

PLANNING COMMITTEE ADDENDUM – Presentations

2.00PM, WEDNESDAY, 3 JUNE 2026

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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**Site Of Amex House,
Edward Street
BH2025/03081**

5th June 2026



**Brighton & Hove
City Council**

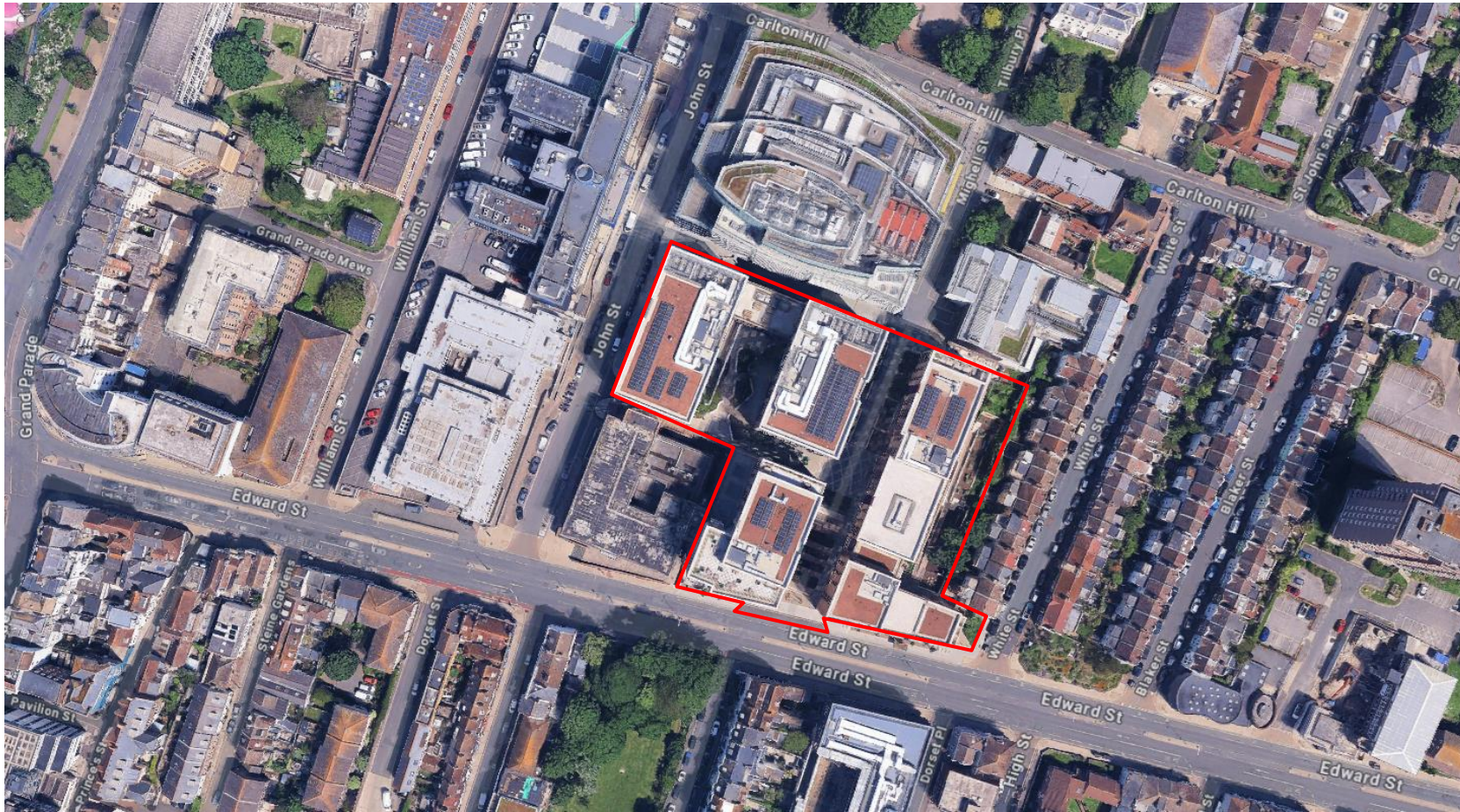
Application Description

- ▶ Change of use of Ground Floor and Lower Ground Floor of Block E - to include Use Class E(d) (indoor sport, recreation or fitness) further to approved Use Class E(g)(i) (Office)
- ▶ In effect permission is requested for the flexibility to provide indoor sport, recreation and fitness uses in addition to the existing approved office use.

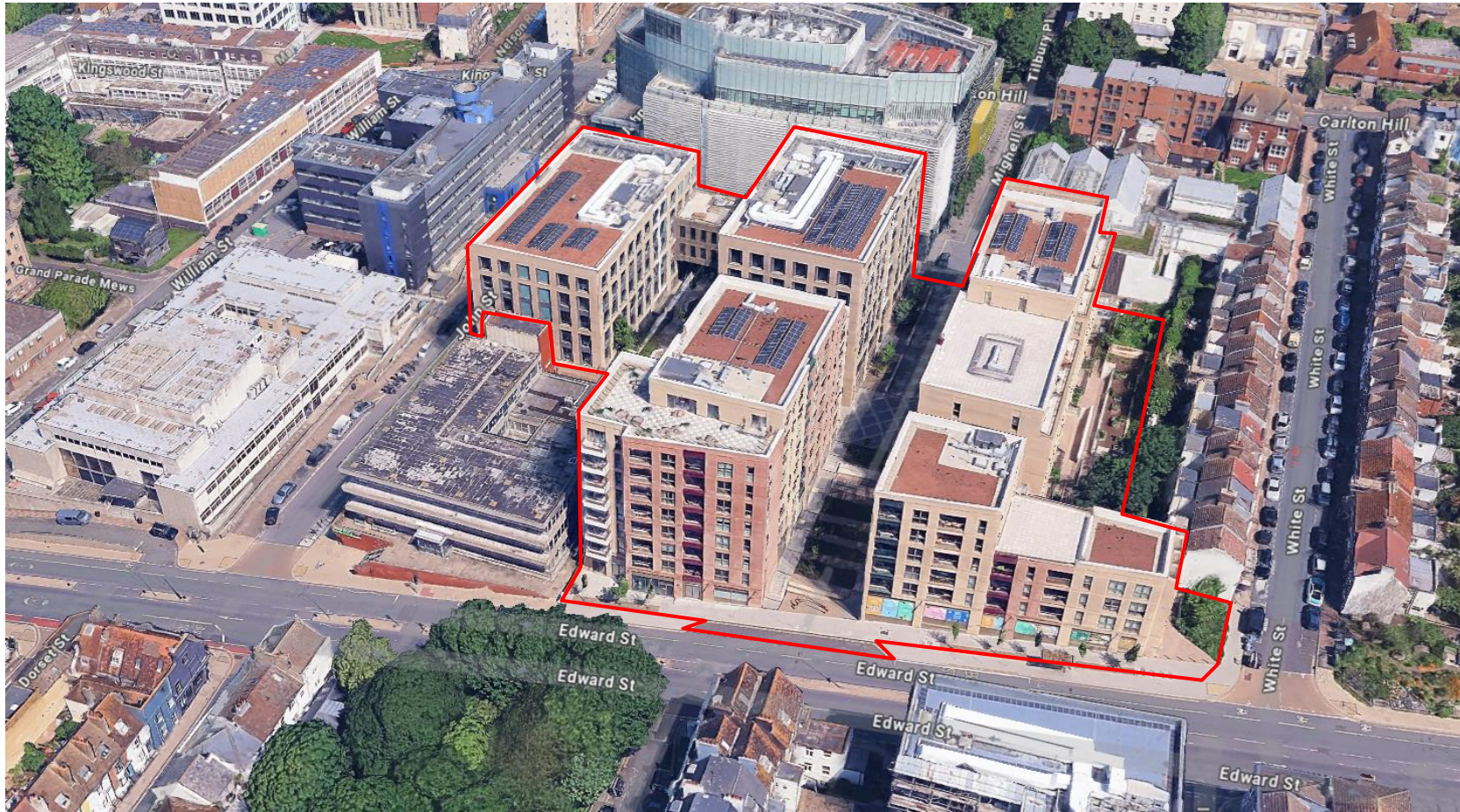
Existing Location Plan



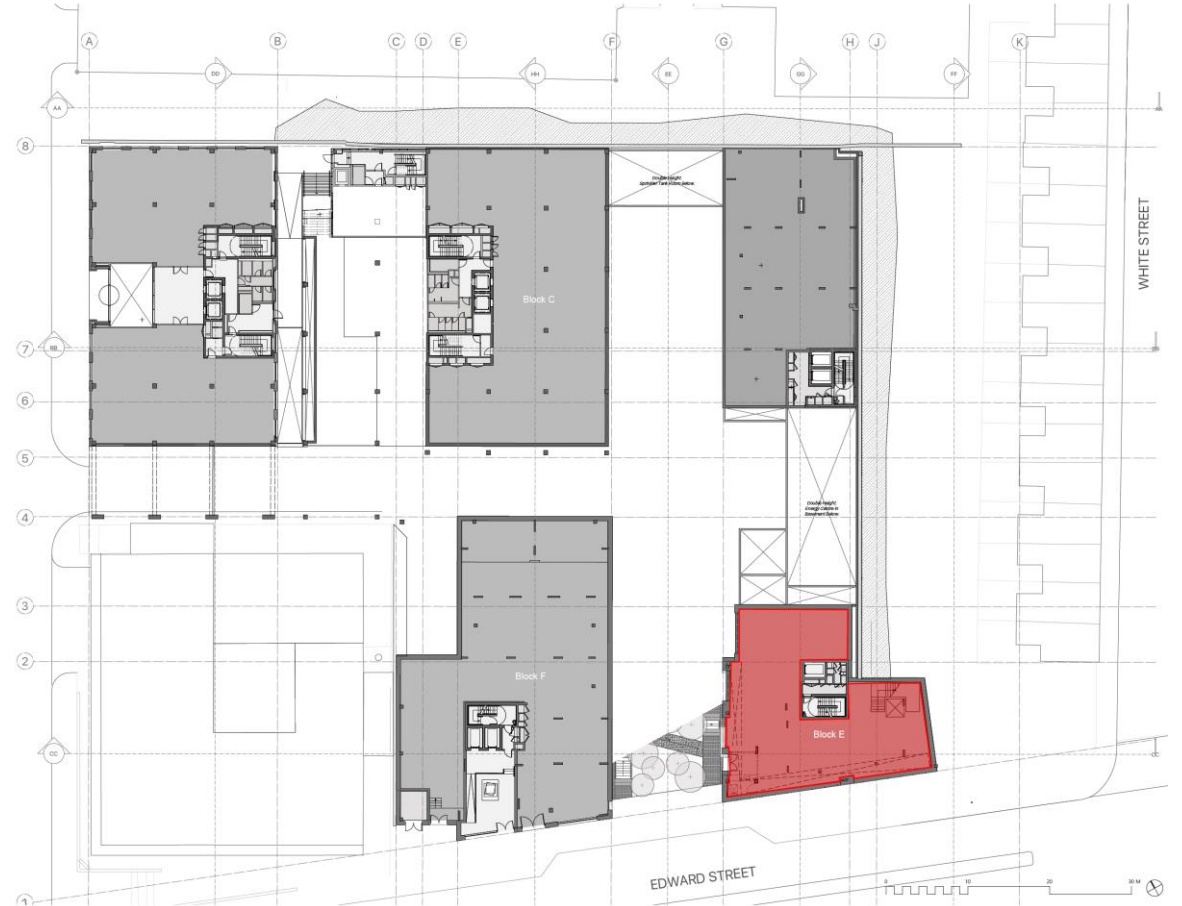
Aerial Photo of Site



3D Aerial Photo of Site



Site Arrangement Plan GF and LGF



Street Photo of Site

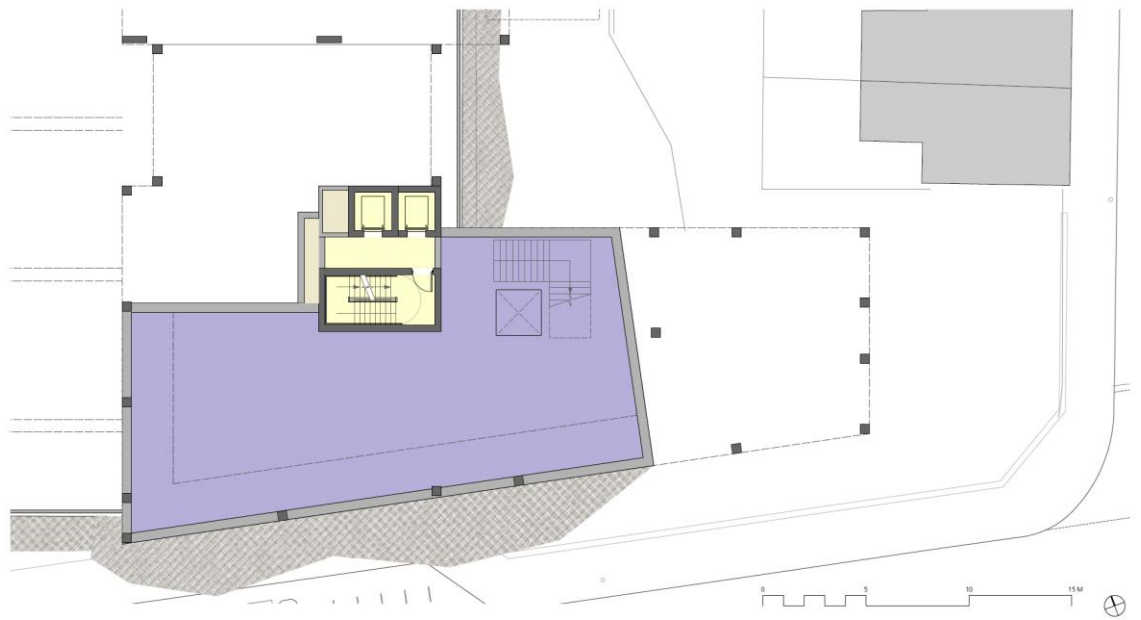
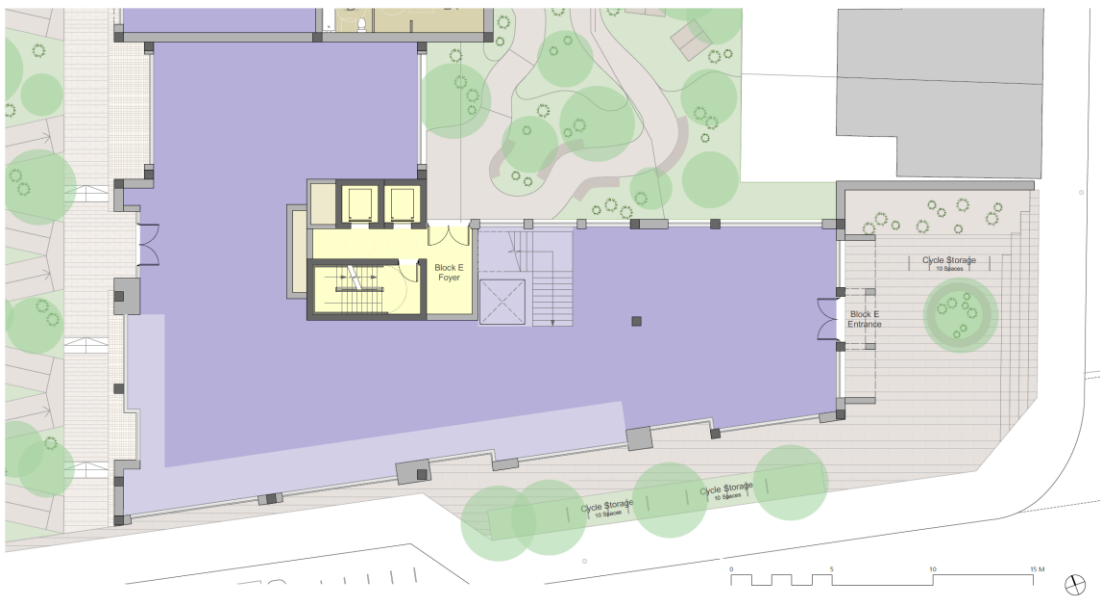


Edward Street Elevation



Floor Plans – GF and LGF

11



Representations

Ten (10) public representations received objecting to the scheme:

- ▶ Noise and vibration
- ▶ Parking issues
- ▶ Traffic movements
- ▶ Highway safety
- ▶ Anti-social behaviour
- ▶ Light pollution

Key Considerations

- ▶ Principle of Development
- ▶ Impact on Neighbour Amenity
- ▶ Highways Issues

Conclusion and Planning Balance

- ▶ The increased flexibility to include leisure uses is a practical approach to ensure that the vacant units remain in an employment-generating use and of importance to the local economy.
- ▶ Appropriate and sufficient marketing has been undertaken.
- ▶ A noise assessment and mitigation measures are recommended to be secured by condition, prior to occupation of the units.
- ▶ The proposed development is considered unlikely to generate a harmful uplift in trips or parking demand.

Recommendation to **Approve**

15

165 Hollingdean Terrace

BH2026/00064

3rd June 2026



Brighton & Hove
City Council

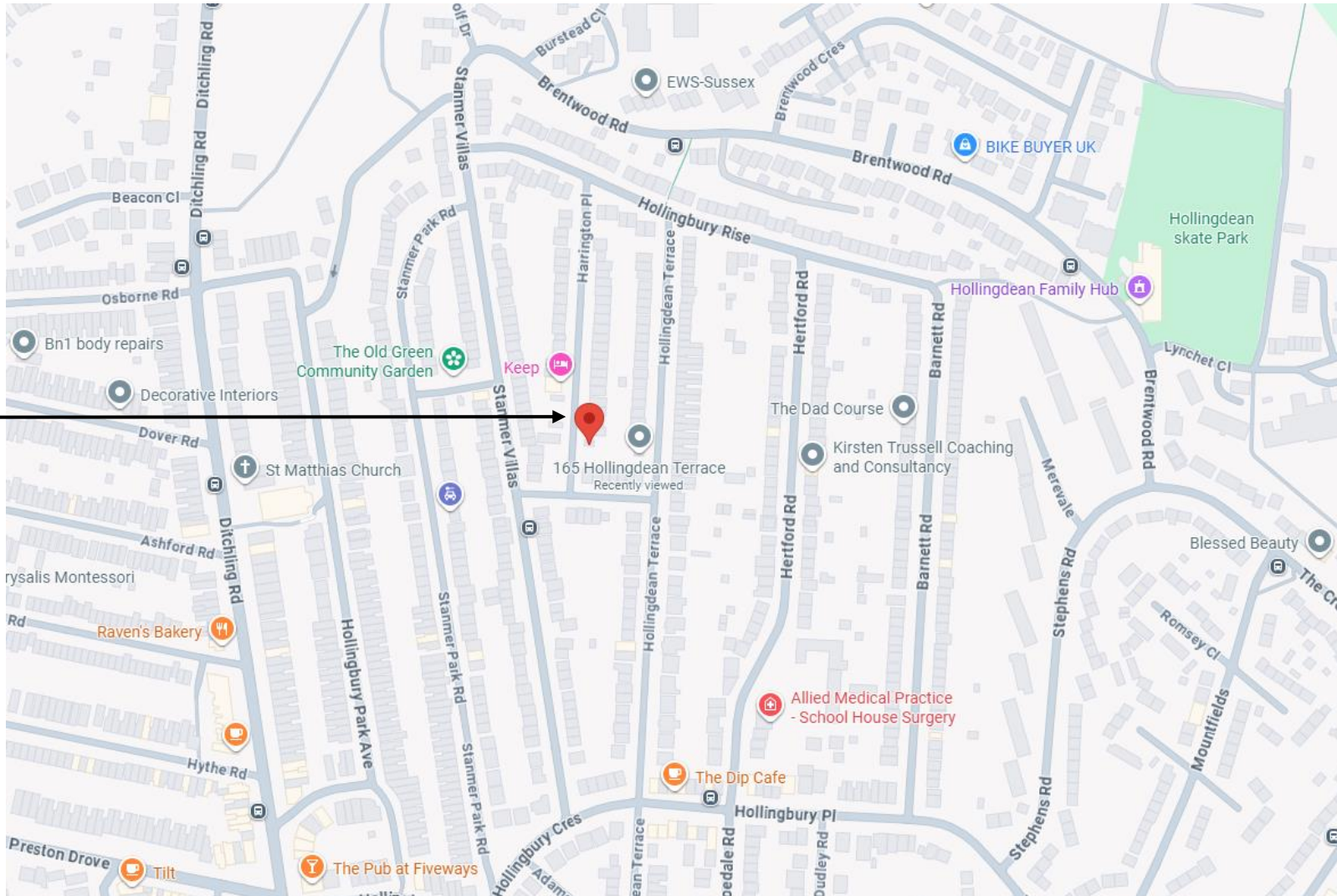
Application Description

- ▶ Demolition of existing garage and erection of 1no two bedroom dwelling to rear (use class C3) with access via Harrington Place.

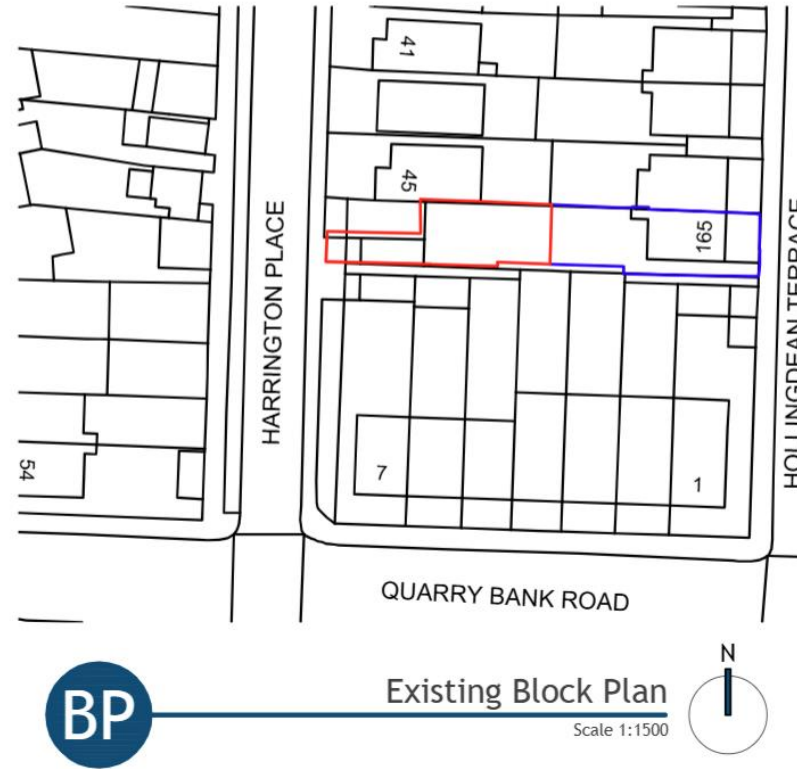
Map of Application Site

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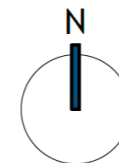
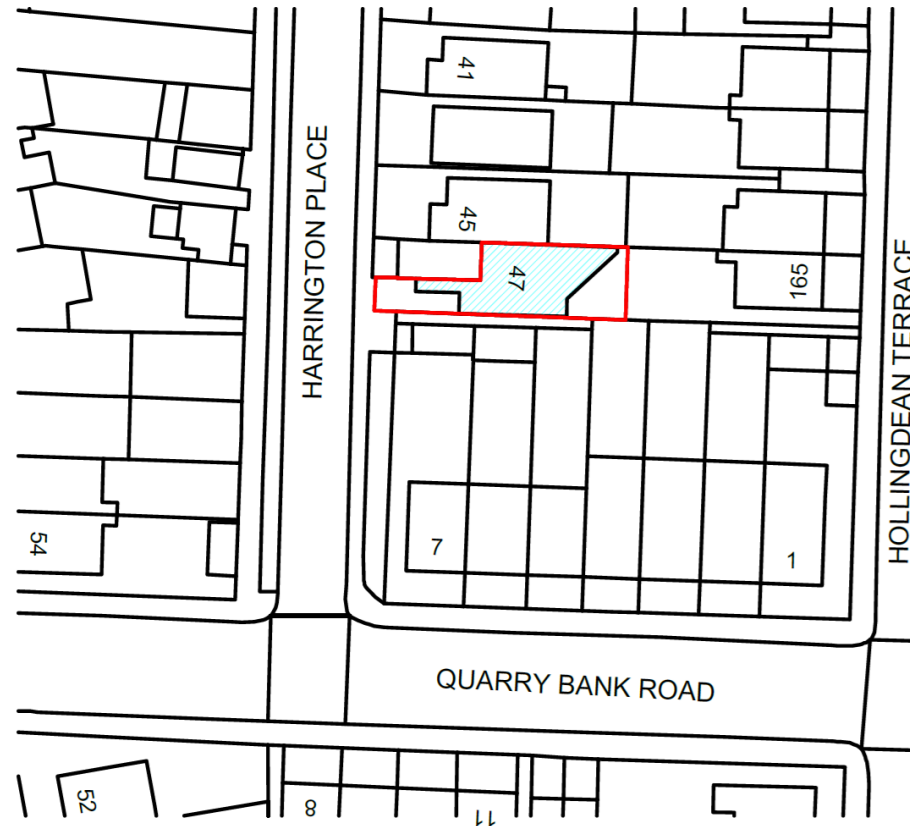
Site



Existing Location Plan



Proposed Location Plan



Proposed Site Location Plan

Scale 1:1250

1:1250 Scale in Metres



Aerial Photo of Site



Site

3D Aerial Photo of Site



Site

Street photo of the site – view north



Street Photo of Site – view south



Street Photos of Site



Fig 4.0 Photo of existing principle elevation, showing garage and adjacent substation.



Fig 4.1 Photo of substation contents.



Fig 4.2 Photo of existing garage entrance and retaining garden wall.



Fig 4.3 Photo of existing through access.



Fig 4.4 Photo of No.45 Harrington Place.



Fig 4.5 Photo of No.165 Hollingdean Terrace.

Site

Substation

Site

Proposed Visual



Proposed Visual



Proposed Visual



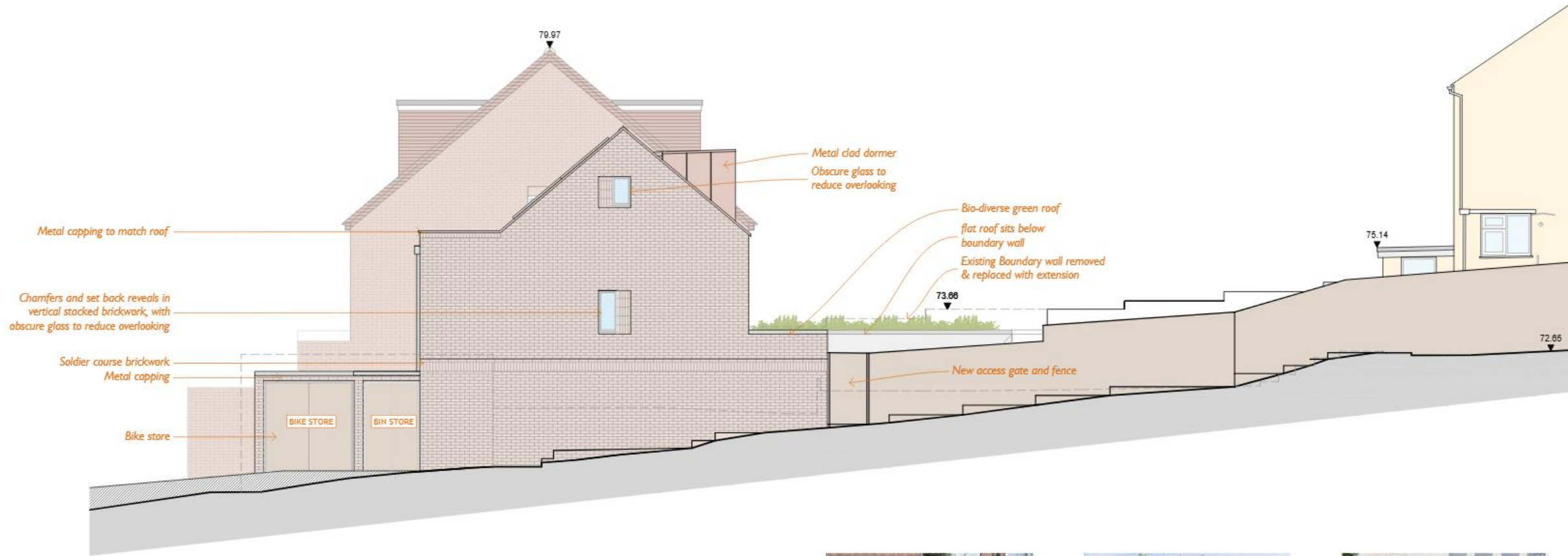
Proposed Visual



Proposed Front Elevation (west)



Proposed Side Elevation (South)



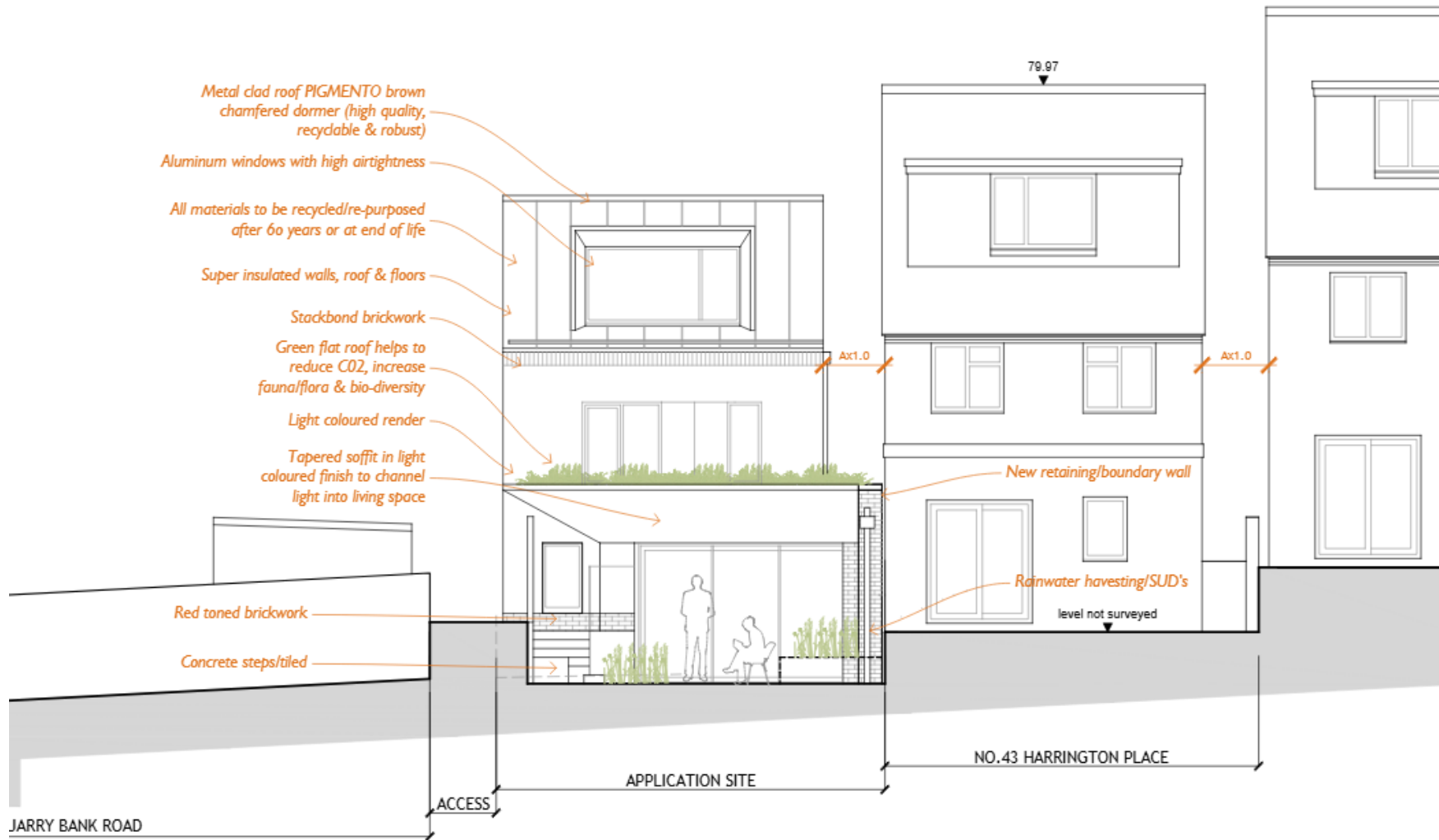
EL

Proposed South elevation

Scale 1:100

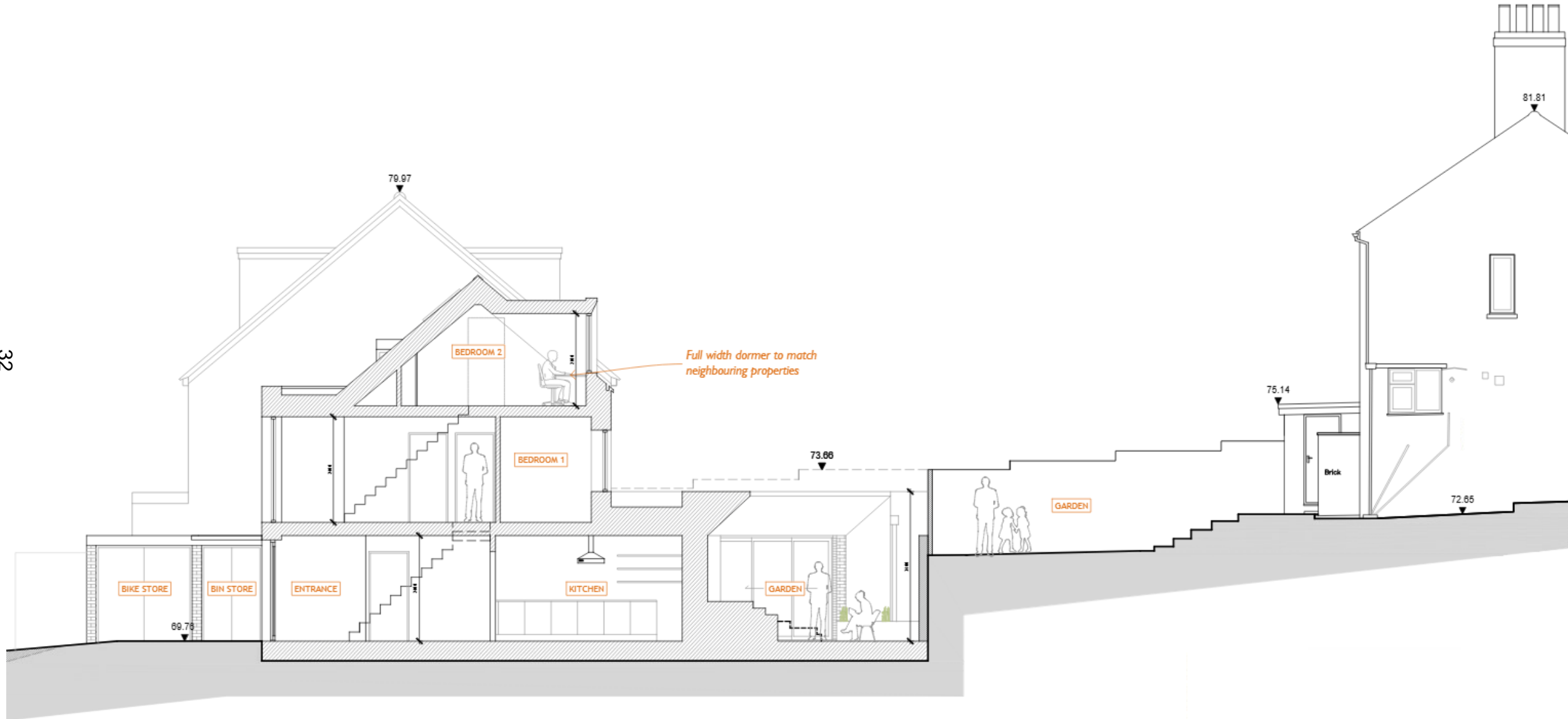


Proposed Rear Elevation (East)



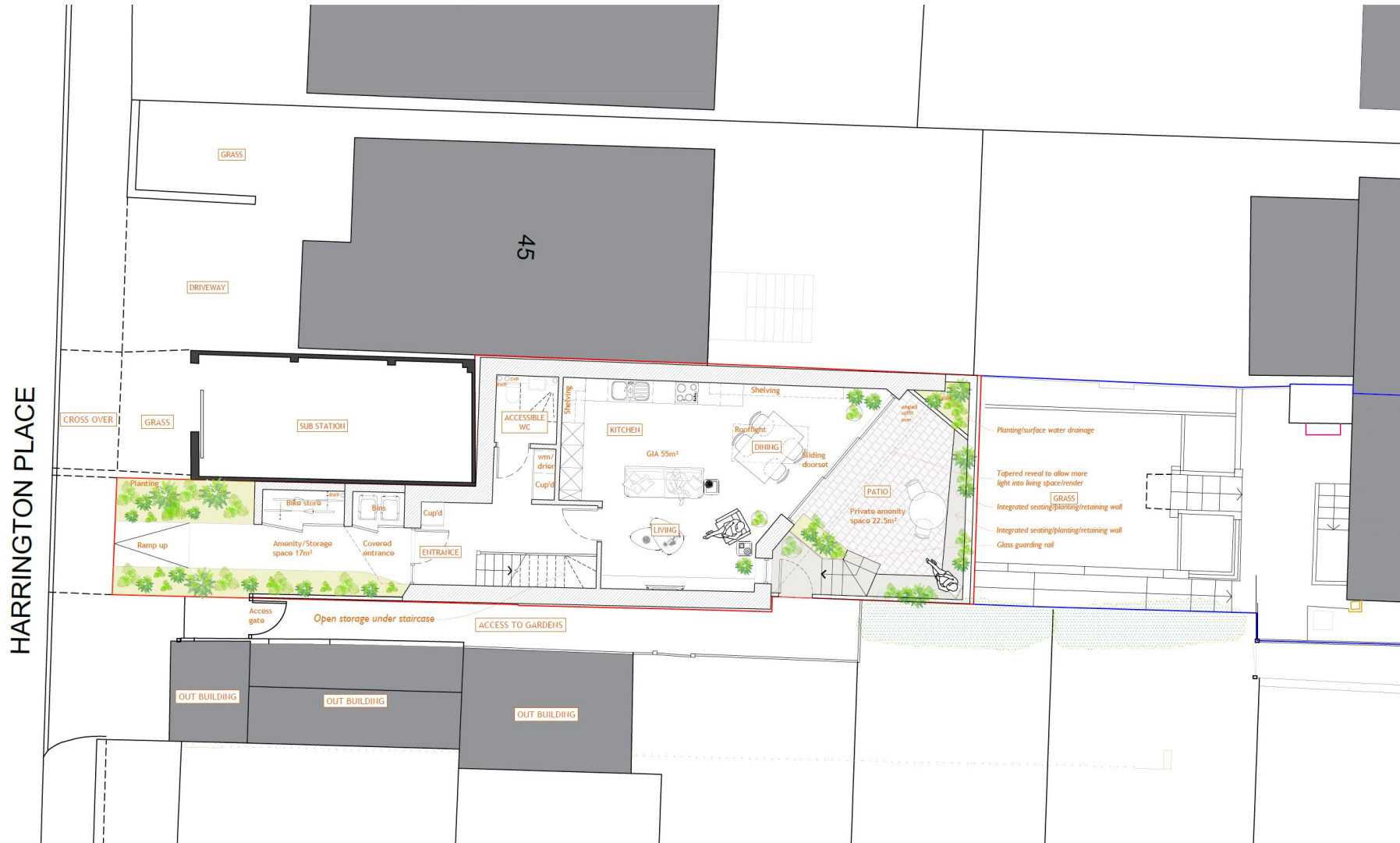
Proposed Section

32



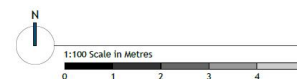
Proposed Ground Floor Plan

33



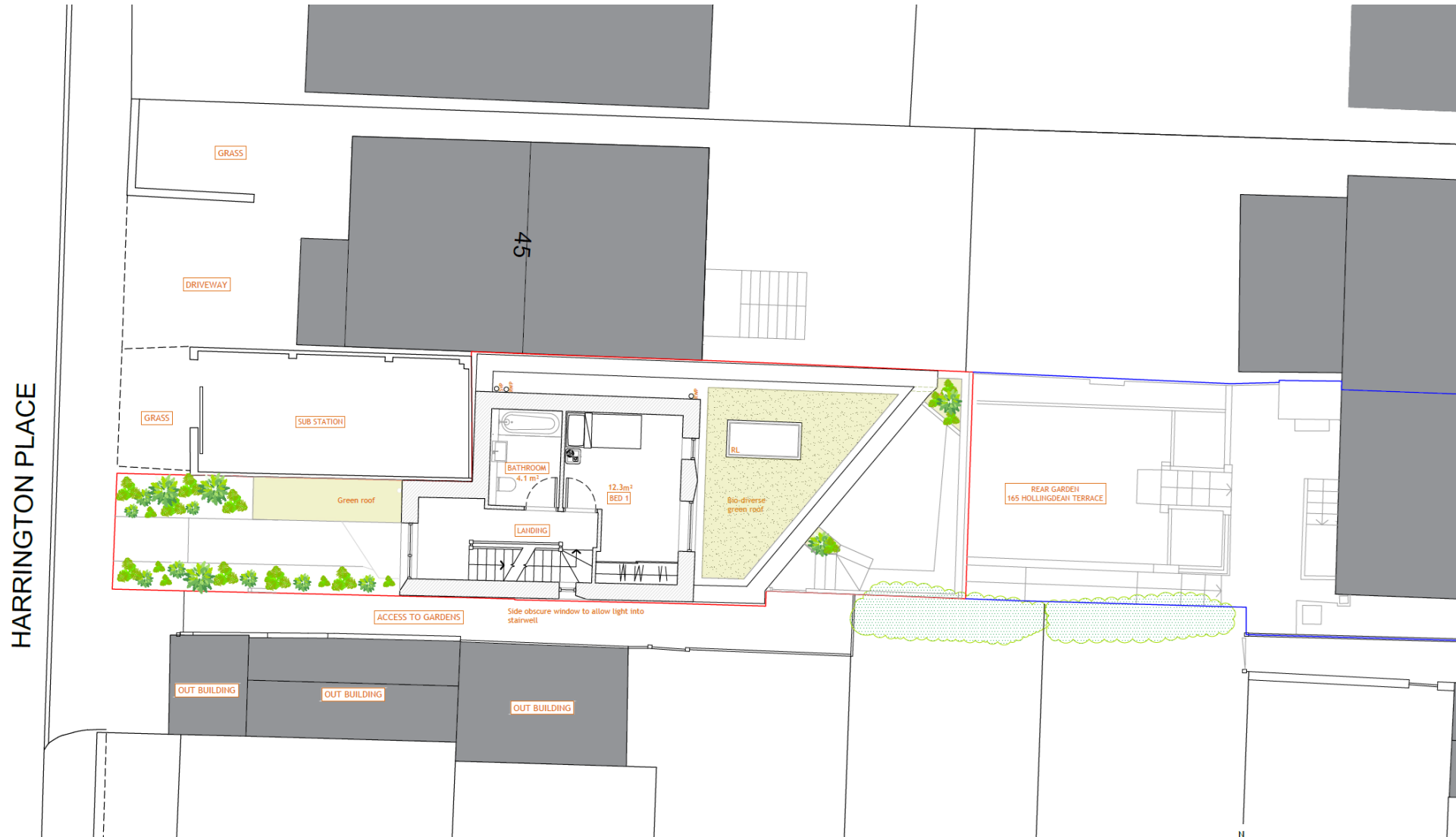
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Proposed Ground Floor Plan
Scale 1:100

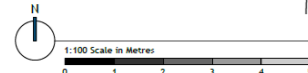


Proposed 1st Floor Plan

34



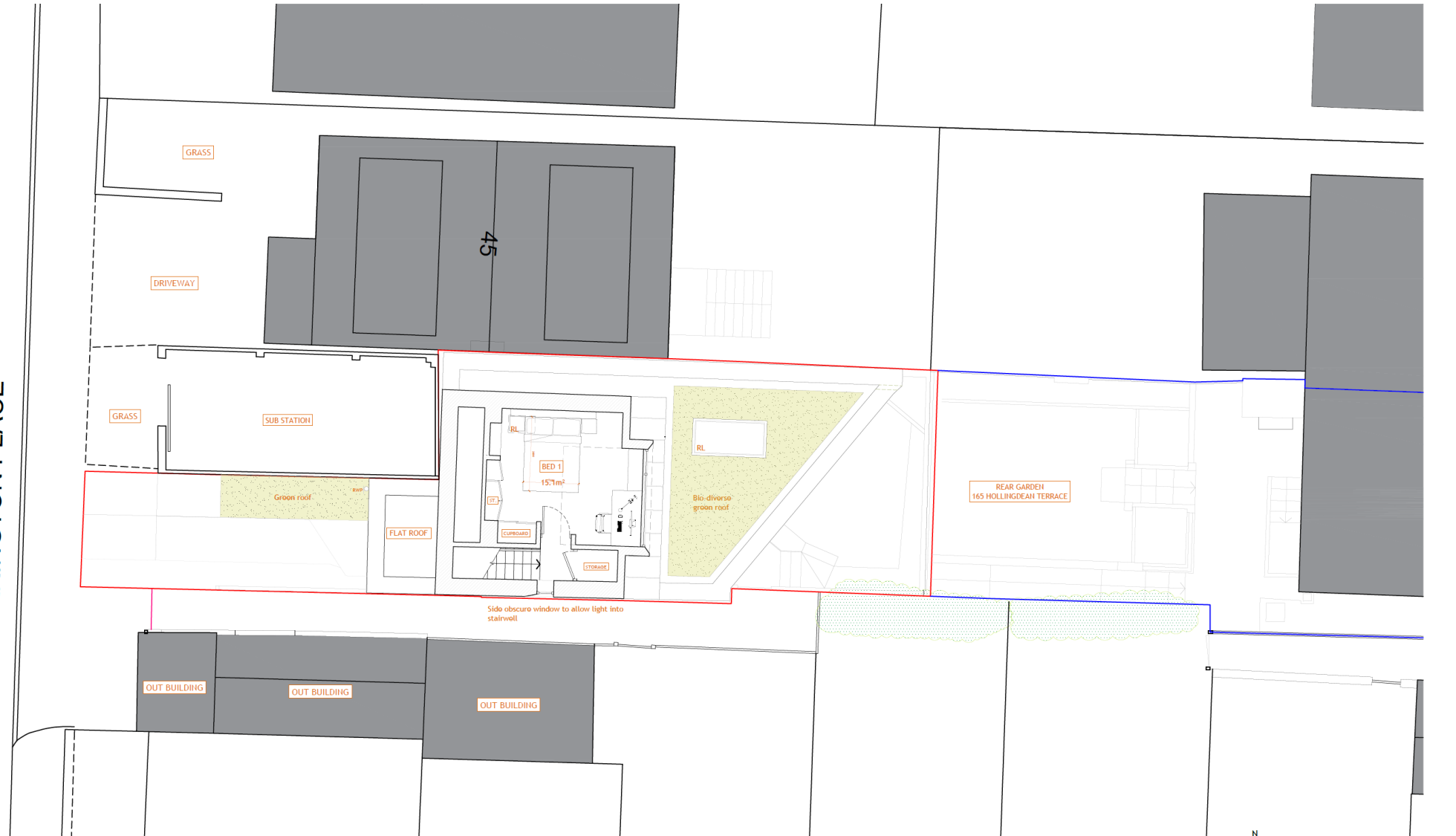
00 Proposed First Floor Plan
Scale 1:100



Proposed 2nd Floor Plan

35

HARRINGTON PLACE



Proposed Roof Plan

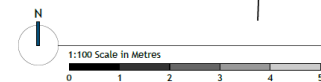
36

HARRINGTON PLACE



RF

Proposed Roof Plan
Scale 1:100



Representations

- ▶ Ten (10) representations received objecting on grounds of:
- ▶ Amenity impacts (overlooking, loss of privacy, overbearing impacts, overshadowing and loss of light)
- ▶ Design concerns (overdevelopment of constrained site, excessive scale/bulk/massing, contemporary design out of keeping with surrounding area)
- ▶ Environmental and landscape concerns (loss of vegetation, impacts on wildlife, drainage and land stability concerns)
- ▶ Transport and access concerns (parking pressure, highway/access concerns, use of shared alleyway)
- ▶ Infrastructure and safety concerns (relationship with adjacent electricity substation including safety, supply and amenity concerns)
- ▶ Other concerns (construction disturbance, insufficient garden retained for No.165, potential use as Airbnb accommodation, loss of views and property value)
- ▶ Councillor Theresa Fowler objected to the proposal and requested Planning Committee determination.

Key Considerations

- ▶ Principle of residential development and contribution toward housing delivery within the context of the Council's five-year housing land supply shortfall.
- ▶ Design, scale and appearance of the proposed infill dwelling within the surrounding townscape context.
- ▶ Impacts on neighbouring residential amenity, including overlooking, outlook, overbearing impacts and access to light.
- ▶ Quality of accommodation for future occupiers.
- ▶ Landscape, biodiversity and sustainability considerations.
- ▶ Transport, parking and access considerations.

Conclusion and Planning Balance

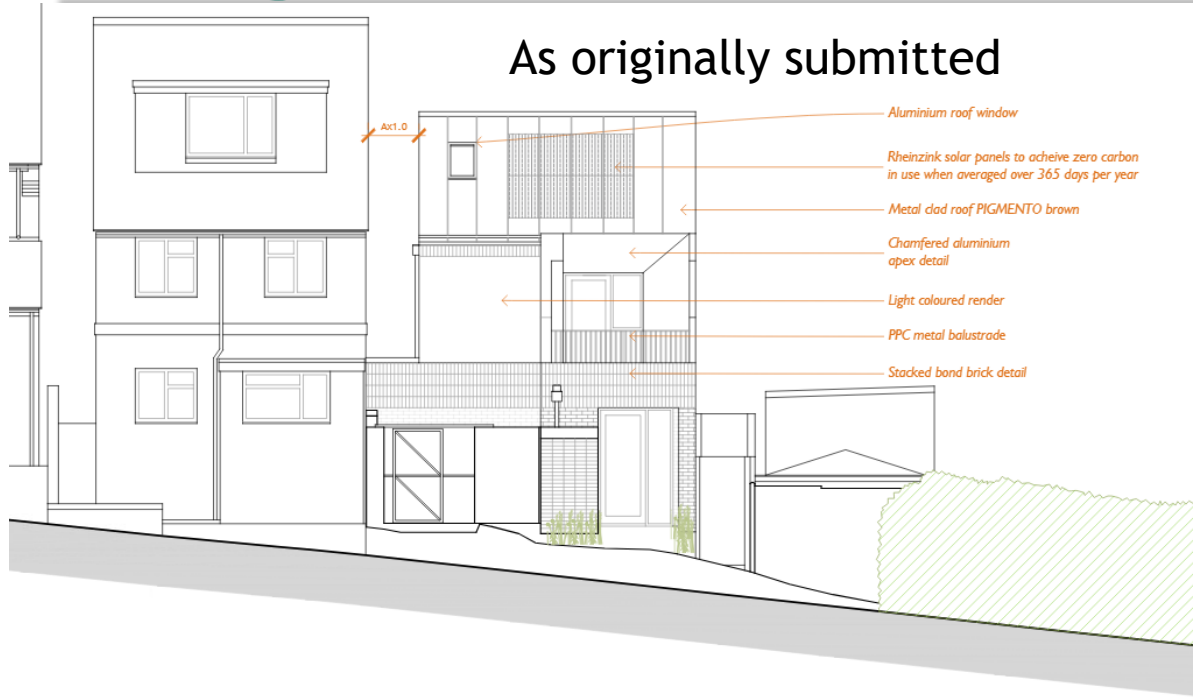
- ▶ The principle of residential development on this constrained urban infill site is considered acceptable and would make a modest contribution toward housing delivery at a time when the Council cannot demonstrate a five-year housing land supply.
- ▶ Design and appearance - significant concerns were initially regarding the scale, frontage composition and roof form of the proposal. Following substantial amendment, including revisions to the roof design, material palette and removal of the front terrace, the scheme is now considered to respond appropriately to the varied character, roofscape and topography of the surrounding area.
- ▶ Amenity - whilst the proposal would introduce built form onto a currently open site and relationships with neighbouring properties are necessarily tight, officers consider that the revised scheme would not result in unacceptable overlooking, overbearing impacts or material loss of light sufficient to justify refusal within this dense urban context.
- ▶ Landscape and biodiversity - some vegetation loss, including removal of a mature tree, would occur. However, no TPO is present on site and the proposal includes replacement landscaping and biodiversity enhancements including green roofs, planting and bee/swift bricks which is considered acceptable on balance.
- ▶ Transport and access - whilst concerns regarding parking pressure and access have been raised, the site occupies a sustainable location and the proposal is not considered likely to result in severe highway or transport impacts.
- ▶ Standard of accommodation and sustainability - the proposal would provide a policy compliant two-bedroom family dwelling with good internal accommodation, private amenity space and sustainability measures including PV panels and green roofs.
- ▶ On balance and taking account of the relevant policies and the NPPF, the application is:
- ▶ **Recommended for approval.**

Conclusion and Planning Balance

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Original vs Amended Comparison

As originally submitted

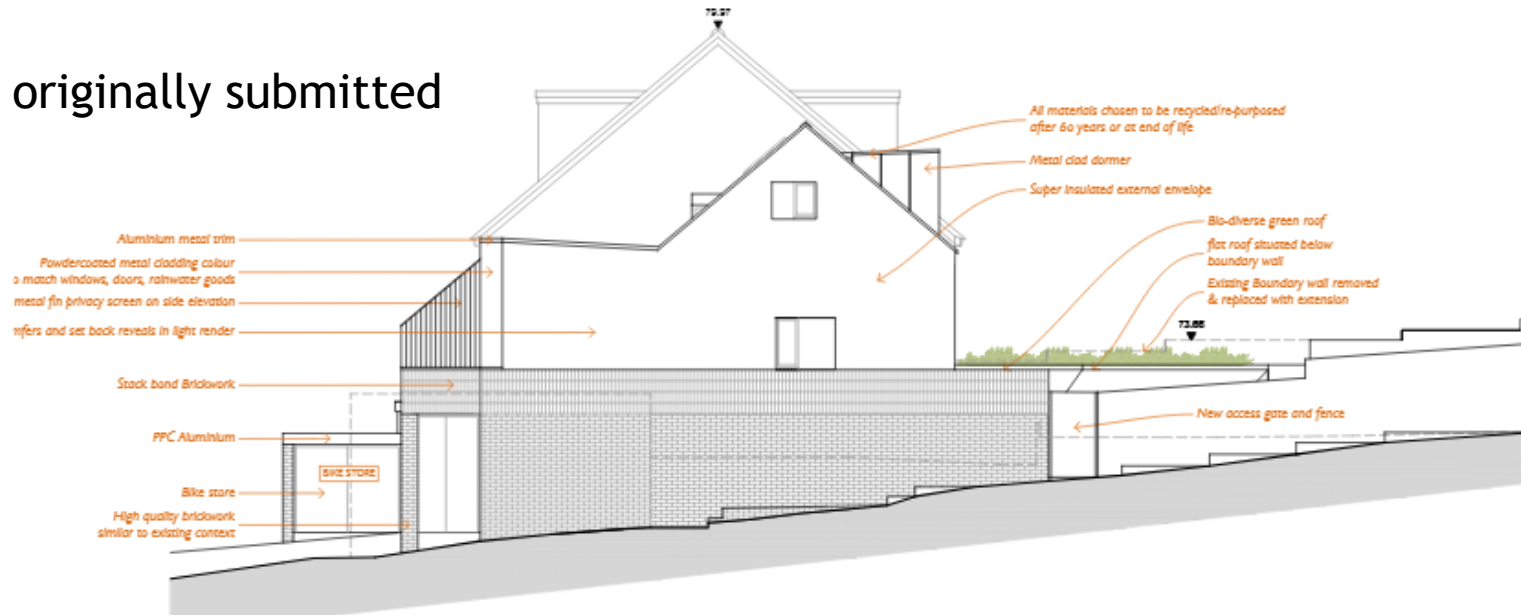


Amended scheme

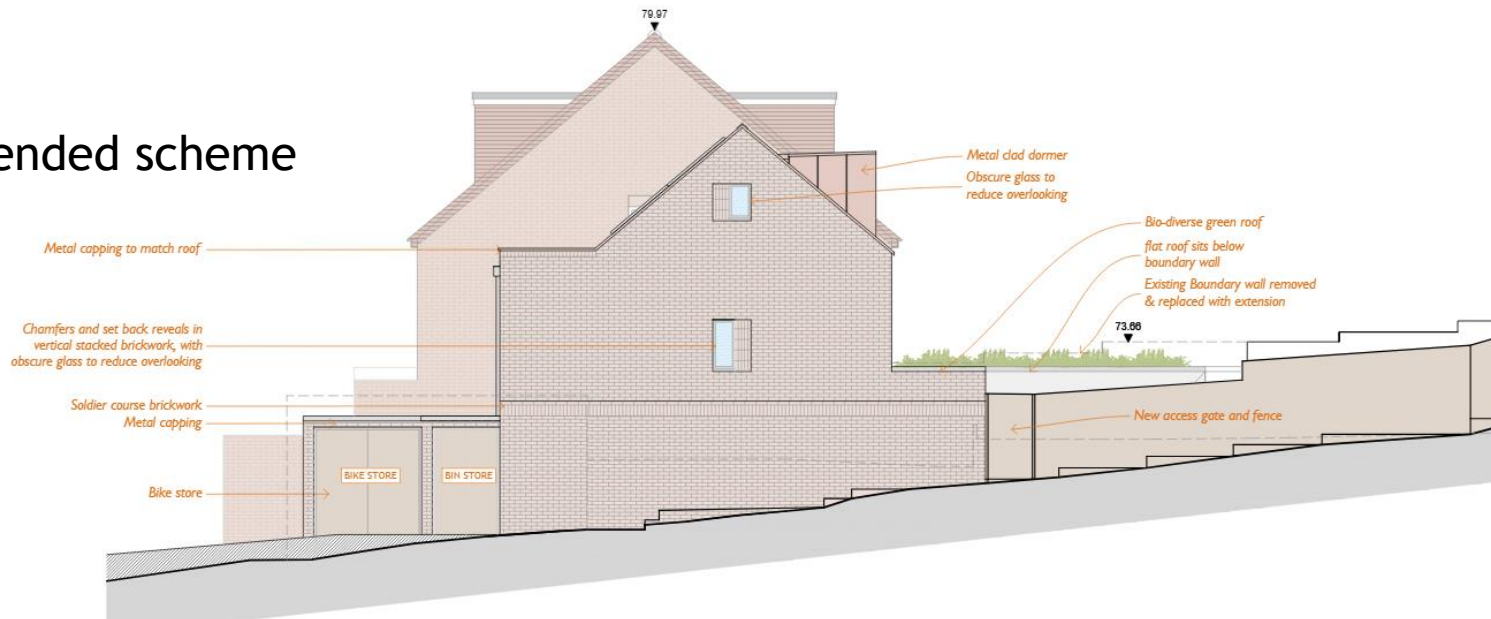


Original vs Amended Comparison

As originally submitted



Amended scheme



**Sussex County Cricket Ground,
Eaton Road
BH2026/00748**

3rd June 2026

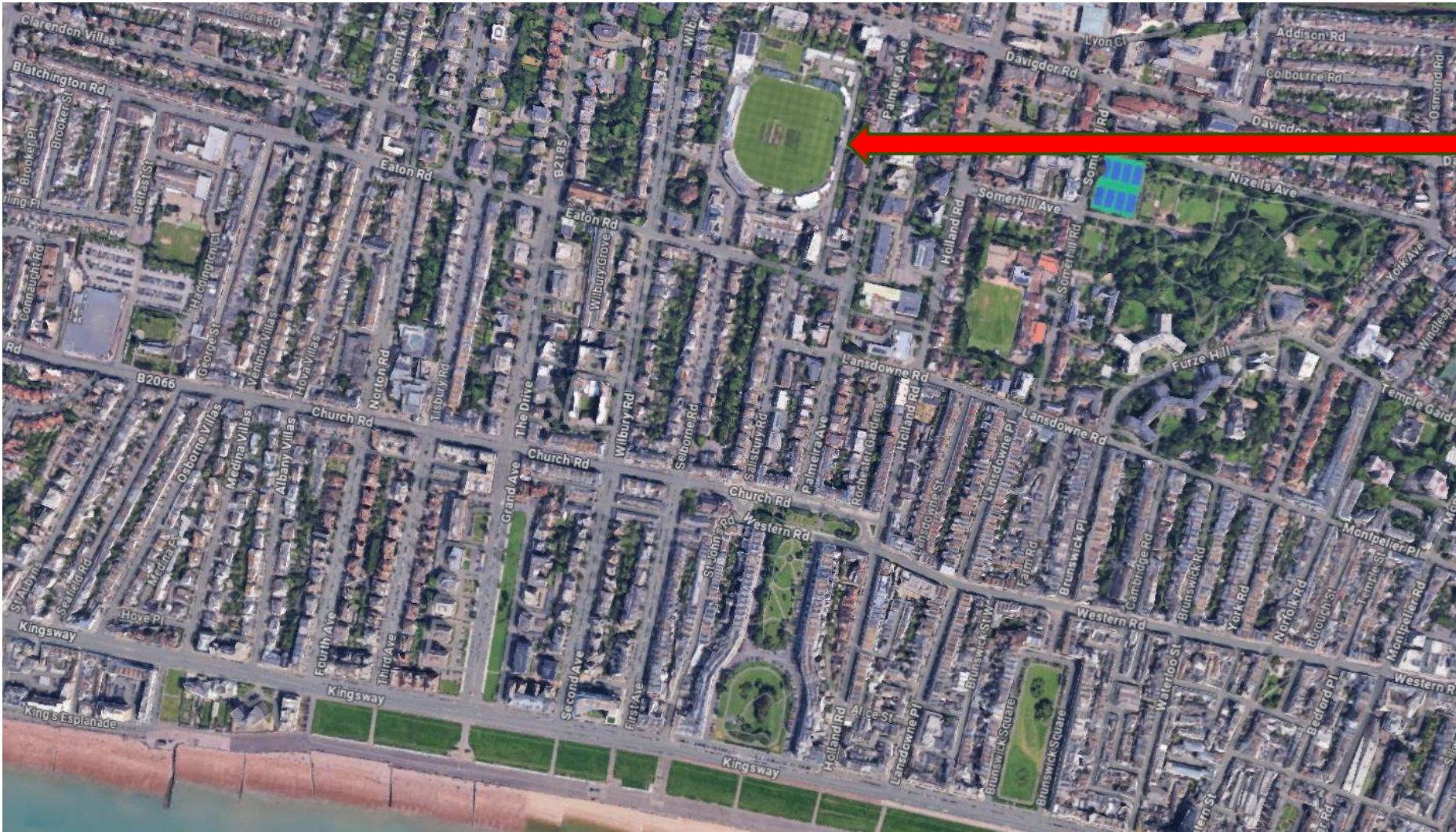


**Brighton & Hove
City Council**

Application Description

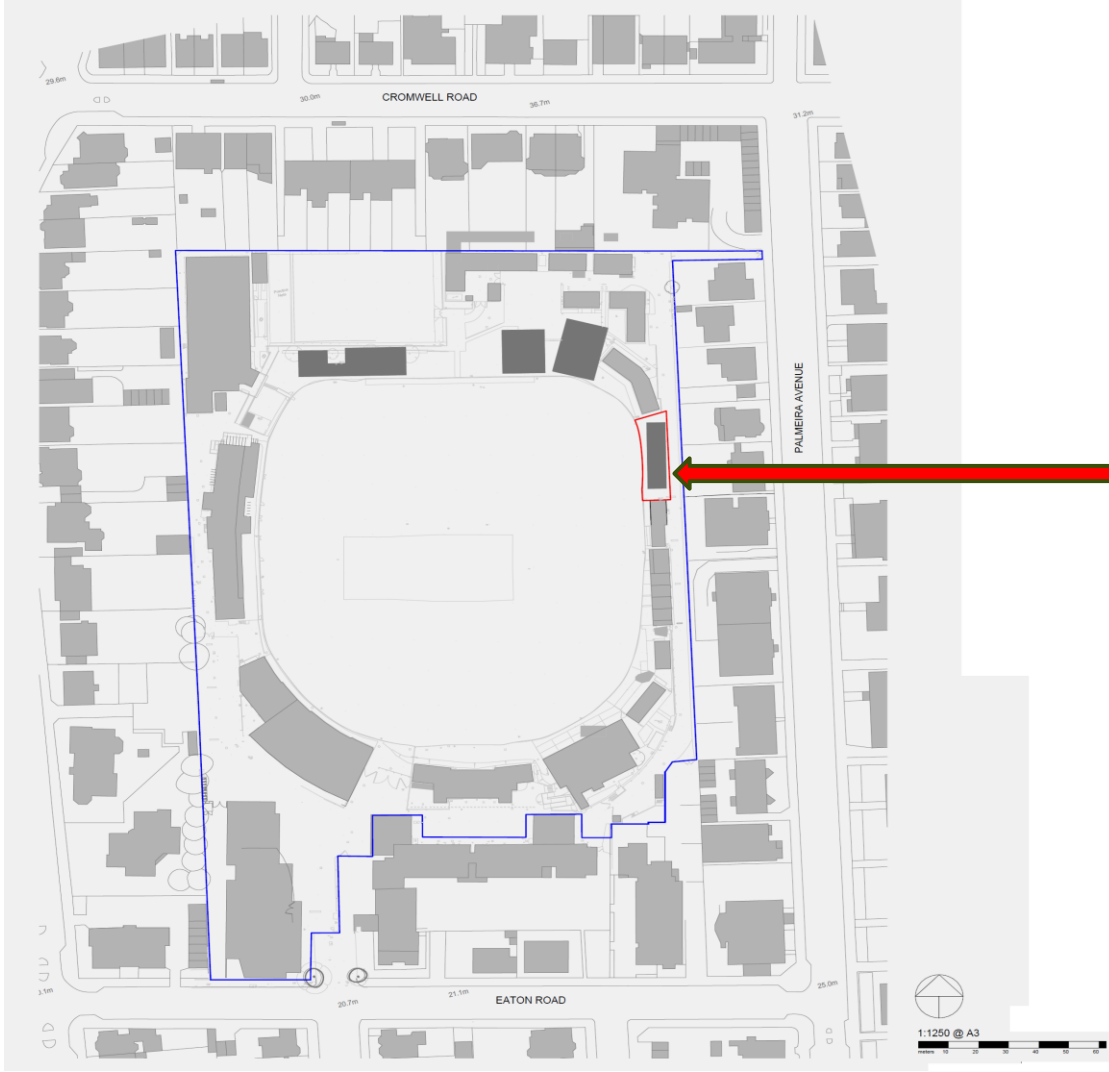
- ▶ Erection of a container for use as a bar facility (Sui Generis) serving food and beverages on match and event days.
- ▶ The application is part – retrospective and the container is in situ.

Aerial Photo Showing Location of Site



site

Existing Location Plan



Site for proposed container



Aerial Photo of Site



3D Aerial Photo of Site (pre-existing)



3D Aerial Photo of Site (pre-existing)



Eastern access road used for spectator access and event operation only

Proposed Block Plan

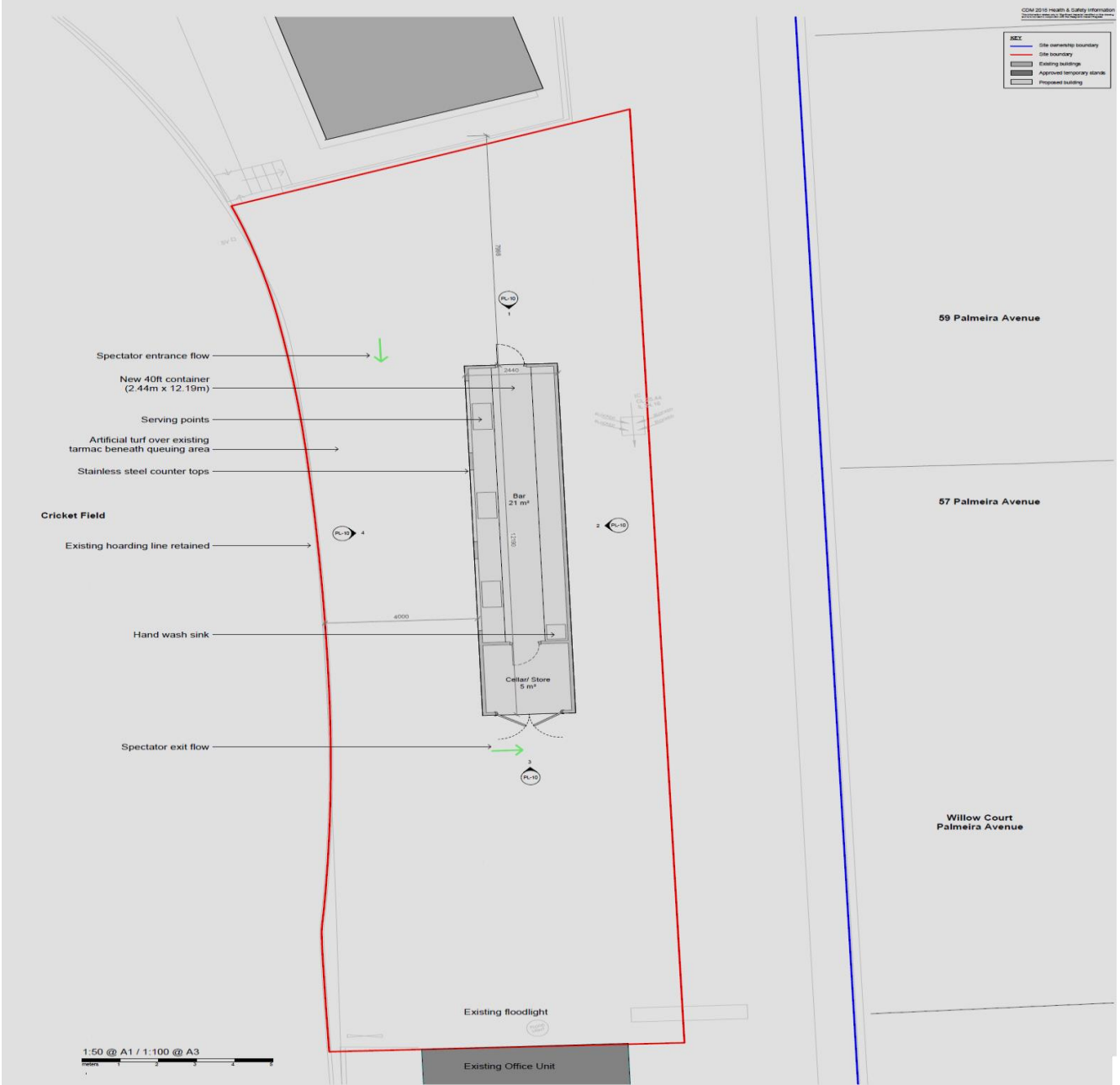
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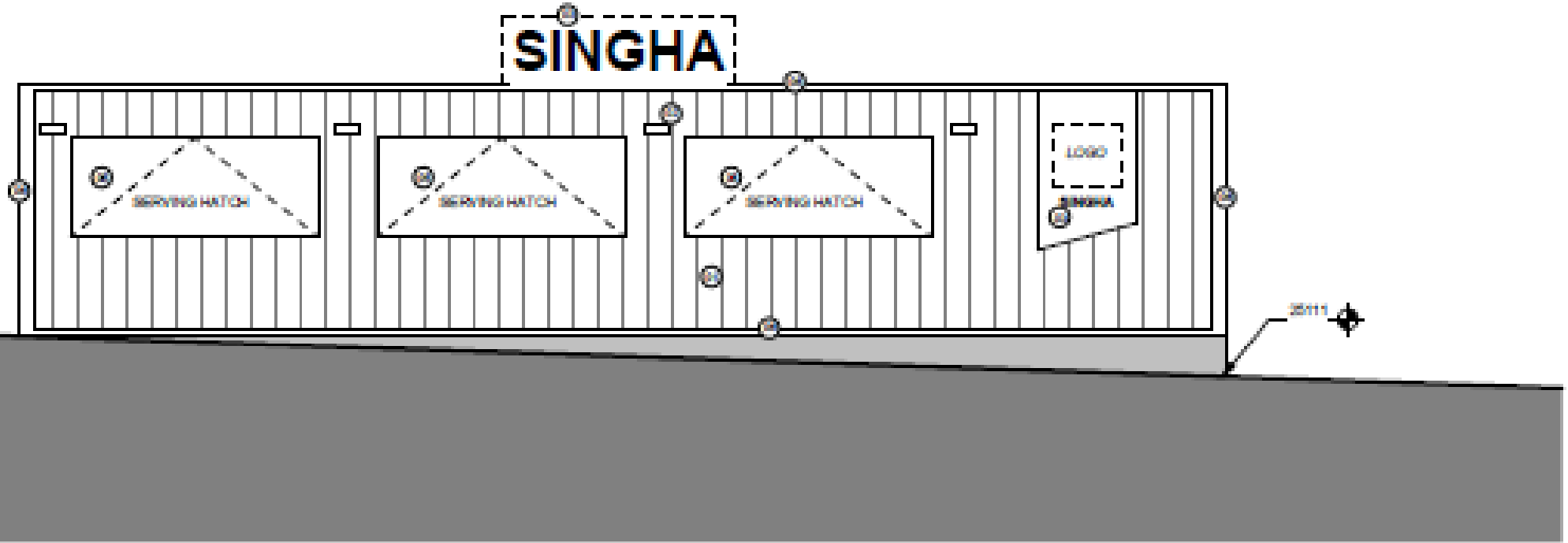
Proposed Ground Floor Plan

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 01/01/2014 10:30:00 AM

KEY	
	Site ownership boundary
	Site boundary
	Existing building
	Approved temporary storage
	Proposed building

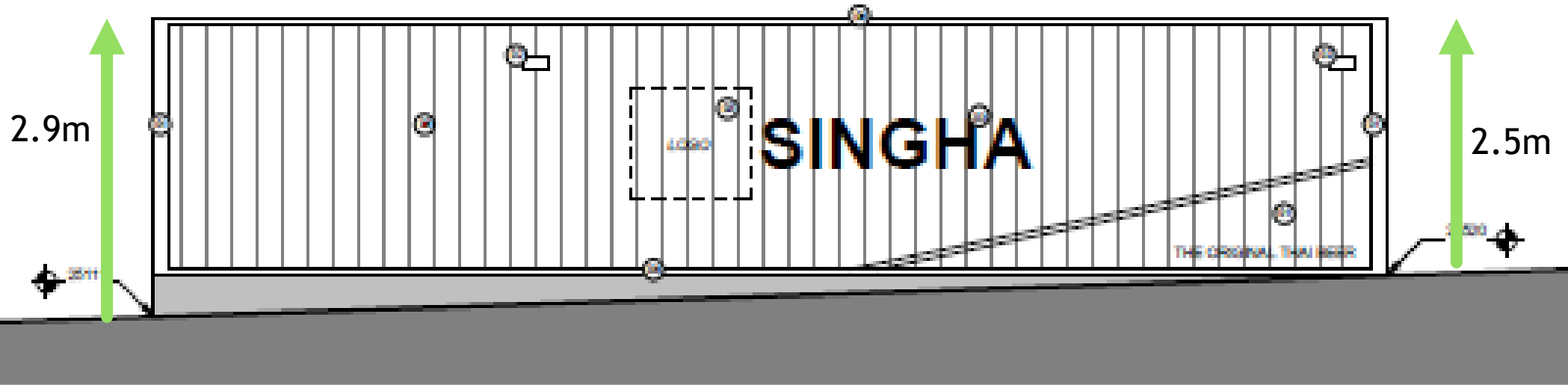


Proposed Elevations (west/pitch facing)



4 West Elevation
1:50

Proposed Elevations (east)



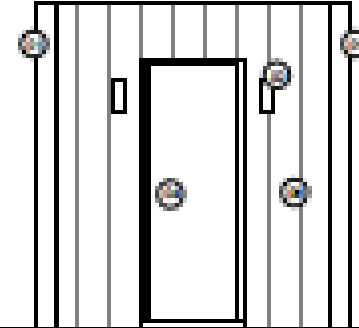
2 East Elevation
1 : 50

Proposed Elevations (north)

59 Palmeira Avenue

Perimeter access road

Cricket Field



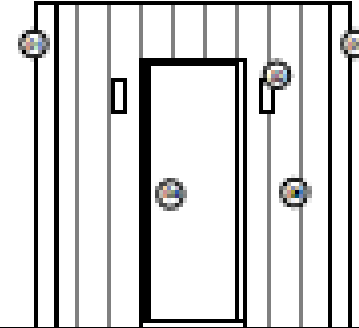
54

1 North Elevation
1 : 50

Proposed Elevations (south)

59 Palmeira Avenue

Perimeter access road



Cricket Field

55

1 North Elevation
1 : 50

Pre-existing site photo

56



Proposed (on site) photo



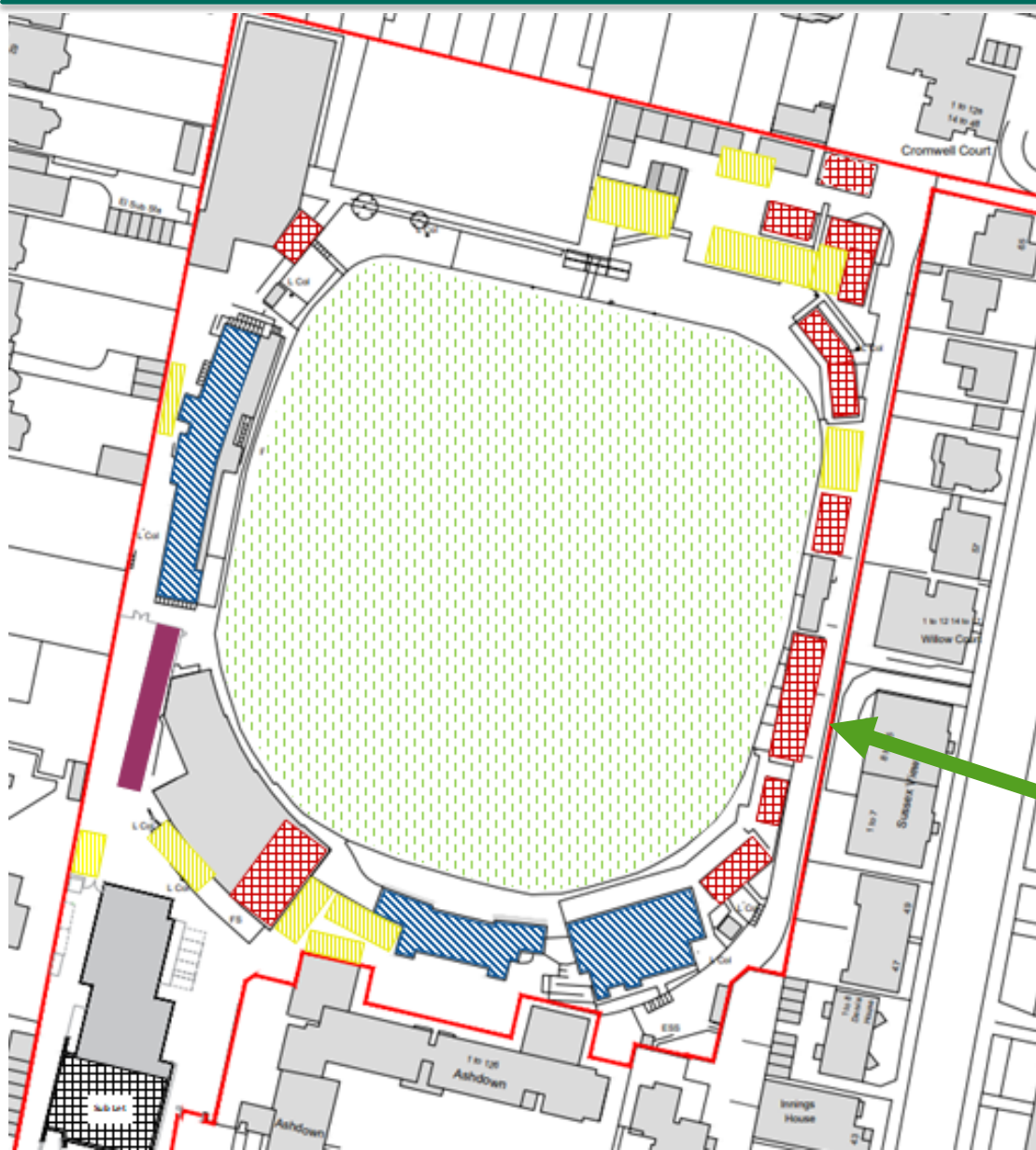
Proposed (on site) photo

58



Existing on site hospitality provision (Licence plan)

59



Key:

	Sub Let – Sussex Cricketer Pub
	Permanent
	Permanent
	Mobile Bar Location
	Outdoor Food Court
	Outfield Area



Eastern provision (red) as existing largely for hospitality guests

Representations

5 (five) objections received on the following grounds:

- ▶ Increase in footfall to the locality
- ▶ Proposals will intensify noise levels in the cricket ground
- ▶ There are already 2 pubs on the site
- ▶ Associated activities to the bar would be disruptive
- ▶ Increase in food odours from hot food
- ▶ Decrease in property value
- ▶ Additional parking issues
- ▶ Too close to boundary and neighbouring properties

Key Considerations

- ▶ Impact on the character and appearance of the site (including setting of heritage assets)
- ▶ Impact on neighbouring amenity
- ▶ Impacts upon the highways network
- ▶ Sporting/events considerations

Conclusion and Planning Balance

- ▶ Principle of the development is acceptable and it would support an existing sporting facility/event space
- ▶ The temporary nature and appearance of the proposal mean is not suitable for permanent permission - a temporary 5 year permission is recommended. This would be in line with the longer-term phased development proposed for the site.
- ▶ Given siting and scale, no adverse impact to the setting of adjacent Conservation Area.
- ▶ The modest scale of the development and its distance away from neighbouring properties mean no adverse impact would result. Proposal would be used only on match/event days and would not involve any cooking facilities, also limiting its impact.
- ▶ Proposal would not give rise to any adverse highways impacts.
- ▶ Environmental Health and Sussex Police raise no objection.
- ▶ The proposal would comply with the policies of the Development Plan as a whole, and help support an important sporting/event facility for the city. **Approval recommended.**