

PLANNING COMMITTEE ADDENDUM Late List & Additional Representations

2.00PM, WEDNESDAY, 11 JANUARY 2023

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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C	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 Page 6 Page 6 Page 35	Moulsecoomb Hub, North Hodshrove Lane Brighton BN2 4SE	BH2022/01063	<p>Paragraph 1.1: Updated Heads of Terms:</p> <p>“Sports Provision and Open Space</p> <ul style="list-style-type: none"> • 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 • <u>No more than 75% of the approved residential units shall be occupied until the new 3G pitch is completed and available for use.</u>” <p><u>Comment:</u> required to ensure timely delivery of the pitches given the proposed loss of the two Multi-Use Games Areas.</p> <p>Replacement drawings in condition 1:</p> <p>Amended drawings were received after a fault with the scalebar of the previous, now superseded drawings was identified:</p> <ul style="list-style-type: none"> • 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 <p>Additional Representation:</p> <p>Additional objection to the proposal received, on the grounds of disturbance during the construction and the impact on quality of life.</p>

			<p><u>Comment in response to Councillor O'Quinn's objection :</u> 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.</p> <p><u>Comment in response to Councillor Allcock's objection:</u> 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.</p> <p>Additional representation: One further representation has been received objecting to the proposed development and noting that the site boundaries were incorrect.</p> <p><u>Comment:</u> As noted above, revised, corrected plans have been provided.</p>
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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.

Cllr John Allcock

02 January 2023

2nd 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