



**Brighton & Hove  
City Council**

# **PLANNING COMMITTEE ADDENDUM**

**2.00PM, FRIDAY, 14 JANUARY 2011**

**COUNCIL CHAMBER, HOVE TOWN HALL**



# ADDENDUM

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200. TO CONSIDER AND DETERMINE PLANNING APPLICATIONS ON THE PLANS LIST -	1 - 2
<u>LATE LIST CONTENT</u>	



Page	Site Address	Application No.	Comment
9	Land adjoining 481 Mile Oak Road	BH2010/01967	<p>The applicant has submitted an updated ecology survey for the site. The survey reaffirms previous findings and states that:-</p> <ul style="list-style-type: none"> <li>• “Whilst badgers are known to use the local area, and may indeed cross the site, no signs of foraging and no setts or latrines were found on site. This indicates that the site may not be of significance to the local badger group in terms of food or shelter, but the site is used as a commuting zone;</li> <li>• Badger paths can be accommodated on site and through the careful design of the development. The badger paths can be maintained within open space and planted with species which delineate the badger path from open access. This can be considered a ‘badger corridor’ which will enable the continual use of the badger path and commuting zone;</li> <li>• Slow worms have been allegedly found on the edges of the site. Whilst this is possible, the majority of the site does not support habitat which is favourable for such species. The grassland was limited and very tightly grazed, providing negligible foraging potential for common reptiles species. Additionally the area was lacking in areas for hibernation and refuge;</li> <li>• Any reptiles that maybe present on site will...be maintained within the area. As the badger ‘corridor’ area is found adjacent to the highways land, the corridor will be linked to additional habitat ensuring that individuals are free to move in the wider landscape.”</li> </ul> <p><b>Response:</b> The recommended conditions (nos. 11, 12 &amp; 17) would secure measures to ensure the badger corridor and wildlife area is implemented as part of the development.</p> <p>In relation to slow worms the following condition is recommended:- Prior to commencement of development a Reptile Translocation and Conservation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of the trapping method to be used and the receptor site, and shall be implemented in accordance with the agreed details prior to commencement of the development.</p> <p><b>Reason:</b> In order to avoid any harmful impact from the development on known slow worm habitats on the site, and to comply with policy QD18 of the Brighton and Hove Local Plan.</p>

60	Mill House, Overhill Drive	BH2010/03233	<p>The applicant has submitted revised plans clarifying the position relating to the protected trees on the site. There are a number of trees on the wider site which are covered by TPOs. The proposed development would result in the removal of 11 trees one of which is protected by a TPO.</p> <p>As a result of the revised plans Condition 18 is now to read:          “The development hereby permitted shall be carried out in accordance with the approved drawing nos. 1012 1.01, 2.01, and 2.02 received 12 October 2010 and drawing nos. 1012 2.03 Rev A, 2.04 Rev A, 2.05 Rev A, 2.06 Rev A received 7 January 2011.</p> <p><b>Reason:</b> For the avoidance of doubt and in the interests of proper planning.”</p> <p>Two additional <u>objections</u> have been received from the occupiers of <b>22 Old London Road</b>, and <b>15 Audrey Close</b>. Their objections relate to access to the site, construction traffic, loss of privacy and overshadowing, and impact upon wildlife. These objections have been raised by previous objectors and have been considered within the report.</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).