

11<sup>th</sup> January 2017 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment																								
1	46-54 Old London Road, Patcham, Brighton	BH2016/01961	<p><b>Amend reason for refusal 4</b> to read: The applicant has not committed to complying with the requested developer contributions towards affordable housing, open space and indoor sport, sustainable transport, an artistic component and the Council’s local employment scheme, required in order to mitigate against the impacts of the development. The applicant has not sought to address these impacts in any other way, and has not justified this through a financial viability assessment of the scheme. The development proposed is therefore contrary to saved Brighton &amp; Hove Local Plan policy HO12 and Brighton &amp; Hove City Plan Part One policies SA6, CP2, CP7, CP9, CP13, CP14, CP16, CP17, CP19 and CP20.</p> <p><b>Amend Paragraph 8.10</b> to “As such, the Policy Officer considers policies HO12 and CP20 to apply...”</p> <p><b>Amend paragraph 8.13</b> to delete policies CP5 and CP18 from the list.</p> <p><b>2 (two)</b> further objections received from <b>4 Saxon Way and 1 Brompton Close</b> on grounds of congestion of the village, parking congestion, no further assisted living units are required and loss of existing houses.</p>																								
45	Court Farm House, King George VI Avenue, Hove	BH2015/04184	<p><b>Amended Condition 1</b> to read:</p> <p>The development hereby permitted shall be carried out in accordance with the approved drawings listed below. Reason: For the avoidance of doubt and in the interests of proper planning.</p> <table border="1"> <thead> <tr> <th>Plan Type</th> <th>Reference</th> <th>Version</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Location Plan</td> <td>PL_001</td> <td></td> <td>19 November 2015</td> </tr> <tr> <td>Block Plan Existing</td> <td>PL_002</td> <td></td> <td>19 November 2015</td> </tr> <tr> <td>Existing Elevations</td> <td>(AA,FF) PL_003</td> <td></td> <td>19 November 2015</td> </tr> <tr> <td>Existing Elevations</td> <td>(JJ, KK) PL_004</td> <td></td> <td>19 November 2015</td> </tr> <tr> <td>Block Plan Proposed</td> <td>(LEVEL -01)</td> <td></td> <td>19 November 2015</td> </tr> </tbody> </table>	Plan Type	Reference	Version	Date Received	Location Plan	PL_001		19 November 2015	Block Plan Existing	PL_002		19 November 2015	Existing Elevations	(AA,FF) PL_003		19 November 2015	Existing Elevations	(JJ, KK) PL_004		19 November 2015	Block Plan Proposed	(LEVEL -01)		19 November 2015
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				PL_009		
			Block Plan Proposed	(LEVEL 00) PL_010	Rev: B	27 October 2016
			Block Plan Proposed	(LEVEL 01) PL_011		19 November 2015
			Block Plan Proposed	(LEVEL 02) PL_012		19 November 2015
			Block Plan Proposed	(LEVEL 03) PL_013	Rev: B	27 October 2016
			Block Plan Proposed	(LEVEL 04) PL_014	Rev: A	27 October 2016
			Elevations Proposed	(AA, BB) PL_018	Rev: A	27 October 2016
			Elevations Proposed	(CC, DD) PL_019	Rev: A	27 October 2016
			Elevations Proposed	(EE, FF) PL_020	Rev: A	27 October 2016
			Elevations Proposed	(GG, HH) PL_021	Rev: A	27 October 2016
			Elevations Proposed	(JJ, KK) PL_022	Rev: A	27 October 2016
			Sections Proposed	(LL, MM) PL_023	Rev: A	27 October 2016
			Detail	(BAY 01) PL_024	Rev. A	27 October 2016
			Detail	(BAY 02) PL_025		19 November 2015
			Detail	(BAY 03) PL_026		19 November 2015
			Floor Plans Proposed	(01) PL_027	Rev: B	27 October 2016
			Floor Plans Proposed	(02) PL_028	Rev: B	27 October 2016
			Floor Plans Proposed	(03) PL_029		19 November 2015
			Floor Plans Proposed	(04) PL_030	Rev: A	27 October 2016
			Other	SECTION AND OVERLAY SK_016		27 October 2016
			Other	CROSS SECTION AND OVERLAY SK_019		27 October 2016
			Landscaping Proposed	LANDSCAPE AREAS SK_020		27 October 2016
			Landscaping Proposed	LANDSCAPE MASTERPLAN	Rev: 5	5 December 2016

				0071.P.102		
			Landscaping Proposed	DETAIL BLOCK A 0071/PL/103	Rev: 3	7 January 2016
			Landscaping Proposed	DETAIL BLOCK D 0071/PL/104	Rev: 3	7 January 2016
			Landscaping Proposed	COMMUNAL GARDEN 0071/PL/105	Rev: 3	7 January 2016
			Landscaping Proposed	TREE PLANTING 0071/PL/201	Rev: 5	5 December 2016
			Landscaping Proposed	GENERAL PLANTING 0071/PL/202	Rev: 2	7 January 2016
			Landscaping Proposed	PLANT CONTACT SHEET 0071/PL/203	Rev: 2	7 January 2016
			Other	OWNERSHIP/ MANAGEMENT 0071/PL/204	Rev: 2	21 January 2016
			Sections Proposed	0071/PL/301	Rev: 2	7 January 2016
			Sections Proposed	0071/PL/302	Rev: 2	7 January 2016
			Sections Proposed	0071/PL/303	Rev: 2	7 January 2016
			Other	HARDSCAPE DETAILING 0071/PL/401	Rev: 2	7 January 2016
			Other	HARDSCAPE WALLS 0071/PL/402	Rev: 1	7 January 2016
			Other	LIGHTING/FURN ITURE 0071/PL/501	Rev: 2	7 January 2016
			Other	WILDLIFE/ECOL OGY 0071/PL/601	Rev: 2	7 January 2016

**Additional condition:** Requiring Construction Environmental Management Plan including waste audit;

Condition 34:

No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

- (i) The phases of the Proposed Development including the forecasted completion date(s)
- (ii) A commitment to apply to the Council for prior consent under the Control of Pollution Act 1974 and not to Commence Development until such consent has been obtained
- (iii) A scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme)
- (iv) A scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management vibration site traffic and deliveries to and from the site
- (v) Details of hours of construction including all associated vehicular movements
- (vi) Details of the construction compound
- (vii) A plan showing construction traffic routes
- (viii) An audit of all waste generated during construction works, to include
  - a) the anticipated nature and volumes of waste that the development will generate,
  - b) where appropriate, the steps to be taken to ensure the maximum amount of waste arising from development on previously developed land is incorporated within the new development
  - c) the steps to be taken to ensure effective segregation of wastes at source including, as appropriate, the provision of waste sorting, storage, recovery and recycling facilities
  - d) any other steps to be taken to manage the waste that cannot be incorporated within the new development or that arises once development is complete.

The construction shall be carried out in accordance with the approved CEMP.

**Reason:** As this matter is fundamental to the protection of amenity, highway safety

and managing waste throughout development works and to comply with policies QD27, SU9, SU10 and TR7 of the Brighton & Hove Local Plan, policy CP8 of the City Plan Part One, and WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and Supplementary Planning Document 03 Construction and Demolition Waste.

**Amended S106 Heads of Terms:** Delete requirement for Construction Environmental Management Plan, add the requirement for a Travel Plan, amend to read Residential Travel Pack, amend the affordable housing tenure mix and confirm areas of spending for open space contribution;

**S106 HEADS OF TERMS**

- 40 percent affordable housing (15 units for social rented housing or affordable rented housing and 13 units for intermediate housing),
- A contribution of £36,500 towards an Artistic Component / public realm
- A contribution of £117,029 towards the cost of providing secondary (£97,540) and sixth form education (£19,489);
- A contribution of £25,800 towards the Local Employment Scheme,
- Construction Training and Employment Strategy including a commitment to using 20 percent local employment during the demolition and construction phases of the development,
- A Transport Contribution of £51,750,
- A Residential Travel Pack
- Travel Plan
- A long-term management and maintenance plan for the proposed public/communal open space areas, and
- A contribution of £193,702 towards open space and indoor sport to be spent at;

Children's Play

- Hove Park and/or Hangleton Park, Dyke Road Park

Parks and Gardens / Natural Semi Natural /Amenity elements

- Hove Park and/or Three Cornered Copse

			<p>Outdoor Sports</p> <ul style="list-style-type: none"> <li>• Hove Park and/or Nevill Recreation Ground, Hove Recreation Ground</li> </ul> <p>Indoor Sports</p> <ul style="list-style-type: none"> <li>• King Alfred and/or Withdean Sports Complex</li> </ul> <p>Allotments</p> <ul style="list-style-type: none"> <li>• Weald and/or North Nevill allotments</li> </ul> <p><b>Delete Informative 14</b> - as Travel Plan now required by amended S106 Head of Terms.</p>
139	57 Hornby Road, Brighton	BH2016/02810	<p><b>Amend description</b> to read: Change of use from three bedroom single dwelling (C3) to four bedroom small house in multiple occupation (C4). (Retrospective)</p> <p>The plans show that there will be three bedrooms to the first floor and a further bedroom to the ground floor</p> <p><b>Additional Condition:</b> No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse as provided for within Schedule 2, Part 1, Classes A - E 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) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.</p> <p><b>Reason:</b> The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton &amp; Hove Local Plan.</p>

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).