



**Brighton & Hove
City Council**

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 5 AUGUST 2015

THE RONUK HALL, PORTSLADE TOWN HALL

ADDENDUM

ITEM		Page
J	BH2014/03996,4A Blatchington Road, Hove - Full Planning Change of use from retail (A1) to hot food take away (A5) and installation of extract duct. RECOMMENDATION – GRANT <i>Ward Affected: Central Hove</i>	1 - 6

5th August 2015 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
21	132 Longhill Road, Brighton	BH2015/00195	<p>Heron Estates <u>object</u>, stating that the applicants only have access to a 10ft strip of the driveway from Longhill Road. Vehicles will therefore have to reverse down the drive causing potential pedestrian safety issues.</p> <p>Officer response: This is covered in the committee report. Highways officers are aware of this matter and have recommended approval even if vehicular access along the driveway is not possible.</p> <p>East Sussex Fire and Rescue: No objection subject to installation of sprinkler systems.</p> <p>The Applicants and Council's Estates Team have clarified that the western site boundary does not encroach onto Council land</p>
39	22 Carden Avenue, Brighton	BH2014/03875	<p>Councillor G Theobald <u>objects</u> to the proposals. Letter attached.</p> <p>Officer response: These matters are addressed in the report. There is no evidence that the children residing at the home would require specialist amenities above and beyond those suitable for a family.</p> <p>Further to re-consultation on amended plans additional representations have been received from the following addresses:</p> <p>34, 42 Stoneham Road, 1, 22, 44 Marmion Road, The Cottage, 6 Mainstone Road <u>object</u> on grounds of design and size of building, impact on privacy, cramped and poorly planning accommodation and impact on car parking in area.</p> <p>22 Marmion Road <u>supports</u> the proposal on grounds of providing housing and the derelict warehouse is an eyesore.</p> <p>Officer response: All matters are addressed in the committee report.</p> <p>Councillor Moonan <u>objects</u> to the proposals. Letter attached.</p>
59	23 Ditchling Crescent, Brighton	BH2015/01677	
171	Warehouse, 1a Marmion Road, Hove	BH2015/01278	
191	4a Blatchington	BH2014/03996	

	Road, Hove	<p>Flat 2, 4 Blatchington Road and Flat 2, 61 Sackville Road <u>object</u> on grounds of noise disturbance, lack of soundproofing, fire risk, lack of provision for the removal of waste, vehicle movements and risk of rats.</p> <p>36 Carlisle Road <u>supports</u> the proposed development on the grounds of the attraction of further development and business to the area.</p> <p>Officer response: All matters are addressed in the committee report.</p>
--	------------	---

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).

COUNCILLOR REPRESENTATION

Jeanette Walsh – Development Control Manager
Brighton & Hove City Council
King's House
Grand Avenue
Hove
BN3 2LS

27th July 2015

Dear Jeanette

Planning application BH2015/01677 – 23 Ditchling Crescent, Hollingbury, Brighton

I have received many representations from residents against the granting of planning permission for change of use of the semi-detached bungalow at the above from a residential dwelling to a children's care home. Virtually every resident of Ditchling Crescent has been in contact with me and/or written a letter of objection and these objections will no doubt be set out in the agenda.

These semi-detached bungalows are self-build and designed for residential use and thus the change of use would result in the loss of a family dwelling and be out of keeping with the area.

I agree with all the local residents that to use a bungalow for children with emotional and behavioural difficulties, who have to have 2 qualified carers with them at all times, will cause noise and disturbance issues, particularly for the bungalow which is the other half of the pair and the bungalow on the other side which shares the steep driveway to the respective garages.

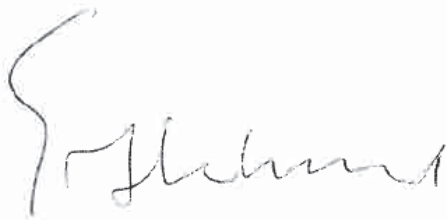
The bungalow which is the other half of the pair is occupied by a commercial pilot working for one of our major airlines, with a considerable responsibility for carrying large numbers of passengers to various destinations in Europe. I do not see how adequate soundproofing can be installed and, at the very least, a detached property should have been selected for this care home.

The applicant even admitted to residents that he would not wish to live next to such a children's residential home due to the noise and anti-social behaviour of the children who are unable to live with their families. If planning permission is granted there is no guarantee that the sound proofing will be adequate. Sound proofing is not a planning consideration and, as this is a change of use, there is no other authority involved, such as Building Control, to enforce the sound proofing.

Not only is the bungalow of limited area for a children's home but is approached by steep steps down from the road and the shared driveway is steep too. Being situated on the very edge of the built up area of the city, there are no amenities for children with behavioural difficulties.

There is also another problem with this location, in that Ditchling Crescent is high up in our city in an exposed location and as our transport and Cityclean staff will confirm suffers probably more than any other road in our city from inclement weather in winter. Snow and ice often makes the road impassable and neighbouring roads too and will make the entrance and exit to the property difficult. As the care staff will be working on a rota I wonder how they will cope?

Yours sincerely



Cllr. Geoffrey Theobald

COUNCILLOR REPRESENTATION

Mark Thomas Esq,
Planning Department,
Brighton and Hove City Council,
Hove Town Hall,
Hove,
BN3 4AH

27th July 2015

Dear Sir,

Ref: BH2014/03996 4 Blatchington Road, BN3 3YN

I would like to object to the above planning application for a change of use from A1(retail) to A5 (hot food take-away).

I have the following objections

- The proposed premises are below residential properties and will cause considerable disruption to the resident as a result of the customer's noise and the coming and going of deliveries.
- The premises opening hours are until 23.30, which is late into the evening causing disruption to residents, particularly those with young children.
- The application states that there will be up to six scooters operating to and from the premises until 23.30, which will cause considerable noise and take up precious parking spaces.
- The end of the proposed extract flue finishes 1 metre above the fourth floor window. It is unclear whether this is a sufficient distance from the window to ensure no ingress of odour when the wind is in certain directions. There is no information in the application on its distance from neighbouring windows.
- It is unclear from the plans where refuse, particularly food waste, will be stored.
- There will be an overconcentration of A5 use in the area. In the parade of shops which makes up Blatchington Road there is already; Kentucky Fried Chicken, Wimpy (now closed), Fortune House Chinese, Ramsbottom's Fish and Chips, Thai Connection, Singapore Kitchen, Seahorse Fish and Chips.
- There are also several pizza take-aways/delivery services within a reasonable distance of 4 Blatchington Road; Yummie Pizza (107 Church Road), Pizza Hut Delivery (280 Portland Road), Dial a Pizza (84 Portland Road), Domino's (93 Old Shoreham Road), Pizzaface (1 Coleridge Street).
- There is considerable opposition from local residents.

I hope the planning committee will take these consideration into account.

Yours sincerely,

Councillor Clare Moonan



PLANNING COMMITTEE LIST
5 AUGUST 2015

COUNCILLOR REPRESENTATION