

PLANNING COMMITTEE ADDENDUM Late List

2.00PM, WEDNESDAY, 7 FEBRUARY 2024

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

ITEM		Page No.
82	TO CONSIDER AND DETERMINE PLANNING APPLICATIONS	3 - 8

7 February 2024 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
<p>Item A p13</p>	<p>Land at, King George VI Avenue (Toads Hole Valley), Hove</p>	<p>BH2023/02850</p>	<p><u>Updated Conditions:</u> A slight amendment to the wording of the following conditions is recommended, for clarification purposes, as set out in bold or as crossed through:</p> <p>3. Approval of the following details (hereinafter called the 'reserved matters') shall be obtained from the Local Planning Authority in writing, prior to the commencement of development of each Phase (as broadly indicated on the submitted Phasing Parameter Plans drawing refs 201-P3, 202-P9, 203-P7 and 204-P7) and as agreed via S106 Agreement:</p> <p>(i) appearance (ii) layout (iii) scale (iv) landscaping</p> <p>A) All reserved matters applications for Phase 1 of the development as indicated on the Phasing Parameter Plan 201-P3 shall be made by 6th June 2025.</p> <p>B) All reserved matters applications for Phase 2 of the development as indicated on the Phasing Parameter Plan 202-P9 (which may include the Class E (g) (i-iii) employment floorspace, the school (if developed)) and which shall include the outdoor sports facilities shall be made by 6th June 2026.</p> <p>C) All reserved matters applications for Phase 3 of the development as indicated on the Phasing Parameter Plan 203-P7 (which may include the Class E (i-iii) employment floorspace and school (if developed)) shall be made by 6th June 2027.</p> <p>D) All reserved matters applications for Phase 4 of the development indicated on the Phasing Parameter Plan 204-P7 (which may include the Class E (i-iii) employment floorspace and school (if developed)) shall be made by 6th June 2028.</p> <p>E) All reserved matters applications for the Reserved Phase of the development indicated on the Phasing Parameter Plan 204-P4 shall be made by 6th June 2028. There shall be no housing commenced in the Reserved Phase in advance of the delivery of the public facilities to be secured as part of Phase 2.</p>

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			<p>Development within each Phase shall be carried out as approved and shall be commenced within 2 years of the date of the final Reserved Matters approval for that Phase.</p> <p>4 Quantum/type of development permitted (regulatory):</p> <p>A) The permission is hereby granted only for the following uses and quantums for no other purpose (including any purpose in Classes C3, E, F1 or F2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any order amending, revoking and re-enacting that Order with or without modification) as set out in the Parameter Plans:</p> <p>(i) up to 880 dwellings (C3 use) and associated car parking in phases 1 to 4</p> <p>(ii) 25,000sqm office/research/light industrial floorspace on a minimum 3.5ha site (E (g) i, ii, iii use) and associated car parking</p> <p>(iii) A secondary school (if developed) for up to 900 pupils (F1 (a) use) on the 5ha site outlined in blue on the Land Use Parameter Plan 1019-101-P6</p> <p>(iv) the community sports facilities comprising a 3G pitch and multi-use games area (F2(c) use) and associated car parking (1.09 ha minimum) on the 5ha site outlined in blue on the Land Use Parameter Plan 1019-101-P6</p> <p>(v) a Neighbourhood Centre comprising 790sqm retail floorspace (E (a) (b) (c) and sui generis drinking establishment and hot food takeaway uses), doctors surgery floorspace comprising at least 750sqm (E (e) use) and a community centre of at least 555sqm floorspace (F2 (b) use) and associated car parking (with an additional 100sqm community centre floorspace to serve the sports facilities on the site outlined in blue on the Land Use Parameter Plan 1019-101-P6 if the school is not developed)</p> <p>(vi) open space of minimum 5.8ha in total including landscaping, ecological mitigation, childrens play areas comprising a Local Equipped Area of Play of a minimum 600sqm plus 20m buffer zone and a Local Area of Play of 100sqm plus 5m buffer zone, and public food growing areas of a minimum 0.58ha and a minimum of 4.31ha usable public amenity space (excluding incidental landscaping)</p> <p>(vi) a Site of Nature Conservation Importance of circa 8.5ha.</p> <p>B) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification), the development hereby permitted is solely for those uses and quantums specified in this condition and no changes shall occur to other uses including to other uses within their respective uses classes without planning permission first being obtained from the Local Planning Authority.</p>

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			<p>5 Parameter Plans (regulatory): The land uses including open space, location, quantum of development, detailed design, layout, height and associated infrastructure of the development proposed through Reserved Matters applications pursuant to this Outline Planning Permission shall have regard to, and shall be in substantial accordance with, the principles set out in the following submitted plans:</p> <p>Parameter Plan: Land Use 101-P6 Parameter Plan: Phase 1 201-P3 and associated narrative Parameter Plan: Phase 2 202-P9 and associated narrative Parameter Plan: Phase 3 203-P7 and associated narrative Parameter Plan: Phase 4 204-P7 and associated narrative Parameter Plan: Transport & Key Infrastructure 105-P5 Parameter Plan: Landscape & Ecology 106-P8 Parameter Plan: Building Heights 102-P7 Parameter Plan: Density 103-P7 Parameter Plan: Acoustic Parameter Plan Parameter Plan - Highways & Landscape Proposals: King George VI Avenue 142 Rev A</p> <p>Phases 1-4 shall be built in substantial accordance with the approved Plans and Parameter Plans listed above subject to the Reserved Phase either being built in accordance with this Outline Planning Permission, planning permission BH2022/02534 (dated 26th April 2023) or such other planning permission as granted.</p>
Item C p93	Saxon Works, Land to the Rear of 303-305 Portland Road	BH2021/04068	<p><u>Clarity over Appeal:</u> Note that formal Appeal Start Letter from the Planning Inspectorate received 25 January 2024 so a valid appeal has been submitted.</p> <p><u>Amended condition 1:</u></p> <p>Amendments to Plans List – should the appeal be allowed, condition 1 (plans list) should refer to the following:</p>

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Item D, p119	30 Bodiam Avenue Brighton BN2 4LQ	BH2023/03155	<p><u>Additional representation:</u> An additional letter of objection has been received. No issues have been raised beyond the material considerations already considered.</p>																																																												
Item H, p167	11 Lyminster Avenue Brighton BN1 8JL	BH2023/02707	<p><u>Amendment to Plans Secured through Condition 1:</u></p> <p>Updated plans have been received showing the proposed render.</p> <table border="1"> <tbody> <tr> <td>Proposed Plan</td> <td>1445-15B</td> <td>Proposed North Elevation</td> <td>Received 30th of January 2024</td> </tr> <tr> <td>Proposed Plan</td> <td>1445-14B</td> <td>Proposed East Elevation</td> <td>Received 30th of January 2024</td> </tr> <tr> <td>Proposed Plan</td> <td>1445-13A</td> <td>Proposed West Elevation</td> <td>Received 30th of January 2024</td> </tr> </tbody> </table>	Proposed Plan	1445-15B	Proposed North Elevation	Received 30 th of January 2024	Proposed Plan	1445-14B	Proposed East Elevation	Received 30 th of January 2024	Proposed Plan	1445-13A	Proposed West Elevation	Received 30 th of January 2024																																																
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Item M, p229 P229	56 London Road Brighton BN1 4JE	BH2023/02906	<p><u>Update to Development Description:</u></p> <p>Application is part retrospective so an update has been made to the proposal description clarifying this:</p> <p>“Erection of single storey rear extension, re-positioning of existing compressor units <u>(retrospective)</u>”</p> <p><u>Amendment to Condition 3:</u></p>																																																												

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			<p>An update has been made changing the plan referred to in condition 3 from the existing to <u>proposed</u> plan:</p> <p>“Within six (6) months of the decision date, cycle parking facilities for three cycles in the location shown on the approved '<u>Existing Proposed Plan and Elevations Refit</u> (ref. C5325-A5-05 <u>Rev B</u>, received on 29 November 2023 <u>22 January 2024</u>) shall be provided on site and retained for this purpose throughout the use of the site, unless otherwise agreed in writing by the Local Planning Authority.</p>