



**Brighton & Hove
City Council**

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 28 OCTOBER 2015

THE RONUK HALL, PORTSLADE TOWN HALL

ADDENDUM

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94	TO CONSIDER AND DETERMINE PLANNING APPLICATIONS	1 - 4

28th October 2015 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
9	Brighton College	BH2015/02403	<p>Additional representations have been received from: Hillside, The Green, Rottingdean <u>object</u> on the following grounds:</p> <ul style="list-style-type: none"> • The building is at least 3 storeys too high • Overshadowing, invasive impact and loss of views • The building will offer nothing for the community • Hazardous car park access and gates <p>Officer response: These matters are addressed in the report. The gates to the car park would not open onto the public footpath or highway</p> <p>Haydon Consulting, 11 Prince Albert Street <u>support</u> the application on the following ground:</p> <ul style="list-style-type: none"> • The development will improve school facilities for a key employer in the city <p>Amendment to condition 15 to read: No development other than demolition works and works to clear the site shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site, as per the Surface Water Drainage – Response to Comments (Ref. 23946), dated October 2015, has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design prior to the use of the building commencing.</p> <p>Reason: This pre-commencement condition is required to ensure that the principles of sustainable drainage are incorporated into this proposal from the start and to comply with policy SU4 of the Brighton & Hove Local Plan.</p>
41	Former Whitehawk Library site Findon Road/Whitehawk Road, Brighton	BH2015/02941	<p>The Policy Section have commented that the open space contribution would go towards the following:</p> <ul style="list-style-type: none"> • Parks recreation and playground element: East Brighton Park and / or Whitehawk Green or Manor Road Park. • Sports element: Manor Road Park and / or Whitehawk Green.

			<ul style="list-style-type: none"> Allotments element: Whitehawk Hill Road and / or Walpole Road allotments. <p>Officer response: The comments of the Policy Section are noted and will be reflected in the proposed Section 106.</p> <p>Lifetime Homes and Wheelchair Accessible Housing: In light of recent Government guidance, condition 4 relating to Lifetime Homes is replaced with the following:</p> <p>The wheelchair accessible dwellings hereby permitted as detailed on drawing no. 036 received on 6th October 2015 shall be completed in compliance with Building Regulations Optional Requirement M4(3)(2b) (wheelchair user dwellings) prior to first occupation and shall be retained as such thereafter. All other dwelling(s) hereby permitted shall be completed in compliance with Building Regulations Optional Requirement M4(2) (accessible and adaptable dwellings) prior to first occupation and shall be retained as such thereafter. Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.</p> <p>Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.</p>
105	17 Marmion Road, Hove	BH2015/00914	<p>Ten (10) additional representations have been received from 19 & 44 (x2) Marmion Road, 58, 60 (x2), 66 (x2), 74 and 78 Stoneham Road objecting to the application on the following grounds:</p> <ul style="list-style-type: none"> Concern has been raised over the consultation undertaken and why it didn't cover a larger area. The scheme would result in overlooking, loss of light and privacy of the Stoneham Road & Marmion Road properties. The drawings do not accurately represent the massing of adjacent buildings or show the Stoneham Road properties. The Drill Hall annex is shown taller than it actually is. The scheme is totally out of character with the area and will be overly imposing. It would alter the feel of the street and put pressure on schools. This can be seen in the amended artist's impression. The Stoneham Road properties should

			<p>not be used as a precedent.</p> <ul style="list-style-type: none"> • None of the other properties in the street have balconies which result in overlooking. • The scheme takes away valuable services that the YMCA provides. Properties were purchased on the understanding that it remain as a community service. • The site does not have adequate parking provision. • The scheme results in the loss of two established trees. <p>Officer response:</p> <p>With respect to the impact on the Stoneham Road properties, with the Drill Hall annex separating the proposed houses from the properties on Stoneham Road, the scheme would result in minimal impact on the amenity of these properties.</p> <p>All other matters raised by the additional representations received have been addressed in the committee report.</p> <p>Lifetime Homes:</p> <p>In light of recent Government guidance, condition 3 relating to Lifetime Homes is replaced with the following:</p> <p>The wheelchair accessible dwellings hereby permitted as detailed on drawing no. 036 received on 6th October 2015 shall be completed in compliance with Building Regulations Optional Requirement M4(3)(2b) (wheelchair user dwellings) prior to first occupation and shall be retained as such thereafter. All other dwelling(s) hereby permitted shall be completed in compliance with Building Regulations Optional Requirement M4(2) (accessible and adaptable dwellings) prior to first occupation and shall be retained as such thereafter. Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.</p> <p>Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.</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).