

PLANNING COMMITTEE ADDENDUM 1

2.00PM, WEDNESDAY, 2 SEPTEMBER 2020

VIRTUAL SKYPE MEETING

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ADDENDUM

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PLANNING COMMITTEE LIST
COUNCILLOR REPRESENTATION

**Cllr. O'Quinn
BH2020/00917 – Unit 1-3, Ellen Street**

Dear officer

I wish to put forward my support for this application as this area is in dire need of regeneration. The application has undergone some changes for the better due to advice from various quarters being taken on board, although I do still have some concerns about the levels of daylight and sunlight in both the new development and two for the blocks on the Clarendon and Ellen estate. I would especially like to commend the developers for their willingness to communicate with local residents and councils and groups such as the Hove Station Neighbourhood Forum. This doesn't always happen with developers of major projects and it makes a world of difference when it does.

It is very welcome that a community area has been put in place which covers quite a large area and will be made available to various local groups. This will be highly beneficial to the residents of the Clarendon and Ellen estate. The improvements to the public realm are also to be welcomed. It is a shame that only 10% of the flats will be affordable but I do recognise that there were high costs associated with acquiring this piece of land and the build itself is very costly.

Kind regards

Jackie O'Quinn
Goldsmid Ward Councillor

Cllr. O'Quinn
BH2020/01403 - 64-68 Palmeira Avenue & 72-73 Cromwell Road

Dear officer

Councillor Ebel and I would like to make some further objections to this application.

It has been most disappointing that throughout the two applications (with the 2nd one having been revised as well) that the developers have never sought to offer any public consultation. This is a major development in a residential area, it is also what is termed a 'windfall' development meaning that it is not in the city plan. It is in effect a piece of opportunism by a developer. Thus, there is even more need for a public consultation. There has been no offer to meet with local councillors either. There is fierce local opposition to this development and growing anger at the developer's lack of engagement with the local community. This is in sharp contrast to the recent application from Hove Cricket ground where they held several public exhibitions, had meetings with local councillors and attended a LAT to exhibit their plans and answer questions.

Many of the letters of objection have referred to the density of the proposed development – 313 per hectare, which is exceptionally dense for this particular neighbourhood. This means a considerable strain on local amenities and the local infrastructure, which are heavily stretched as it is. The local GP surgery – The Charter Surgery, has over 25,000 patients and no room for anymore. Green spaces are lacking in this ward as we only have St Anne's Well Garden which is heavily oversubscribed.

This development will create a tunnel effect on Cromwell Road as it is so dense and tall and it is not set back from the road as are Cromwell Court and Hovedene, which thus do not create that tunnel effect. At present, you can walk down Cromwell Road at this point and it appears open and there is no effect of feeling closed in or oppressed by tall, heavy buildings.

This is a poorly designed building, using cheap materials, in particular the glass curtain walling is more reminiscent of commercial buildings. The fact that it offers only a small commuted for affordable is a major negative

Environmental Issues

Gas Boilers

The government has announced that gas boilers will be replaced by low-carbon heating systems in all new homes built after 2025 in an attempt to tackle the escalating climate crisis. And yet, the planning application details that the developer intends to install gas boilers, just before this deadline. The developer has failed to suggest a more sustainable, environmentally friendly way of generating energy for the proposed building.

Demolition of Newly Built Property in 64 Palmeira Ave

There is a great concern amongst councillors and residents that the development will result in demolishing the existing buildings on the proposed site. The property in 64 Palmeira Ave burned down in a fire three years ago and has been rebuilt to a high standard. Demolishing a newly built house is a waste of resources and contradicts our city's aim to become carbon neutral by 2030. The embodied carbon in manufacture and transport of construction materials is a major factor in the carbon footprint of a building. Demolishing a newly built property will unnecessarily increase the carbon footprint of the planned development.

Loss of Habitats

The development will also result in the loss of habitats and biodiversity as established gardens belonging to the properties currently situated at the site will be demolished.

Additional Traffic

The new development will bring more traffic to the area, and with it higher levels of air pollution. The new development will provide parking for 47 cars, which is about one parking space for every two housing units. It is to be expected that the new development will have an impact on the CPZ O, which is already at almost full capacity (2201 of 2288 available parking permits were issued in May 2020). This will make it more difficult for permit holders to find a parking space in CPZ O and will result in more drivers driving around to find a parking space, thereby increasing congestion and air pollution.

We ask that the committee will refuse this application.

Jackie O'Quinn
Goldsmid Ward Councillor

Marianna Ebel
Goldsmid Ward Councillor