

6 March 2024 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment																																																																								
Item A, p23	65 Orchard Gardens Hove BN3 7BH	BH2023/02756	Approved Documents Added to Condition 1:																																																																								
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<p>Item C: Page 79</p> <p>P81</p> <p>P82</p>	<p>Land Adjacent To American Express Stadium Village Way</p>	<p>BH2023/02872</p>	<p>Amended Biodiversity Net Gain Provision: An amended Biodiversity Statement has been submitted which proposes planting two trees within the VIP car park north of the site. This is within the application site, closer to the Fan Zone and within Brighton & Hove. This proposal would achieve a 125.12% net gain in biodiversity, in accordance with Policies CP10 and DM37; and would be within the application site, so could be secured by condition rather than legal agreement.</p> <p>As a result, the Head of Terms need amending to remove reference to off-site compensatory habitat:</p> <p>“Employment training</p> <ul style="list-style-type: none"> • Developer contribution of £15,770 to be paid prior to site commencement. • The Employment Training Strategy should be submitted for approval at least 1 month prior to commencement of the development. <p>Management</p> <ul style="list-style-type: none"> • Requirement to provide off-site compensatory habitat (one new native tree as specified in the Biodiversity Net Gain Report (Ecology Partnership, October 2023) and scheme to ensure its maintenance for 30 years, including replacement if it dies.” <p>The Biodiversity Net Gain report listed in condition 1 also needs updating to refer to the document submitted in February 2024.</p> <p>Delete condition 7 – foul sewer capacity Southern Water have already confirmed they are satisfied that the scheme would not result in any increased flow to the sewerage system so the condition is not necessary.</p> <p>Update to Condition 13: Bee Bricks</p> <p>Update to Condition 13: there would be no exposed brickwork to accommodate a bee bricks so proposed to provide a ‘bee home’ within a nearby tree.</p> <p>Condition 13:</p>

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P83			<p>“At least one bee home shall be incorporated within the external wall of the development hereby approved <u>application site</u> and retained as such thereafter.</p> <p>Reason: To enhance the biodiversity of the site and to comply with Policy DM37 of Brighton & Hove City Plan Part 2, Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.”</p> <p>Amend condition 16 – Shallow Foundations: Applicant has requested review of foundations by Southern Water rather than restriction on depth.</p> <p>The development shall only be brought forward using shallow foundations that do not adversely affect the water infrastructure under lying the site.</p> <p><u>No development shall take place until details of the piled foundations and measures to ensure the protection of the aquifer have been submitted to and approved in writing by, the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.</u></p> <p>Reason: To safeguard the fresh and foul water infrastructure in the vicinity of the site, in accordance with Policy DM42 of Brighton & Hove City Plan Part 2.</p>
P83			<p>Amend condition 17: Habitat Management and Monitoring Plan: Remove reference to the number of swift boxes to allow flexibility, subject to site requirements and comments from Ecologists.</p> <p>No development shall take place until Habitat Management and Monitoring Plan (HMMP) for the provision of a minimum 10% biodiversity net gain within a 30 year period, to include the planting of two native (preferably whitebeam) trees in the area specified in the Biodiversity Net Gain Report (Ecology Partnership, dated February 2024), to be managed to achieve and maintain at least moderate condition, has been submitted to and approved in writing by the local planning authority. The HMMP shall include the following parts:</p> <p>a) Description and evaluation of habitat/features proposed (to include full Metric (using most current version), details of condition assessments and a specification for a</p>

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P88 P98			<p>minimum of 20 No. bird boxes/bricks (with a minimum of 50% targeting swift) including details of box type, number and location); b) Identification of adequate baseline conditions (for management and monitoring...[etc.]</p> <p>Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy DM37 of Brighton & Hove City Plan Part 2, Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.</p> <p>Amendment to Paragraph 5.3:</p> <p>A representation in support was received from the University of <u>Sussex</u>, not Brighton.</p> <p>Update to Paragraph 9.40: The planting of an additional would result in the scheme delivering 125.12% biodiversity net gain, rather than the 13.95% noted in this paragraph.</p>																								
Item E, P135- 136	St Joseph's Church Hall, 6 Milton Road, Brighton BN2 9TQ	BH2023/02679	<p>Update to Documents Listed in Condition 1:</p> <p>Section locations clarified and updated to reflect changes to Elm Grove (northern) elevation.</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 and block Plan</td> <td>09092-LEP-01-00-DR-A-00100</td> <td>P03</td> <td>6 October 2023</td> </tr> <tr> <td>Block Plan</td> <td>09092-LEP-01-00-DR-A-00101</td> <td>P04</td> <td>6 October 2023</td> </tr> <tr> <td>Proposed Drawing</td> <td>09092-LEP-01-00- DR-A-00301</td> <td>P09</td> <td>23 February 2024</td> </tr> <tr> <td>Proposed Drawing</td> <td>09092-LEP-01-01-DR-A-00302</td> <td>P09</td> <td>23 February 2024</td> </tr> <tr> <td>Proposed Drawing</td> <td>09092-LEP-01-02-DR-A-00303</td> <td>P09</td> <td>23 February 2024</td> </tr> </tbody> </table>	Plan Type	Reference	Version	Date Received	Location and block Plan	09092-LEP-01-00-DR-A-00100	P03	6 October 2023	Block Plan	09092-LEP-01-00-DR-A-00101	P04	6 October 2023	Proposed Drawing	09092-LEP-01-00- DR-A-00301	P09	23 February 2024	Proposed Drawing	09092-LEP-01-01-DR-A-00302	P09	23 February 2024	Proposed Drawing	09092-LEP-01-02-DR-A-00303	P09	23 February 2024
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			Proposed Drawing	09092-LEP-01-03-DR-A-00304	P05	23 February 2024
			Proposed Drawing	09092-LEP-01-XXDR-A-00305	P09	26 January 2024
			Proposed Drawing	09092-LEP-01-XXDR-A-00405	P05	23 February 2024
			Report/Statement	Planning Statement		3 October 2023
			Report/Statement	Daylight and Sunlight Assessment		8 November 2023
			Report/Statement	Pre-Demolition Audit	D15/01/E NS V1	30 October 2023
			Report/Statement	Whole Life Carbon Assessment	5083 Rev D	30 October 2023
			Report/Statement	Design, Access and Heritage Statement		31 October 2023
			Report/Statement	Transport Assessment	14042	29 November 2023

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Item F, p155	22 Osmond Road Hove BN3 1TE	BH2023/03090	<p>Update to Plans Listed in Condition 1:</p> <p>All plans (pre-existing and proposed) have been updated to include the trees on the site.</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 and block plan</td> <td>2186-PA-001</td> <td></td> <td>22 November 2023</td> </tr> <tr> <td>Proposed Drawing</td> <td>2186-PA-002</td> <td>B</td> <td>23 February 2024</td> </tr> <tr> <td>Proposed Drawing</td> <td>2186-PA-003</td> <td>B</td> <td>23 February 2024</td> </tr> <tr> <td>Proposed Drawing</td> <td>2186-PA-004</td> <td>B</td> <td>23 February 2024</td> </tr> <tr> <td>Proposed Drawing</td> <td>2186-PA-005</td> <td>B</td> <td>23 February 2024</td> </tr> <tr> <td>Proposed Drawing</td> <td>2186-PA-010</td> <td>B</td> <td>25 January 2024</td> </tr> <tr> <td>Report/Statement</td> <td>Tree Constraints Plan</td> <td></td> <td>12 February 2024</td> </tr> <tr> <td>Proposed Drawing</td> <td>PJC/6288/23/A</td> <td></td> <td>23 February 2024</td> </tr> <tr> <td>Other</td> <td>2186-EX-002</td> <td>B</td> <td>23 February 2024</td> </tr> <tr> <td>Other</td> <td>2186-EX-003</td> <td>B</td> <td>23 February 2024</td> </tr> <tr> <td>Other</td> <td>2186-EX-004</td> <td>B</td> <td>23 February 2024</td> </tr> <tr> <td>Other</td> <td>2186-EX-005</td> <td>B</td> <td>23 February 2024</td> </tr> <tr> <td>Other</td> <td>2186-EX-010</td> <td>B</td> <td>8 February 2024</td> </tr> <tr> <td>Other</td> <td>2186-EX-001</td> <td>A</td> <td>28 November 2023</td> </tr> </tbody> </table>	Plan Type	Reference	Version	Date Received	Location and block plan	2186-PA-001		22 November 2023	Proposed Drawing	2186-PA-002	B	23 February 2024	Proposed Drawing	2186-PA-003	B	23 February 2024	Proposed Drawing	2186-PA-004	B	23 February 2024	Proposed Drawing	2186-PA-005	B	23 February 2024	Proposed Drawing	2186-PA-010	B	25 January 2024	Report/Statement	Tree Constraints Plan		12 February 2024	Proposed Drawing	PJC/6288/23/A		23 February 2024	Other	2186-EX-002	B	23 February 2024	Other	2186-EX-003	B	23 February 2024	Other	2186-EX-004	B	23 February 2024	Other	2186-EX-005	B	23 February 2024	Other	2186-EX-010	B	8 February 2024	Other	2186-EX-001	A	28 November 2023
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Item G, P178	10 Meadow Close, Hove	BH2023/02789	<p>Additional Representations Received</p> <p>Five (5) additional objections have been received from local residents, raising the following additional issues:</p> <ul style="list-style-type: none"> - The amendments have not addressed concerns raised; development will still cause harm to amenities of residents of no.9. 																																																												

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			<p>- The applicant made the property derelict and removed all the trees from the garden.</p> <p><i>Officer Response:</i> The reduction in scale of the single storey rear wing, secured during the lifetime of the application, is considered to result in an acceptable impact on the amenities of neighbouring residents.</p> <p>The loss of habitat and trees in the rear garden is regrettable but this was not subject to any statutory protections. Permission is recommended to be granted subject to a landscaping condition that will require planting to improve the biodiversity of the land.</p> <p>The total number of objections received is now eleven (11), originating from a total of six (6) individuals.</p>																				
Item I, p219	14 Millcross Road, Portslade	BH2023/03224	<p>Update to Plans Revision to plans listed in Condition 1: Drawing number 11991-1C updated to show the new window fitted to the existing side elevation of the gable.</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>Proposed Drawing</td> <td>11991-1</td> <td>C</td> <td>27 February 2024</td> </tr> <tr> <td>Location Plan</td> <td></td> <td></td> <td>05 December 2023</td> </tr> <tr> <td>Block Plan</td> <td></td> <td></td> <td>05 December 2023</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Plan Type	Reference	Version	Date Received	Proposed Drawing	11991-1	C	27 February 2024	Location Plan			05 December 2023	Block Plan			05 December 2023				
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