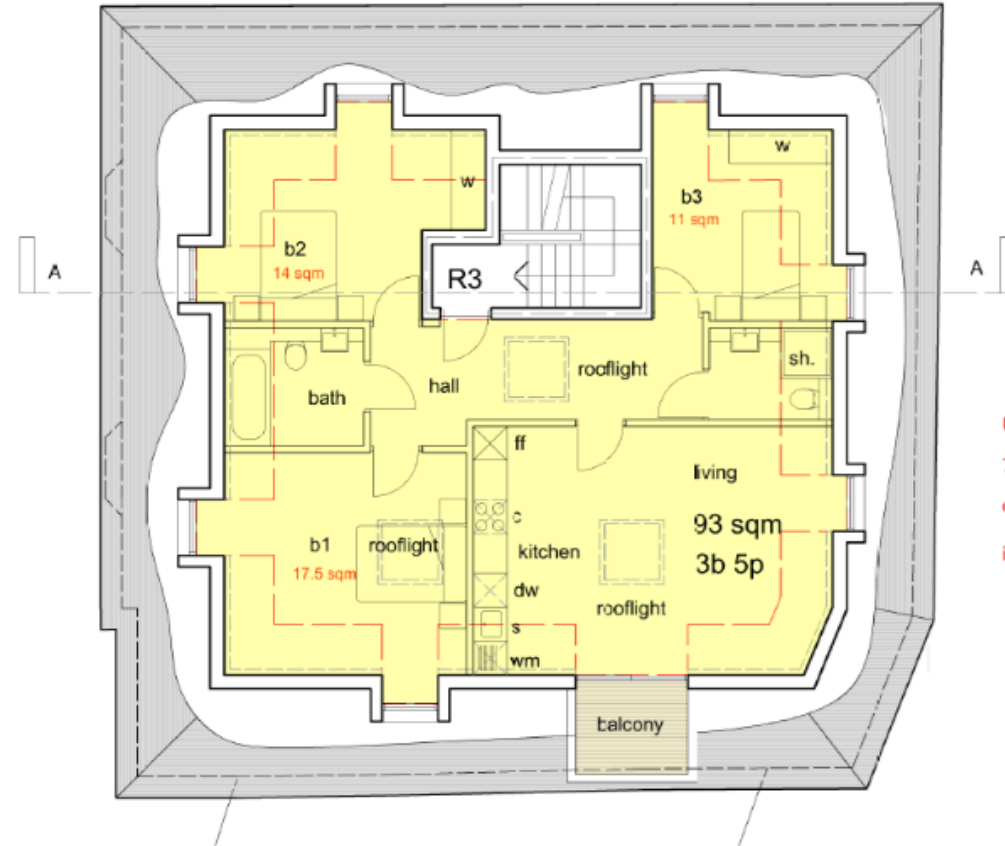


Proposed First Floor Plan scale 1:100 @A3

# Proposed 2nd & 3rd Floor Plans



Proposed Second Floor Plan scale 1:100 @A3

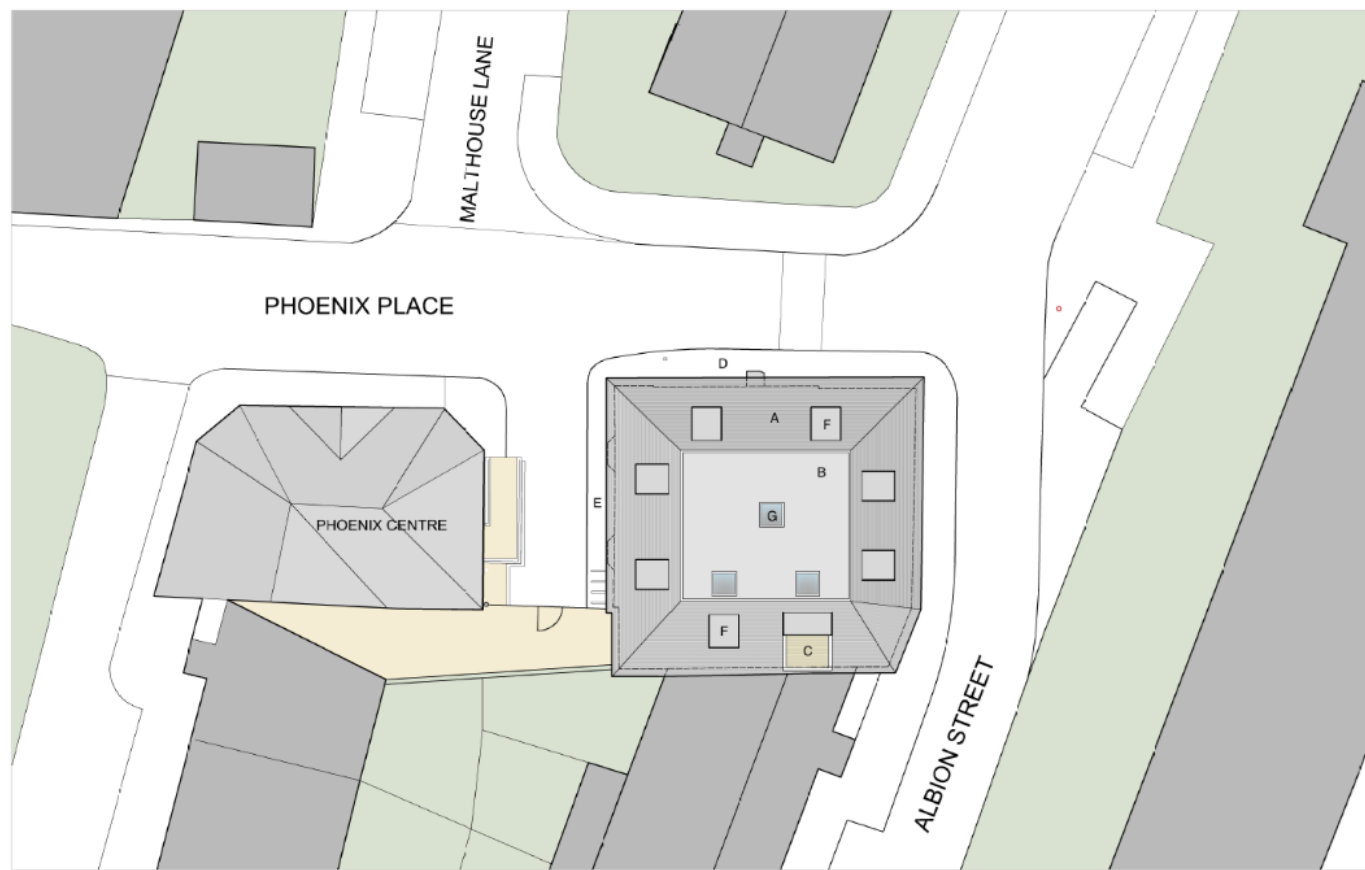


Proposed Third Floor Plan scale 1:100 @A3

Unit R3  
73.1 sqm with  
over 2.3m headroom  
is 79 %



# Proposed Roof Plan



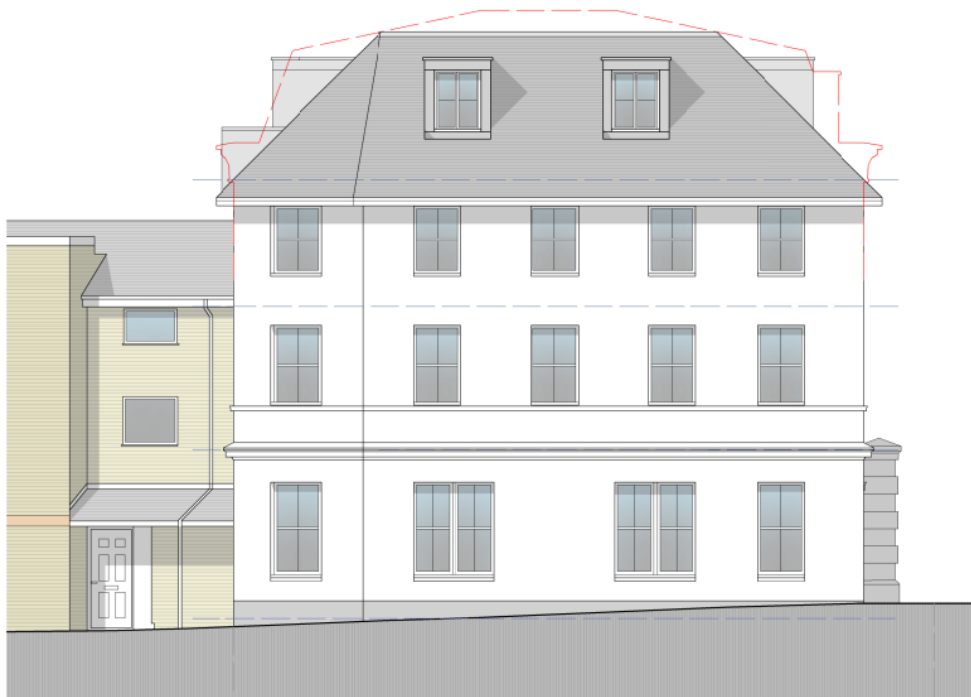
Proposed site plan Scale 1:200 @A3



# Proposed Elevations

## East

Refused outline dashed in red

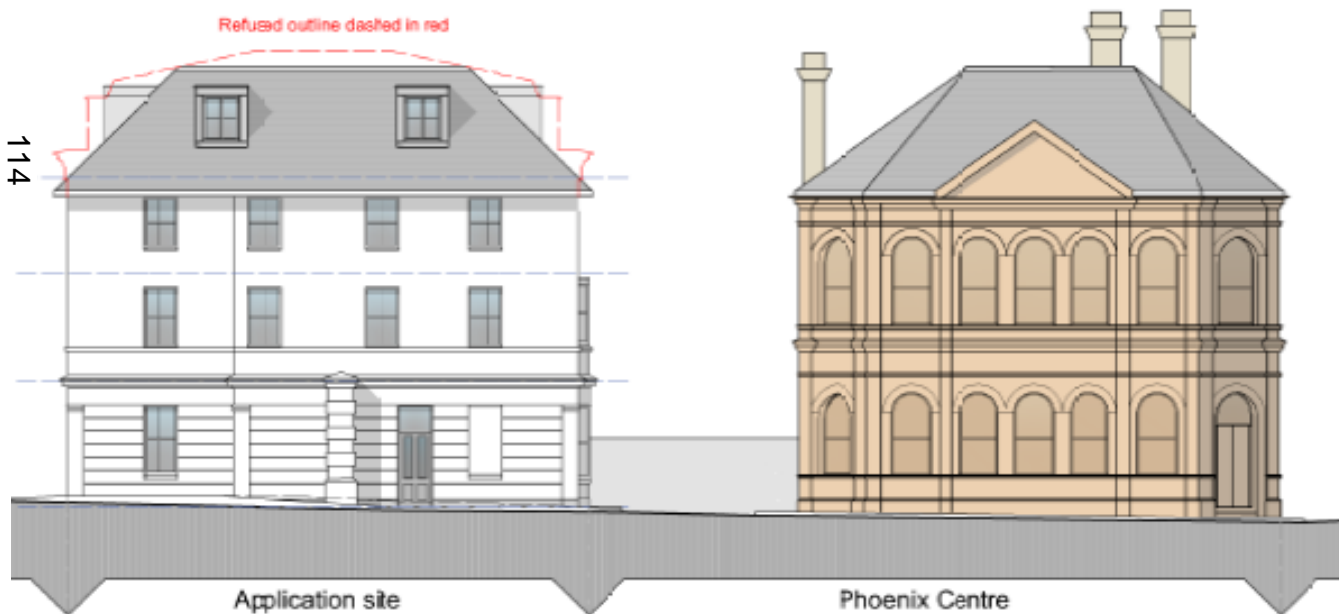


## West

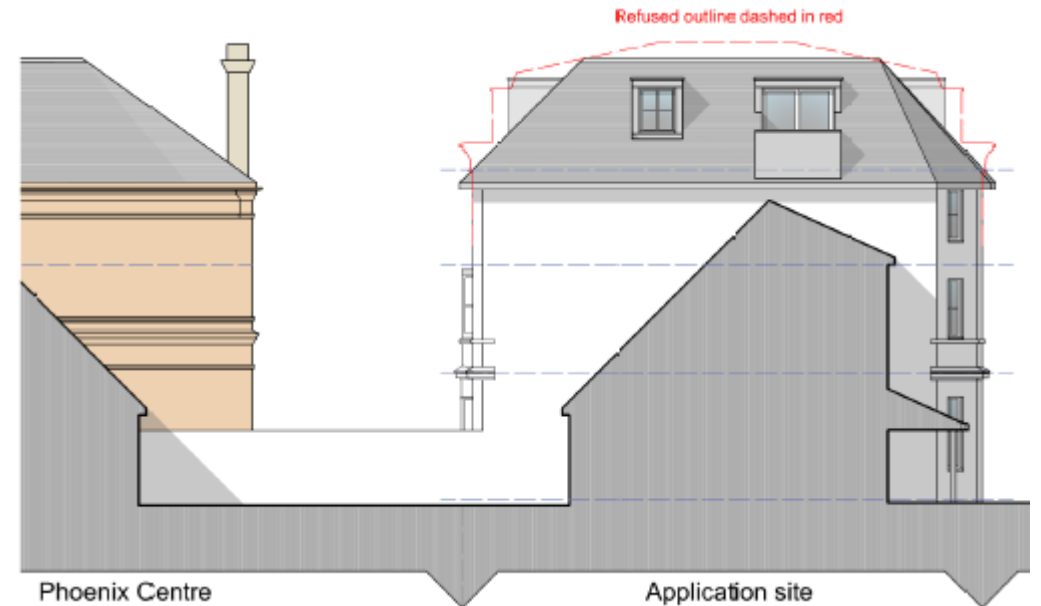


# Proposed Elevations

## North



## South

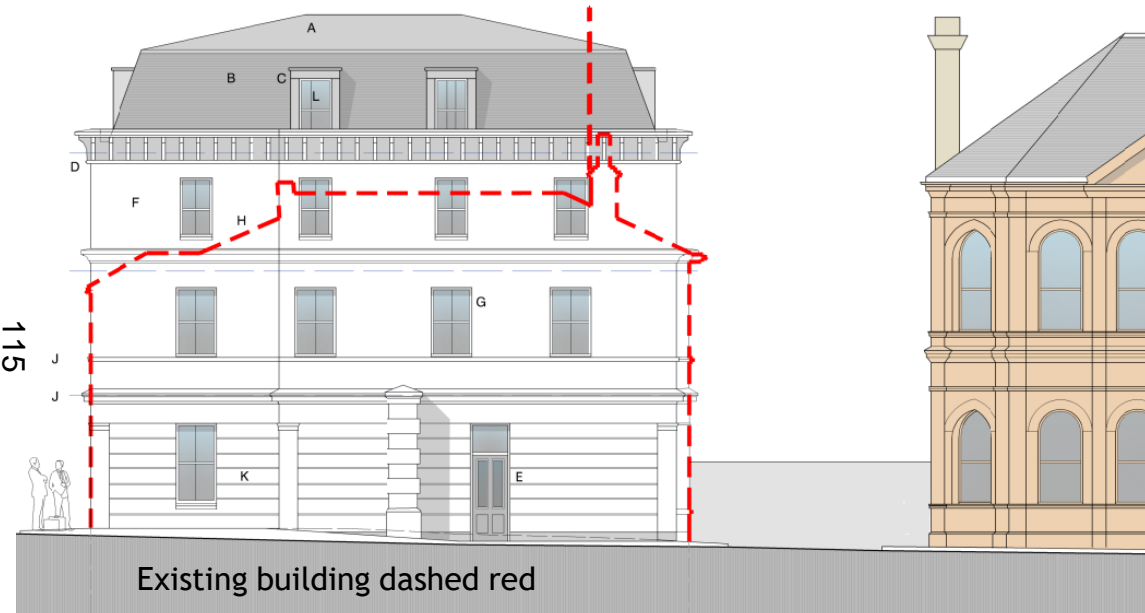




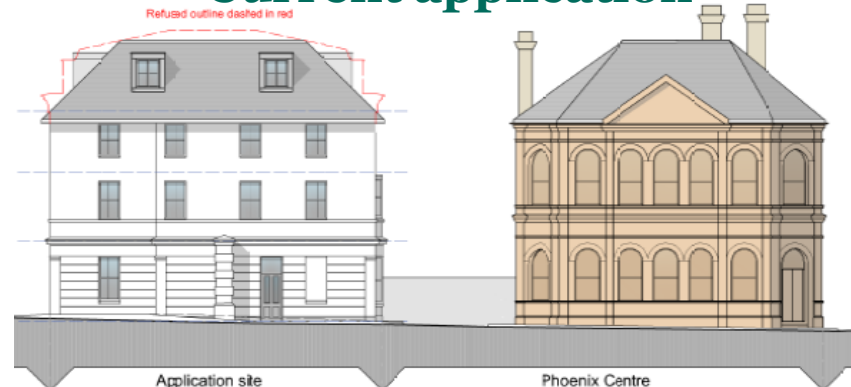
# Previous Schemes North Elevation Comparison

Refused (BH2019/00161)

Approved (BH2024/01283)



Current application



## Proposed Visual – looking east from junction from Phoenix Place/Waterloo Place



## Existing Visual – looking east from junction from Phoenix Place/Waterloo Place





# Proposed Visual – looking south from Tamplin Terrace



# Existing Visual – looking south from Tamplin Terrace





# Representations

**Nine (9)** objections:

- Overdevelopment, harm to nearby listed building and conservation area
- Additional noise, overshadowing and overlooking
- Additional traffic and stress on local parking
- Similar to previous refused application
- Additional pressure on local services due to increased residential units
- There are enough HMOs in the area already

**Councillor Rowkins** has objected to the application:

- Overlooking
- Additional pressure on local services



# Key Considerations

- ▶ Principle of development
- ▶ Planning history
- ▶ Design, appearance and Heritage impact
- ▶ Impact upon neighbouring amenity
- ▶ Standard of accommodation
- ▶ Sustainable transport

# Conclusion and Planning Balance

- ▶ Loss of the (long term vacant) public house use established under the recent, extant permission BH2024/01283. Policy DM10 has been satisfied.
- ▶ New commercial unit (Class E) at ground floor also established under BH2024/01283 - subject to a condition restricting the range of Class E uses that can take place
- ▶ Proposed HMO complies with Policy CP21 and Policy DM7 tests
- ▶ Creation of three new dwellings would make a contribution towards housing supply of the city
- ▶ Acceptable in terms of design and impact on heritage assets. Removal of unsympathetic later additions welcomed. Additional storey would increase prominence of building, but relationship with Grade II listed adjacent building would be maintained
- ▶ No significant impact on neighbouring amenity anticipated, on the basis of the amended plans omitting one of the balconies at roof level
- ▶ Acceptable standard of accommodation for the HMO and the proposed flats
- ▶ No significant concerns regarding transport impacts
- ▶ Recommended for approval, subject to conditions

# 63 Lyminster Avenue

## BH2024/01962

2<sup>nd</sup> July 2025



Brighton & Hove  
City Council



# Application Description

- ▶ Erection of part-single, part-two storey rear extension with extension of roof above. Creation of raised terrace to rear garden.

# Map of Application Site



Site



# Location Plan

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Location Plan (1:1250)



# Site Plan



Site Plan (1:500)

# Aerial Photo of Site



Site



# 3D Aerial Photo of Site



Site



# Street Photo of Site



# Photo of rear garden from decking





# Photo of rear elevation from garden





# Photo of north side boundary from garden





# Photo of north side boundary from decking



# Photo of north side boundary from decking





# Photo of south side boundary from garden



# Photo of south side boundary from decking



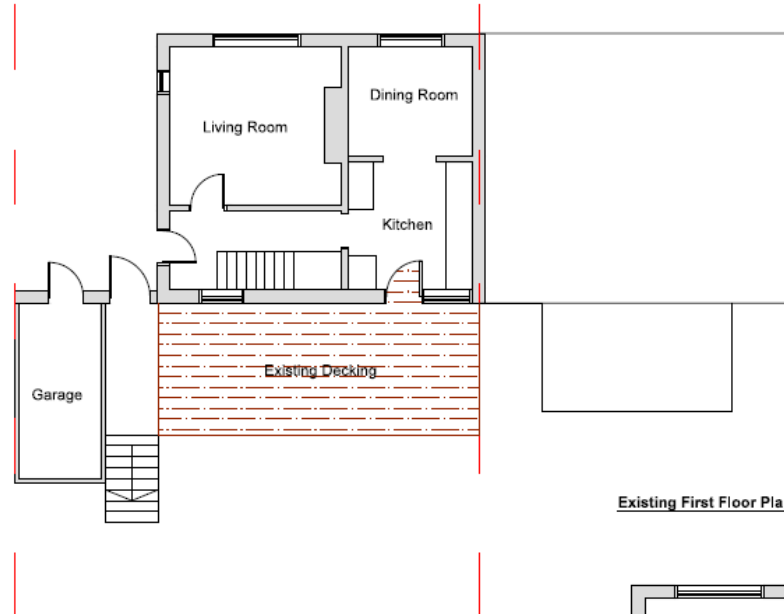
# Photo of south side boundary from decking



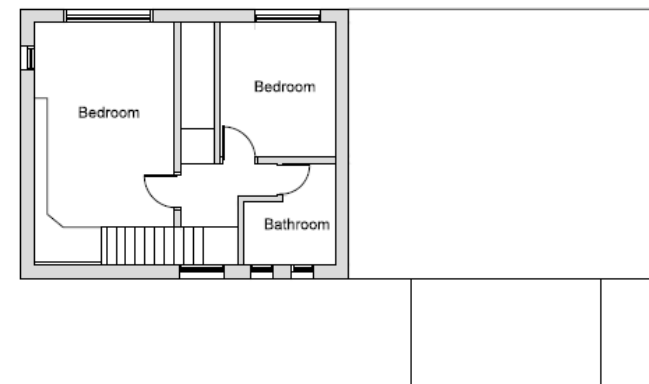


# Existing Ground & 1<sup>st</sup> Floor Plans

Existing Ground Floor Plan



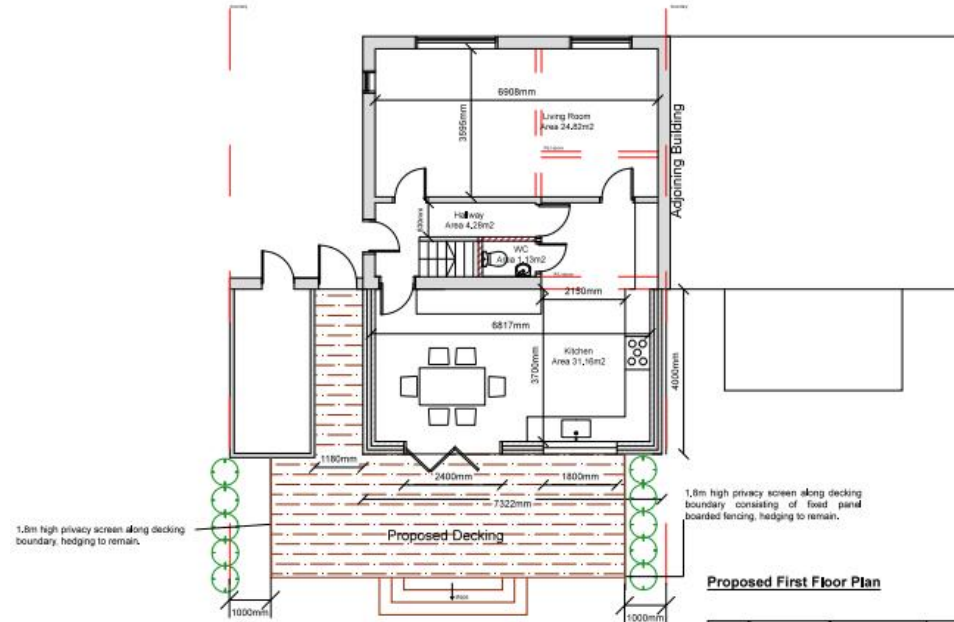
Existing First Floor Plan



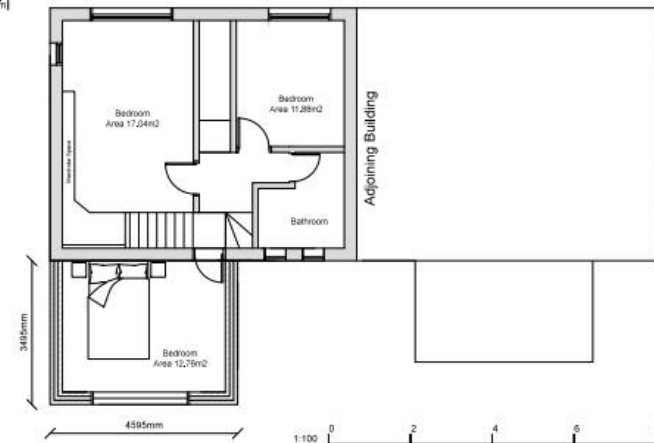
1:100 0 2 4 6 8 10

# Proposed Ground & 1<sup>st</sup> Floor Plans

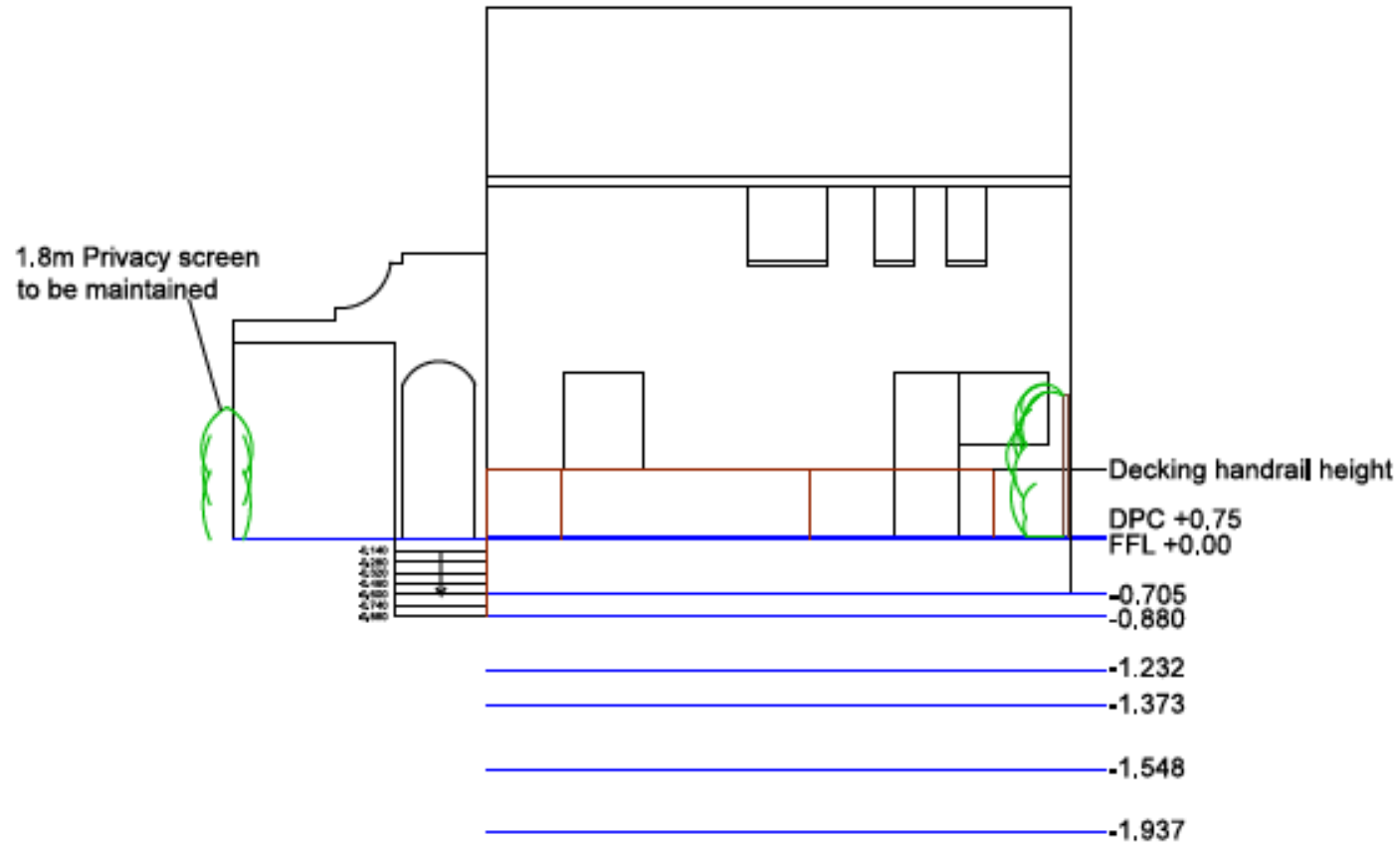
Proposed Ground Floor Plan



Proposed First Floor Plan



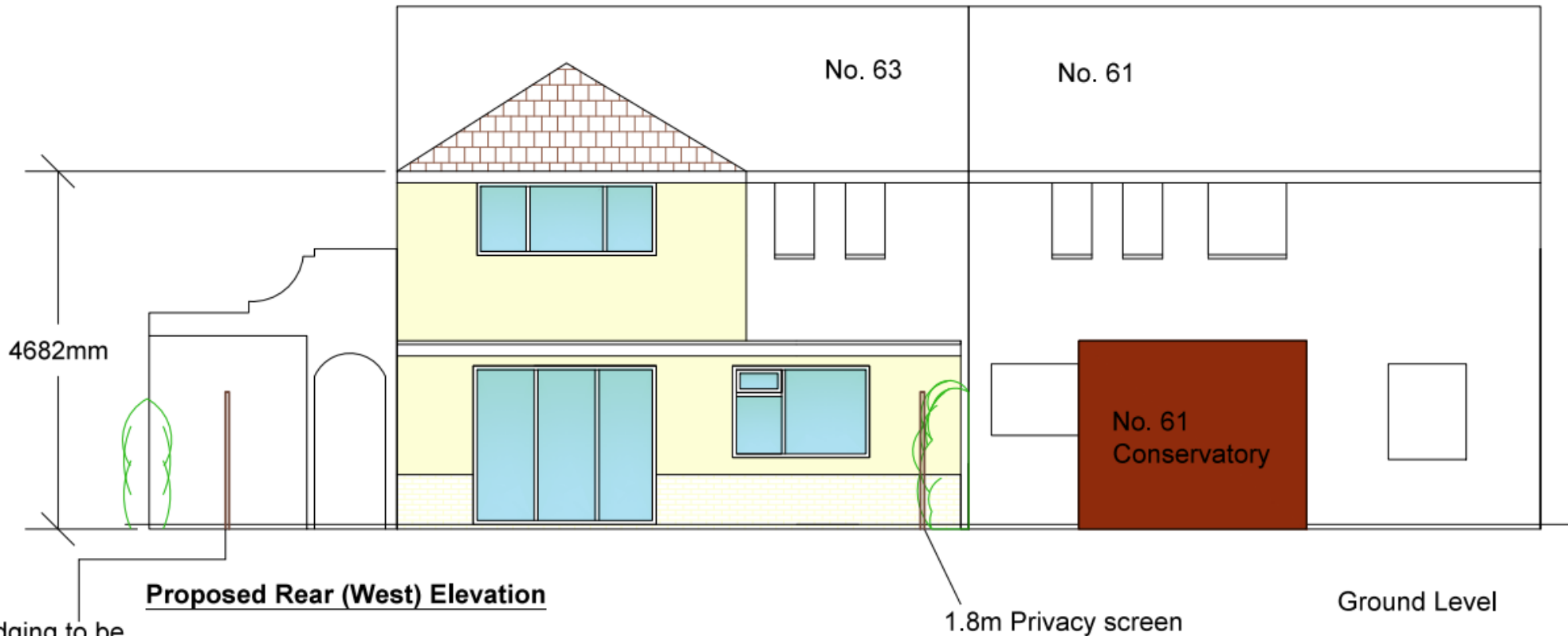
# Existing Rear Elevation



Existing Rear (West) Elevation

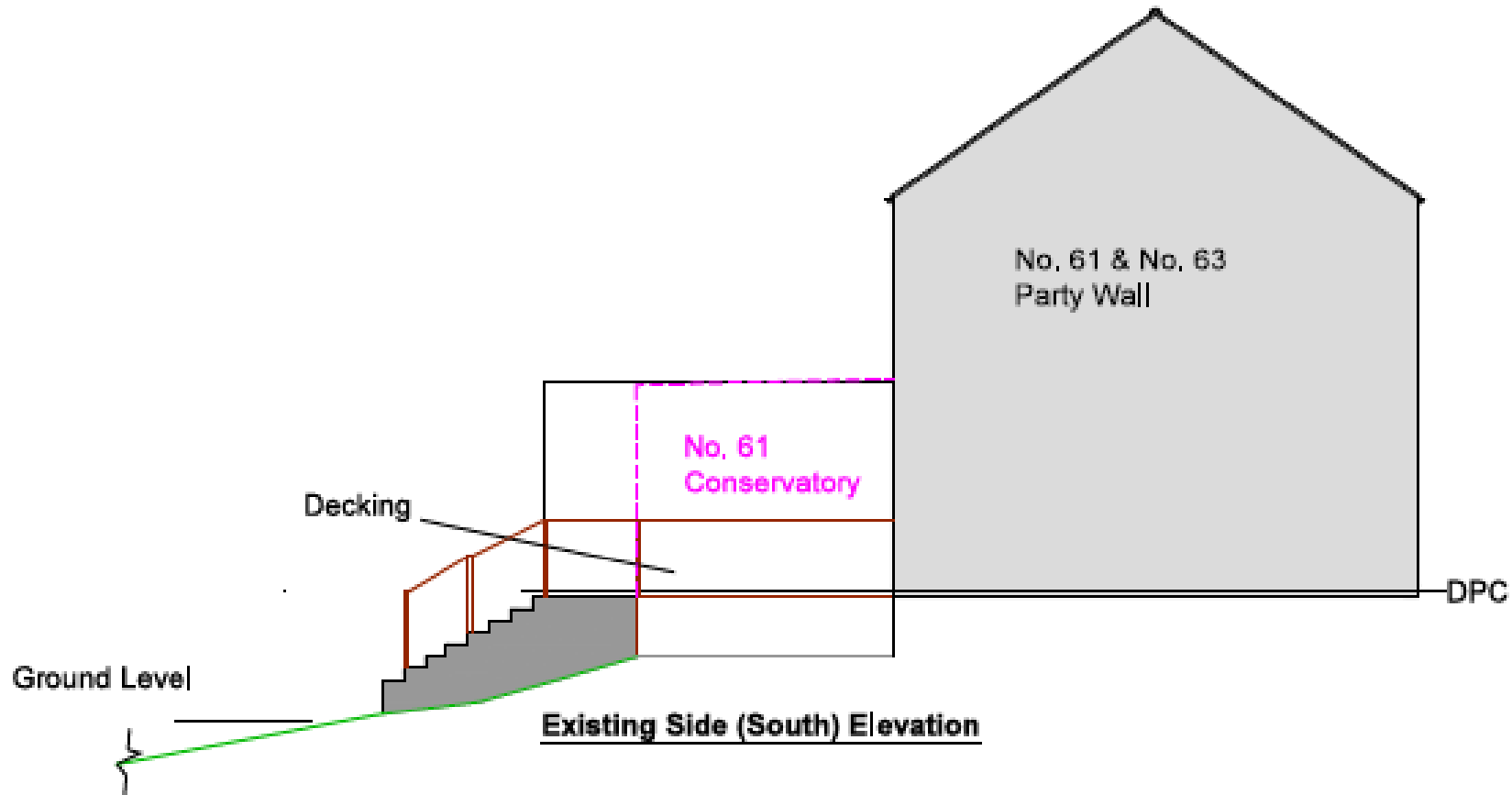


# Proposed Rear Elevation

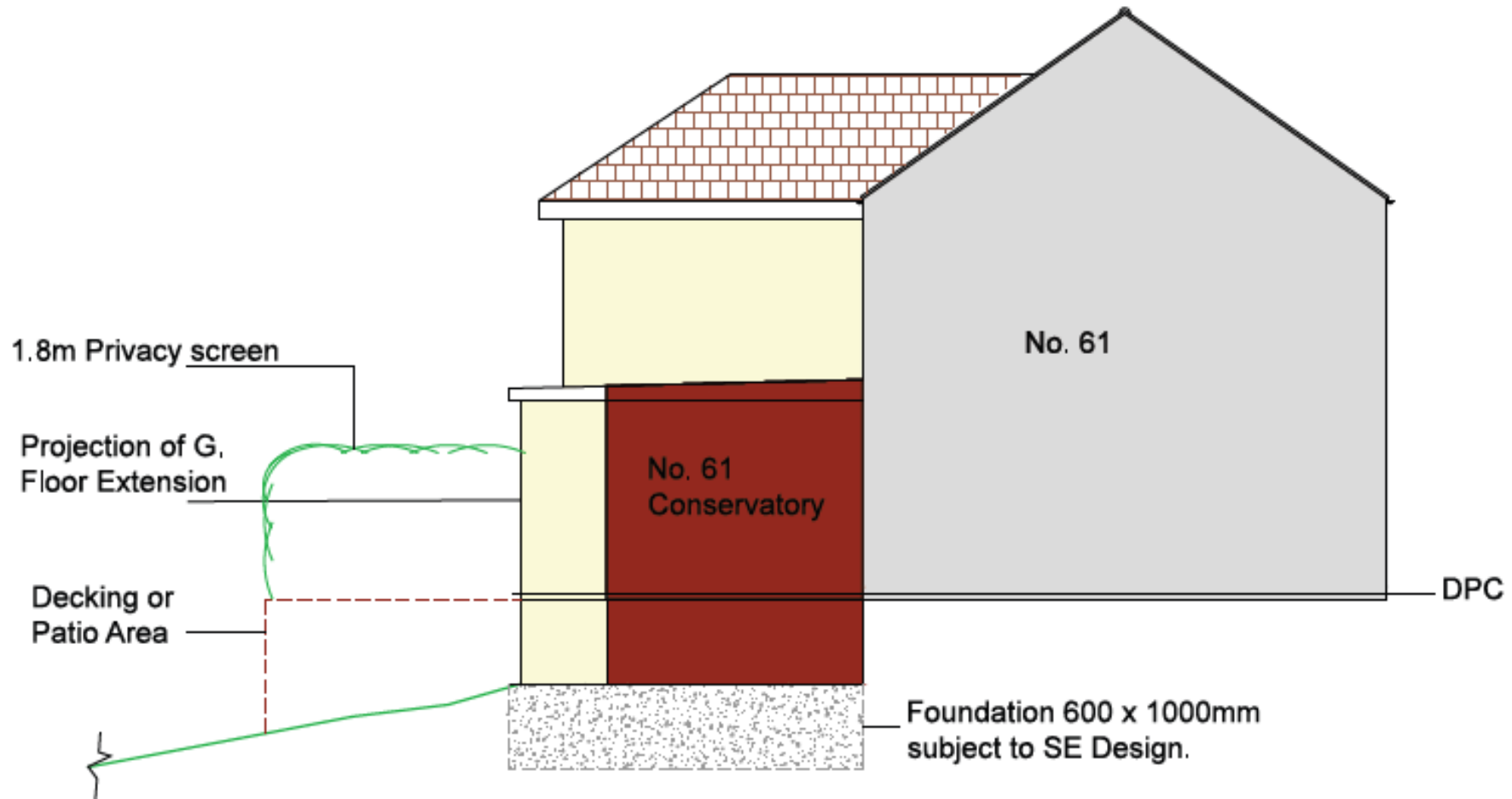


Hedging to be maintained and additional solid 1.8m privacy screen to be installed.

# Existing side (South) Elevation



# Proposed side (South) Elevation



**Proposed Side (South) Elevation**



# Existing side (North) Elevation



Existing Side (North) Elevation

# Proposed side (North) Elevation



Proposed Side (North) Elevation

# Representations

- ▶ **One (1)** letter has been received **objecting** to the proposed development. Another letter has been received from a planning consultant on behalf of the same neighbour. The letters object to the proposed development for the following reasons:
- ▶ Damaging trees/shrubs - negative impact on local wildlife
- ▶ Inappropriate height of development
- ▶ Overdevelopment
- ▶ Overshadowing/sense of enclosure
- ▶ Loss of light
- ▶ Poor design
- ▶ Restriction of view
- ▶ Too close to the boundary
- ▶ Drawing Inaccuracies
- ▶ Failed 45 degree rule
- ▶ Contrary to policy/guidance
- ▶ Overbearing impact and loss of outlook
- ▶ Restriction of view
- ▶ Loss of privacy



# Representations

- ▶ Councillors Alistair McNair and Anne Meadows have objected to the application raising concerns that the extension would be:
  - ▶ Overbearing
  - ▶ Too close to the shared boundary
  - ▶ Would result in a loss of light
  - ▶ Loss of the existing established hedge
  - ▶ Would conflict with SPD12
  - ▶ Would impact on drainage.
- ▶ Neighbours were reconsulted on the amended design. **One (1)** letter has been received objecting to the revised scheme in addition to another letter from a planning consultant on behalf of the same neighbour. The councillors also objected to the amended design.
- ▶ The only new issue raised during reconsultation was the lack of information regarding drainage management during and after construction. No new material planning considerations were raised in the letters.

# Key Considerations

- ▶ Design and appearance
- ▶ Impact on amenity

# Conclusion and Planning Balance

- ▶ Amended scheme acceptable in design terms
- ▶ Some harm to neighbouring amenity is acknowledged by the amended design, however not considered harmful enough to refuse.
- ▶ Recommendation: Approval