

PLANNING COMMITTEE ADDENDUM Late List & Additional Representations

2.00PM, WEDNESDAY, 11 JANUARY 2023 COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

ITE	M		Page No.	
	76	TO CONSIDER AND DETERMINE PLANNING APPLICATIONS	1 - 4	
	С	BH2022/01791 - 22 Osmond Road, Hove - Householder Planning Consent	5 - 8	

11 January 2023 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment	
Item A	Moulsecoomb Hub, North	BH2022/01063	Paragraph 1.1: Updated Heads of Terms:	
Page 6	Hodshrove Lane Brighton BN2 4SE		 "Sports Provision and Open Space Provision, maintenance and management of 3G pitches Provision, maintenance and management of skatepark Provision, maintenance and management of other play areas, open spaces, other public spaces and landscaping No more than 75% of the approved residential units shall be occupied until the new 3G pitch is completed and available for use." Comment: required to ensure timely delivery of the pitches given the proposed loss of the two Multi-Use Games Areas.	
Page 6			Replacement drawings in condition 1:	
			Amended drawings were received after a fault with the scalebar of the previous, now superseded drawings was identified: • Proposed Site Location Plan MOU-BHCC-S-ZZ-DR-A-003 REV C • Proposed Site Block Plan MOU-BHCC-S-ZZ-DR-A-004 REV D • Site Plan Level 0 MOU-BHCC-S-ZZ-DR-A-005 REV E • Site Plan Level 1 MOU-BHCC-S-ZZ-DR-A-006 REV E • Site Plan Roof Plans MOU-BHCC-S-ZZ-DR-A-007 REV E	
Page 35			Additional Representation: Additional objection to the proposal received, on the grounds of disturbance during the construction and the impact on quality of life.	

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			Comment: No additional matters have been raised beyond those already addressed in the Officer Report. Amended Report: An amended Tall Buildings Statement has been received. The previously submitted Tall Buildings Statement was undertaken in accordance with the now superseded SPG15 rather than the updated guidance in SPD17: Urban Design Framework. The report has been amended to reflect the new SPD17 guidance. Comment: No additional issues raised beyond those already addressed in the Officer Report.
Item B Page 69	Le Carbone, The Old Brewery, 37 South Street, Portslade	BH2022/03260	Supporting information received from the applicant setting out details of the initial interest and uptake of membership for the gym from local residents in and surrounding Portslade Old Village, noting that as can be seen from the initial uptake and reviews, there is an appetite for what we have created in the local area. They believe that INTENT91 adds a new and exciting prospect for the Portslade Old Village. It is also stated that the gym endeavours to give back to the local community by providing collection baskets for food banks in their premises as well as providing school tours which educate children on nutrition and exercise as well as fundraising for charity.
			Comment: It is not considered that the above correction or additional information changes any element of the proposal, or the current considerations/ assessment of the proposal as set out in the Officer Report.
Page 89			Correction of Councillor Hamilton Objection dated 25 th November 2022 - should read;
			"I object most strongly to this application. The original approval included the provision of 61 <u>B1</u> uses on the ground floor to include artists studios and galleries, a

			community space and a cafe. Many residents felt this was reasonable and did not object. They now realise that none of this will be provided! Class E would allow almost anything here, such as a Tesco, a charity shop, a takeaway or other uses not consistent with the historic nature of Portslade Village Conservation Area. The public have been led up the garden path. If the recommendation is to approve I wish the application to come to committee and I will exercise my right to come and speak against the proposal."				
Item C	22 Osmond Road	BH2022/01791	Amendments to Condition	:			
	Hove BN3 1TE		Updated plans provided to	clarify the existing ar	nd proposed tree locations, and		
Page 95							
			Condition 1 List of drawings updated below:				
			Plan Type	Reference	Version	Date Received	
			Location and block plan	YO487- 001 REV C		22 December 2022	
			Proposed Drawing	YO487_12 0 REV C		22 December 2022	
			Proposed Drawing	YO487_12 1 REV C		22 December 2022	
			Proposed Drawing	YO487_122_REV C		22 December 2022	
			Proposed Drawing	YO487_20 0 REV D		22 December 2022	
			Proposed Drawing	YO487_201_REV B		22 December 2022	
P98			Councillor Representation Representations have been objecting to the application	received from Councillo	ors O'Quin	n and Allcock, both	

Comment in response to Councillor O'Quinn's objection :

The Councillor notes concerns regarding the proximity of the extension to the common boundary and the resulting impact on neighbouring properties and trees. Whilst the current report doesn't cover in detail previous applications on the site in relation to trees the trees and vegetation on the site that are part of this application have been addressed in the report. Concerns were also raised about access to the site as well as in relation to the ability to construct the development. The latter is not a planning matter, and the other issues have already been covered in the Officer Report.

Comment in response to Councillor Allcock's objection:

The Councillor notes concerns regarding the dominating and overly intrusive appearance of the proposal and its impact on the boundary with no.24 Osmond Road. Concerns have also been raised about the loss of greenery at the site, noting that it provided screening when the site redevelopment was allowed on appeal. The loss of trees and impacts on the adjacent property have already been covered in the Officer Report.

Additional representation:

One further representation has been received **objecting** to the proposed development and noting that the site boundaries were incorrect.

Comment:

As noted above, revised, corrected plans have been provided.

Cllr John Allcock - Objection to BH2022/01791

Erection of part single storey and part two storey side extension and revision of a side elevation window. 22 Osmond Road Hove

I am objecting to the above planning application BH2022/01791 for the following reasons:

Overbearing due to its height and proximity to no 24 Osmond Road

The proposed extension would be dominating and over intrusive to the neighbouring property boundary at 24 Osmond Road. It would also have a negative impact on the street scene due to the loss of greenery and the significant reduction in the already small gap between 22 and 24 Osmond Road. Osmond Road has some very large and attractive detached and semi-detached houses with areas of front garden and greenery.

Loss of Trees with significant impact

The original Planning Application for the large block of flats at 22 Osmond Road BH2017/03047 was approved by the Council with condition 9 and 10 that referred to landscaping and retaining trees.

The Tree Protection Measures report by Broad Oak Tree Consultations at the time identified 'that the Holly trees have a height of 7 metres in 2014 and are in "Fair" Physiological condition with an established remaining contribution of 20 to 40 years. The 3 numbered Leland Cypress have a height of 6 metres (2014) in "Good" Physiological condition with an estimated remaining contribution of 40 plus years.'

These valuable Holly Trees and the Leland Cyprus would be lost if this development was approved. This greenery is important as the development of the substantial block of flats - BH2017/03047- has little vegetation and these few trees provide some relief from a rather barren looking block of flats.

I would suggest that it's likely that the original application for BH2022/01791 wouldn't not have been agreed if this extension (BH2022/01791) had been included as part of the original development. Creeping over developments of this nature gradually destroy the street scene.

For these reasons, I would ask that you to reject this planning application. Should the recommendation be to grant, I would request that this application to be referred to the Planning Committee for decision.

Clir John Allcock 02 January 2023 Dear officer,

BH2022/01791 | Erection of part single storey and part two storey side extension and revision of a side elevation window. 22 Osmond Road Hove

On behalf of local residents, I am objecting to the above planning application.

I visited the site before Christmas and spoke with several of the neighbours, all of whom did not wish this application to be granted on the grounds that it was too close to the boundary with no 24 Osmond Road, that there would be a significant loss of trees and that the building would become very overbearing due to its height and proximity to no 24.

I was surprised that such an extension was even being contemplated as the space is very narrow between no2 22 and 24 and the new extension would easily be within touching distance of the boundary wall between nos 22 and 24. All the trees that form part of this boundary would be lost as the build would not be able to go ahead with them there. I would like to point out that:

The original Planning Application and subsequent approval BH2017/03047 (large block of flats) provide the conditions imposed by B&H Planners. Condition 9 and 10 refer to landscape and retained trees.

BH 2016/00574 deals with landscaping in detail and you will find the Tree Protection Measures- Report by Broad Oak Tree Consultations.

Within this report they identify that the Holly trees have a height of 7 metres in 2014 and are in "Fair" Physiological condition with an established remaining contribution of 20 to 40 years.

The 3 numbered Leland Cypress have a height of 6 metres (2014) in "Good" Physiological condition with an estimated remaining contribution of 40 plus years.

It is the Holly Trees and the Leland Cyprus that would be lost and they are mature trees with plenty of life left in them. This greenery is important as the development of the substantial block of flats -BH2017/03047- has little greenery around it and these few trees provide some relief from a rather barren looking block of flats.

The proposed extension would have a very dominating impact on no 24 Osmond Road as it is so close to the boundary, and it would also have a negative impact on the street scene due to the loss of greenery and the loss of the small gap between nos 22 and no 24 Osmond Road. Effectively there would be no gap if this the

extension went ahead. Osmond Road has some very large and attractive detached and semi-detached houses with areas of front garden and greenery thus it's a desirable street scene.

I was also concerned as to how the builders would access the area that the application relates to as there is shared access to nos 20 and 22 which is at a lower level to the street. This would be a very challenging build due to the cramped conditions.

I wish to speak at the planning committee when this application comes forward.

Kind regards

Jackie O'Quinn

Goldsmid Ward Councillor