



Planning report – 1 October 2018

Major Applications

1. **BH2018/02483 Land adjacent 6 Falmer Avenue** Demolition of existing house & stables & construction of 32 dwellings comprising 4 x 2- bedroom flats and 28 two- storey two, three & four-bedroom dwellings

RPC registered significant concern with the Local Planning Authority about:

- The proposed new road layout which has a negative impact on the previously promised children's play area/ green space amenity area
 - The proposed houses are closer to existing homes so appear to have lost lines of trees around the edges of the site which screened the new houses from the existing ones
 - The proposed new layout has meant an increase in roof height and therefore proposed houses are now much more visible from the South Downs National Park
 - The design of the proposed houses is still at odds to the surrounding housing stock which is not in line with policies in City Plan Part 1
 - The loss of facilities for some of the proposed houses now means that the site is not user-friendly with regard to wheel chairs and those unable to manage steps.
2. **BH017/02680 & 02681 St Aubyns School:** Conversion of existing Field House. Conversion of existing cottages & Rumneys to residential use.
 - Retention of existing Chapel. Sports pavilion, war memorial water fountain.
 - Demolition of other buildings & redevelopment to provide 93 dwellings including above conversions

The St Aubyns 2017 planning applications are on the BHCC Planning Committee agenda for 10 October 2018. <https://present.brighton-hove.gov.uk/ieListDocuments.aspx?CId=118&MId=9174&Ver=4>

Other applications

4 The Park: RPC again carefully looked at plans to remodel 4 The Park. Parish Cllrs have challenged for the following reasons:

- Out of scale and character in terms of appearance to the rest of the road, the proposed house will have very different materials making it out of keeping with The Park.
- The increase in size and height may affect light and overlook neighbouring properties

BH2018/02694 – 48 Nevill Road variation of condition of consent granted (under BH2017/00890) requesting changes to the original design mostly involving window shape & style.

BH2017/ 01782 an appeal has been lodged re property Maddalena

Draft City Plan Part 2: RPC made a detailed submission in response to the public consultation which closed on 13 Sept 2018- see https://secure.toolkitfiles.co.uk/clients/24209/sitedata/2018/2018_other_updates/Draft-CityPlan-Part2-RPC-reps.pdf