



**Brighton & Hove  
City Council**

# **PLANNING COMMITTEE ADDENDUM**

**2.00PM, WEDNESDAY, 9 OCTOBER 2013**

**COUNCIL CHAMBER, HOVE TOWN HALL**



# ADDENDUM

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80.	TO CONSIDER AND DETERMINE PLANNING APPLICATIONS	1 - 4



9<sup>th</sup> October 2013 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
39	BHASVIC, 205 Dyke Road, Brighton	BH2013/02082	<p><b>Brighton Society</b> <u>object</u> to the design of the proposed building, specifically the height and building line of the proposed building relative to the adjacent college buildings. Concerns are also identified with treatment of the ground floor of the building and the proposed materials and the impact on the existing building and wider street scene.</p> <p><b>Officer response:</b> Issues relating to the design of the proposed building are discussed in the main body of the officer's report.</p> <p><b>Amend Condition 2</b> to include: Amended Plan Contextual Elevations received 4<sup>th</sup> October 2013 drawing number P267revC.</p> <p>Amended Plan Proposed Site Plan (including revised car and cycle parking detail) received 4<sup>th</sup> October 2013 drawing number P104 rev I.</p> <p>Additional drawing number MMD-319271EDR-00-00-0003 (external lighting) received 10<sup>th</sup> September 2013.</p> <p><u>No objection</u> from <b>Environmental Health</b> to additional information relating to external lighting.</p>
61	Former Infinity Foods Site, 45 Franklin Road & 67 67a & 67b Norway Street, Portslade	BH2013/01278	<p><b>City Clean:</b> <u>No objection</u></p> <p><b>Housing:</b> The Team have made <u>additional comments</u> that, given that the District Valuer has accepted the viability assessment, the lower percentage of affordable housing proposed is <u>acceptable</u>. The Team suggest a 50/50 tenure split of affordable housing between shared ownership and rented.</p> <p><b>Paragraph 8.30</b> of the report which states that 'a condition is recommended which states that from <b>two</b> years from the date of this permission...'. This sentence is</p>

95	The Marlborough, 4 Princes Street, Brighton	BH2013/02540	<p>incorrect and should read 'three years from the date of this permission'.</p> <p><b>Paragraph 8.36</b> of the report refers to proposed timber sliding sash windows. This is incorrect as the proposed windows are white upvc style top hung sashes.</p> <p><b>Officer response:</b> The above comments do not alter the recommendation or conditions outlined in the report.</p> <p>Additional <u>objection</u> from Councillor Bowden on behalf of Councillors Powell and Duncan and residents of nos. <b>7, 12 and 13 Princes Street</b> on grounds that even with the recommended conditions, will present a threat to the peaceful enjoyment of homes by those living in Princes Street.</p> <p>Additional <u>objection</u> from resident of <b>12 Princes Street</b> on grounds of lack of refuse and recycling facilities, control of hours of use of beer garden and monitoring of smoking.</p> <p><b>Officer response:</b> these issues are addressed in the officer's report.</p> <p><b>Amend Condition 4 to read</b> (typographical change –does not amend hours of use): The beer garden hereby approved shall not be in use from 22:00 hours until 09.00 the following morning Monday to Sunday The rear access door to the garden area shall remain closed and not be opened for any purpose, other than for emergency access, whilst the beer garden area is not in use.</p> <p><b>Reason:</b> To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton &amp; Hove Local Plan.</p> <p><b>Additional Informative 3:</b> The applicant is advised that if umbrellas are to be utilised in the beer garden, hereby approved, an assessment should be made with regards to calculating the wall openings as to whether the area would remain smoking complaint. A useful guide in respect of this issue is "Guidance on Smoking Shelters and Awnings" by Burnley Borough Council.</p>
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129	<b>6 Cornwall Gardens, Brighton</b>	BH2013/02685	<p><b>Amend Condition 2</b> to include:  Amended plans 01, 01B and 02B received 1<sup>st</sup> October 2013 showing the correct width of the boundary openings, corresponding with those measured onsite.</p>
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NB. Representations received after midday the Friday before the date of the Committee meeting will not be reported (Sub-Committee resolution of 23 February 2005).

