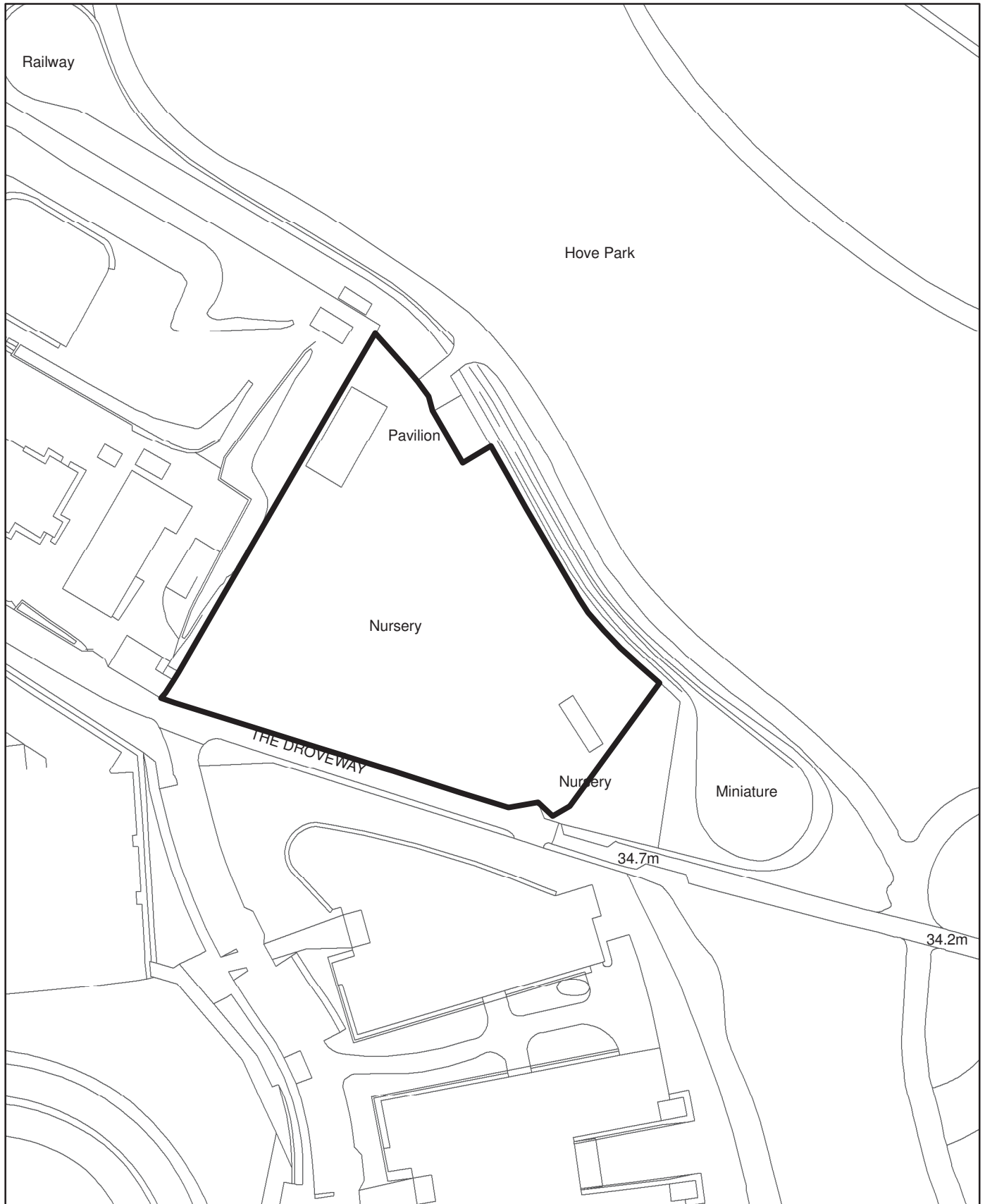


ITEM B

**Hove Park Depot, The Droveaway,
Hove, BN3 7QA**

**BH2013/02097
Conservation Area**

BH2013/02097 Hove Park Depot, The Droveaway, Hove



**Brighton & Hove
City Council**



Scale : 1:1,250

<u>No:</u>	BH2013/02097	<u>Ward:</u>	HOVE PARK
<u>App Type:</u>	Conservation Area Consent		
<u>Address:</u>	Hove Park Depot The Drove Hove		
<u>Proposal:</u>	Demolition of existing buildings.		
<u>Officer:</u>	Guy Everest Tel 293334	<u>Valid Date:</u>	02/07/2013
<u>Con Area:</u>	Engineerium	<u>Expiry Date:</u>	27 August 2013
<u>Listed Building Grade:</u> Adjoining Grade II & Grade II*			
<u>Agent:</u>	ECE Planning Limited, Brooklyn Chambers, 11 Goring Road, Worthing		
<u>Applicant:</u>	Kier Construction, Mr Darren Howe, Langley House, International Drive, Southgate Drive, Crawley		

1 RECOMMENDATION

That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **GRANT** Conservation Area Consent, subject to the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site comprises a roughly triangular piece of land sited between The Drove and City Park (to the south), Hove Park (to the north and east) and The Engineerium (to the west). Although the site is currently used as a Council depot it is understood that the majority of functions previously performed at the site have now been transferred to Stanmer Nursery.
- 2.2 The site is predominantly open with the exception of 3 detached buildings used in association with the depot. The site incorporates significant changes in ground level, as do ground levels of the area in general, which allows views into the site from Hove Park. The Engineerium is located towards the top of the hill; such that its chimney and boiler houses are prominent in views from the park and from the development site, forming a local landmark. The Drove slopes down from The Engineerium towards the Park and is at its steepest aside the application site.
- 2.3 The site is located within The Engineerium Conservation Area which is dominated by the adjoining Engineerium complex of grade II & II* listed buildings.

3 RELEVANT HISTORY

BH2013/02096: Demolition of existing buildings and construction of a new three storey primary school building with brise soleil solar shading, solar panels and windcatchers with associated external hard and soft landscaping. Under consideration.

BH2006/03698: New Indoor Bowls Centre. Refused 23/02/2007 for the following reasons:-

1. The proposed development, by virtue of its form design and materials, fails to preserve or enhance the character or appearance of the Engineerium Conservation Area and the setting of the nearby listed buildings. The development is therefore contrary to Policies HE6 and QD1 of the Brighton & Hove Local Plan.
2. The proposed development fails to make efficient and effective use of the site contrary to the objectives of Policy QD3 of the Brighton & Hove Local Plan.

4 THE APPLICATION

- 9.1 Conservation Area Consent is sought for demolition of 3 prefabricated commercial buildings on the site; a workshop building and store building parallel with the western boundary of the site and a further store building to the eastern section of the site.

5 PUBLICITY & CONSULTATIONS

External:

- 5.1 **Neighbours: Seven (7)** letters of representation have been received from **54 & 58 Hill Brow; 23 Hill Drive; 5, 9 & 14 (x2) Woodland Drive** objecting to the application for the following reasons:

- The site is not suitable;
- The proposed access point is wrong unless escorts are provided across the park;
- Increased traffic congestion;
- Increased noise.

Six (6) letters of representation have been received from **16 Alpine Road; 17 Shanklin Court (x2), Hangleton Road; 31 Osborne Villas; 38 St Leonards Gardens and 22A Tisbury Road** supporting the application for the following reasons:

- As existing the depot site is unattractive, the proposed building would be discreet, sympathetic and more appealing;
- The development would provide essential primary school places in the Hove area;
- The local community would benefit from having a multicultural influence from the bilingual school;
- The proposed building is environmentally friendly;
- The plans allow planting to preserve privacy.

Internal:

- 5.2 **Heritage:** The existing buildings are of no architectural or historic merit, and their demolition is acceptable.

6 MATERIAL CONSIDERATIONS

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”
- 6.2 The development plan is:
- Brighton & Hove Local Plan 2005 (saved policies post 2007);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
 - East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;
 - East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.
- 6.5 The Brighton & Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan

HE8 Demolition in Conservation Areas

Brighton & Hove City Plan Part One (submission document)

SS1 Presumption in Favour of Sustainable Development

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main issue for consideration is whether the loss of the existing buildings on the site would adversely affect the character or appearance of the Engineerium Conservation Area.

- 8.2 Local Plan policy HE8 states proposals should retain building, structures and features that make a positive contribution to the character or appearance of a conservation area. The existing buildings do not reflect the prevailing character or appearance of The Engineerium Conservation Area and are of no architectural or townscape merit. The buildings do not therefore make a positive contribution to the Conservation Area and there is no objection to their loss. The proposed demolition works would enhance the appearance of the Conservation Area and, as their removal would not create an unsightly gap site, it is not necessary to require a suitable scheme for the redevelopment of the site in advance of allowing demolition to proceed.

9 CONCLUSION

The existing buildings do not make a positive contribution to the Conservation Area and there is no objection to their demolition.

10 EQUALITIES

None identified.

11 CONDITIONS / INFORMATIVES

Regulatory Conditions:

1. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.
Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Site Location Plan	5935 (PL) 001	B	02/07/2013
Existing Buildings Plans & Elevations	5935 (PL) 019		02/07/2013

3. This decision to grant Conservation Area Consent has been taken:
 - (i) having regard to the policies and proposals in the National Planning Policy Framework and the Brighton & Hove Local Plan: (Please see section 7 of the report for the full list); and
 - (ii) for the following reasons:-

PLANNING COMMITTEE LIST – 18/09/13

The existing buildings do not make a positive contribution to the character or appearance of The Engineerium Conservation Area and there is no objection to their demolition.

