



**Brighton & Hove  
City Council**

# **PLANNING COMMITTEE ADDENDUM**

**2.00PM, WEDNESDAY, 30 OCTOBER 2013**

**COUNCIL CHAMBER, HOVE TOWN HALL**



# ADDENDUM

ITEM		Page
92.	TO CONSIDER AND DETERMINE PLANNING APPLICATIONS	1 - 6



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

<b>Page</b>	<b>Site Address</b>	<b>Application No.</b>	<b>Comment</b>																																																																																				
19	9-16 Aldrington Basin/Land South of Kingsway, Basin Road North, Portslade	BH2012/04044	<p><b>Condition 2</b> to include the following drawings:-</p> <table border="1"> <thead> <tr> <th><b>Plan Type</b></th> <th><b>Reference</b></th> <th><b>Version</b></th> <th><b>Date Received</b></th> </tr> </thead> <tbody> <tr> <td>Site Location Plan</td> <td>150/4/10</td> <td></td> <td>11/01/2013</td> </tr> <tr> <td>Block Plan</td> <td>150/4/11</td> <td></td> <td>20/12/2012</td> </tr> <tr> <td>Existing Floor Plans – former Miltberbest unit</td> <td>150/4/85</td> <td></td> <td>20/12/2012</td> </tr> <tr> <td>As Existing North and South Elevations</td> <td>150/4/90</td> <td></td> <td>20/12/2012</td> </tr> <tr> <td>Existing Magnet Floor Plan</td> <td>150/4/95</td> <td></td> <td>20/12/2012</td> </tr> <tr> <td>Proposed North &amp; South Elevations</td> <td>150/4/001</td> <td>B</td> <td>09/05/2013</td> </tr> <tr> <td>Lower Basin Road level and parking mezzanine</td> <td>150/4/100</td> <td>H</td> <td>09/05/2013</td> </tr> <tr> <td>Kingsway Level Plan</td> <td>150/4/105</td> <td>C</td> <td>09/05/2013</td> </tr> <tr> <td>First Floor Plan</td> <td>150/4/110</td> <td>C</td> <td>09/05/2013</td> </tr> <tr> <td>Second Floor Plan</td> <td>150/4/115</td> <td>B</td> <td>20/12/2012</td> </tr> <tr> <td>Third Floor Plan</td> <td>150/4/120</td> <td>B</td> <td>20/12/2012</td> </tr> <tr> <td>Fourth Floor Plan</td> <td>150/4/125</td> <td>B</td> <td>20/12/2012</td> </tr> <tr> <td>Affordable Housing Provision</td> <td>150/4/135</td> <td>D</td> <td>09/05/2013</td> </tr> <tr> <td>Kingsway Level Plan OPEN SPACE</td> <td>150/4/140</td> <td>C</td> <td>09/05/2013</td> </tr> <tr> <td>Lozenge 1 &amp; 2 Kingsway Level Plan</td> <td>150/1/100</td> <td>B</td> <td>09/05/2013</td> </tr> <tr> <td>Lozenge 1 First Floor Level Plan</td> <td>150/1/101</td> <td>B</td> <td>09/05/2013</td> </tr> <tr> <td>Lozenge 1 Second Floor Level Plan</td> <td>150/1/102</td> <td>B</td> <td>09/05/2013</td> </tr> <tr> <td>Lozenge 1 &amp; 2 North &amp; South Elevation</td> <td>150/1/103</td> <td>C</td> <td>09/05/2013</td> </tr> <tr> <td>Lozenge 1 &amp; 2 East Elevation</td> <td>150/1/104</td> <td>A</td> <td>09/05/2013</td> </tr> <tr> <td>Lozenge 1 &amp; 2 West Elevation</td> <td>150/1/105</td> <td>A</td> <td>09/05/2013</td> </tr> </tbody> </table>	<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>	Site Location Plan	150/4/10		11/01/2013	Block Plan	150/4/11		20/12/2012	Existing Floor Plans – former Miltberbest unit	150/4/85		20/12/2012	As Existing North and South Elevations	150/4/90		20/12/2012	Existing Magnet Floor Plan	150/4/95		20/12/2012	Proposed North & South Elevations	150/4/001	B	09/05/2013	Lower Basin Road level and parking mezzanine	150/4/100	H	09/05/2013	Kingsway Level Plan	150/4/105	C	09/05/2013	First Floor Plan	150/4/110	C	09/05/2013	Second Floor Plan	150/4/115	B	20/12/2012	Third Floor Plan	150/4/120	B	20/12/2012	Fourth Floor Plan	150/4/125	B	20/12/2012	Affordable Housing Provision	150/4/135	D	09/05/2013	Kingsway Level Plan OPEN SPACE	150/4/140	C	09/05/2013	Lozenge 1 & 2 Kingsway Level Plan	150/1/100	B	09/05/2013	Lozenge 1 First Floor Level Plan	150/1/101	B	09/05/2013	Lozenge 1 Second Floor Level Plan	150/1/102	B	09/05/2013	Lozenge 1 & 2 North & South Elevation	150/1/103	C	09/05/2013	Lozenge 1 & 2 East Elevation	150/1/104	A	09/05/2013	Lozenge 1 & 2 West Elevation	150/1/105	A	09/05/2013
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Lozenge 1 & 2 Kingsway Level Plan	150/2/200	B	09/05/2013					
Lozenge 2 First Floor Level Plan	150/2/201	B	09/05/2013					
Lozenge 2 Second Floor Level Plan	150/2/202	A	09/05/2013					
Lozenge 2 Third Floor Level Plan	150/2/203	A	09/05/2013					
Lozenge 3 Kingsway Level Plan	150/3/300	A	09/05/2013					
Lozenge 3 Mezzanine Level Floor Plan	150/3/300.1	A	09/05/2013					
Lozenge 3 First Floor Level Plan	150/3/301	A	09/05/2013					
Lozenge 3 Second Floor Level Plan	150/3/302	A	09/05/2013					
Lozenge 3 Third Floor Level Plan	150/3/303	A	09/05/2013					
Lozenge 3 Fourth Floor Level Plan	150/3/304	A	09/05/2013					
Lozenge 3 East Elevation	150/3/305	B	09/05/2013					
Lozenge 3 South Elevation	150/3/306	B	09/05/2013					
Lozenge 3 West Elevation	150/3/307	A	09/05/2013					
Lozenge 3 North Elevation	150/3/304	B	09/05/2013					
Lozenge 4 Kingsway Level Plan	150/4/400	A	09/05/2013					
Lozenge 4 Mezzanine Level Floor Plan	150/4/400.1	A	09/05/2013					
Lozenge 4 First Floor Level Plan	150/4/401	A	09/05/2013					
Lozenge 4 Second Floor Level Plan	150/4/402	A	09/05/2013					
Lozenge 4 Third Floor Level Plan	150/4/403	A	09/05/2013					
Lozenge 4 Fourth Floor Level Plan	150/4/404	A	09/05/2013					

Plan				
Lozenge 4 East Elevation	150/4/405	B	09/05/2013	
Lozenge 4 South Elevation	150/4/406	B	09/05/2013	
Lozenge 4 West Elevation	150/4/407	B	09/05/2013	
Lozenge 4 North Elevation	150/4/404	B	09/05/2013	
Lozenge 5 Kingsway Level Plan	150/5/500	B	09/05/2013	
Lozenge 5 Mezzanine Level Floor Plan	150/5/500. 1	B	09/05/2013	
Lozenge 5 First Floor Level Plan	150/5/501	A	09/05/2013	
Lozenge 5 Second Floor Level Plan	150/5/502	A	09/05/2013	
Lozenge 5 Third Floor Level Plan	150/5/503	A	09/05/2013	
Lozenge 5 North Elevation	150/5/504	B	09/05/2013	
Lozenge 5 East Elevation	150/5/505	A	09/05/2013	
Lozenge 5 South Elevation	150/5/506	B	09/05/2013	
Lozenge 5 West Elevation	150/5/507	A	09/05/2013	
Lozenge 6 Kingsway Level Plan	150/6/600	B	09/05/2013	
Lozenge 6 Mezzanine Level Floor Plan	150/6/600. 1	B	09/05/2013	
Lozenge 6 First Floor Level Plan	150/6/601	B	09/05/2013	
Lozenge 6 Second Floor Level Plan	150/6/602	B	09/05/2013	
Lozenge 6 North Elevation	150/6/603	B	09/05/2013	
Lozenge 6 East Elevation	150/6/604	A	09/05/2013	
Lozenge 6 South Elevation	150/6/605	B	09/05/2013	
Lozenge 6 West Elevation	150/6/606	A	09/05/2013	

5 additional representations have been received from 345, 347 & 353 Kingsway; 21 Derek Avenue and the Kingsway and West Hove Residents Association objecting to the application for the following additional reasons (not already outlined

			<p>in the report):-</p> <ul style="list-style-type: none"> <li>• The BRE review of the application is based on national sun and light levels with minimum acceptable levels;</li> <li>• The BRE guidance and application submission are not an assessment on the degree and significance of change to adjoining properties (which currently enjoy exceptional levels of light every day of the year);</li> <li>• BRE guidelines were surely drawn up for development in crowded towns and are hardly suitable for use at a seafront location;</li> <li>• The proposed development would concentrate the damage to existing homes for up to 19 weeks from mid-October to mid-February, with a resultant loss of the majority of sunlight and passive heating during this period;</li> <li>• The submission appears to show the development illuminated by lighting from the north, with the images showing the development further away and smaller than they actually would be.</li> </ul> <p><b>Officer response:</b> The impact of the proposed development on the character and appearance of the area and on neighbouring amenity is considered in section 8 of the report.</p>
91	4 Bennett Road, Brighton	BH2013/02364	<p><b>Correction:</b> Paragraph 5.1 (p.94) a total of five (5) letters were received from the occupants of 6 Bennett Road rather than one (1) as stated. Their content is summarised in the report.</p> <p><b>Officer response:</b> No additional comment.</p>
131	5 Steine Street, Brighton	BH2013/02747	<p><b>Correction:</b> Paragraph 5.2 (p.134) of the report states that one letter of support had been received from <b>Brighton Dental Clinic, St James's Mansions, Old Steine</b>. This is corrected; two letters of <u>support</u> have in fact been received from this address. The total number of letters of support received is therefore corrected to ten (10) rather than the figure of nine stated in the report.</p> <p>A letter has been received from the agent for the application responding to the issues raised in the report for the application.</p> <p><b>Officer response:</b> The letter raises a number of points in response to the committee</p>



			<p>report.</p> <p><i>Additional officer comment: Complies with HMO licensing Standards:</i></p> <ul style="list-style-type: none"> <li>• HMO Licensing is completely separate to planning, the planning process makes a full assessment of the quality of accommodation, which in this case is considered to be inadequate for reasons stated in the report.</li> </ul> <p><i>Lack of consideration for the benefits associated with the removal of the existing nightclub use:</i></p> <ul style="list-style-type: none"> <li>• The loss of the existing use addresses some neighbouring amenity concerns, however in this instance this does not override significant concerns relating to the standard of accommodation and does not therefore justify approval of planning permission.</li> </ul> <p><i>Comparable to recently approved student development on George Street where the communal area relied upon high level windows:</i></p> <ul style="list-style-type: none"> <li>• The development is not considered to be a directly comparable as all the bedrooms at George Street had the benefit of a high standard of outlook and natural light levels unlike the application site. In addition, the communal room at George Street is at ground floor level with the high level windows facing out on to a park area providing natural light and outlook.</li> </ul>
145	125 Upper Lewes Road, Brighton	BH2013/02231	<p><b>Condition 2</b> (amended to incorporate additional plan)</p>

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

**Reason:** For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Block plan	01/1303564		01/07/13
Site plan	02/1303564		01/07/13
Existing floor plans	03/1303564		01/07/13
Existing floor plans	04/1303564		01/07/13
Existing section	05/1303564		01/07/13
Existing elevation	06/1303564		01/07/13
Existing elevation	07/1303564		01/07/13
Proposed floor plans	13/1303564		01/07/13
Proposed first floor plans	14/1303564		01/07/13
Proposed section	15/1303564		01/07/13
Proposed rear elevation	16/1303564		01/07/13
Proposed side elevation – east	17/1303564		01/07/13
Proposed side elevation - west	17/1303564		25/10/13

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).