

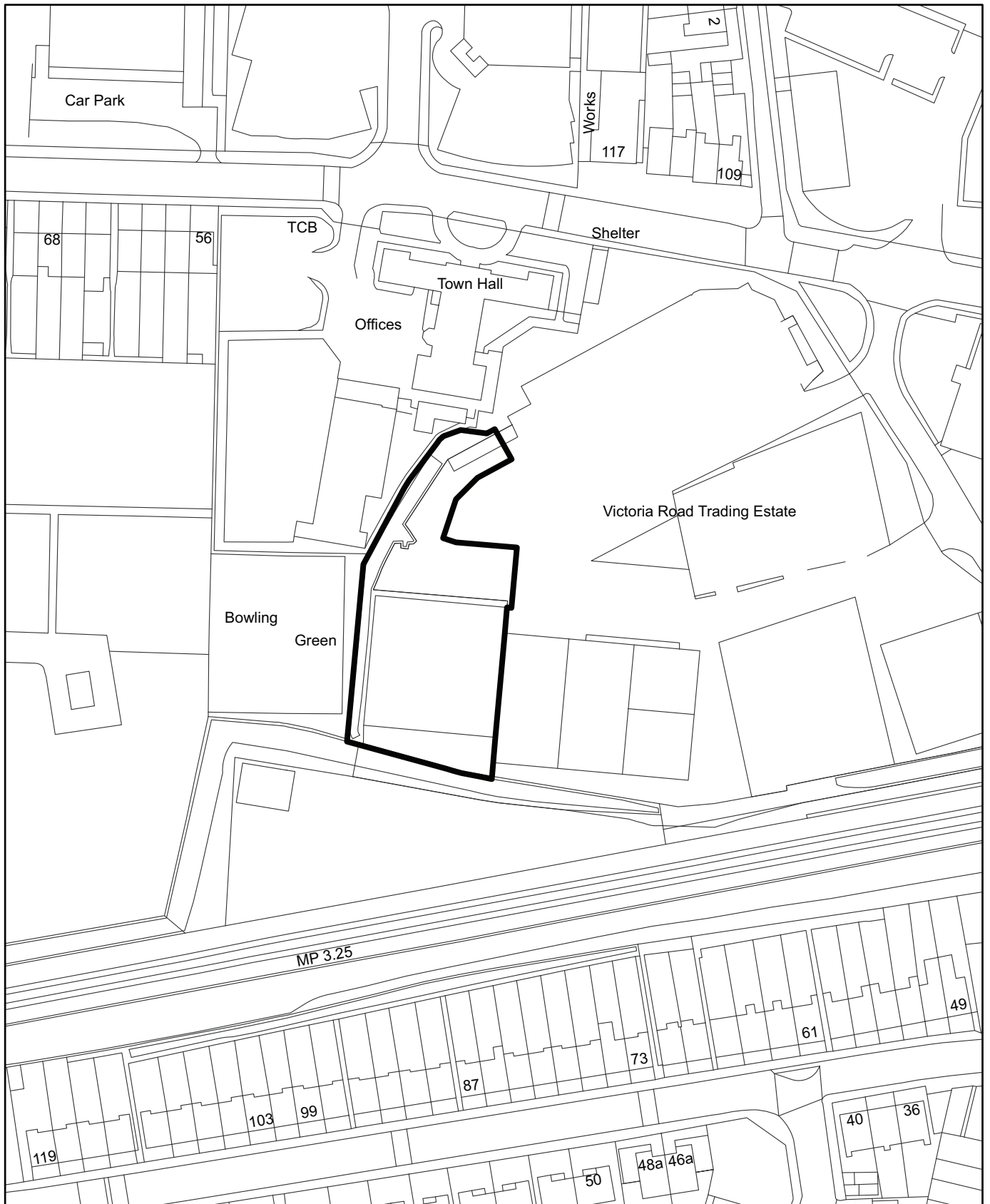
**PLANS LIST
ITEM A**

**Unit 7b & 7c Victoria Road Trading Estate,
Victoria Road, Portslade**

**BH2012/02225
Full planning consent**

31 OCTOBER 2012

BH2012/02225 Unit 7b & 7c Victoria Rd Trading Estate, Victoria Rd, Portslade



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2012/02225	<u>Ward:</u>	SOUTH PORTSLADE
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Unit 7b & 7c Victoria Road Trading Estate, Victoria Road, Portslade		
<u>Proposal:</u>	Temporary change of use from warehouse (Class B8) to climbing wall centre (Class D2) for a period of 5 years. Associated external alterations including addition of extract fans and access ramps.		
<u>Officer:</u>	Clare Gibbons: Tel: 292454	<u>Valid Date:</u>	02/08/2012
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	01/11/2012
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Lewis & Co Planning, Paxton Business Centre, Portland Road, Hove		
<u>Applicant:</u>	Pitch 9 Climbing Ltd, C/O Lewis & Co Planning		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to be **MINDED TO GRANT** planning permission subject to the completion of a S106 agreement and the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application relates to a vacant warehouse unit in the south-west corner of the Victoria Road Industrial Estate and forms part of a larger unit that was last used as a warehouse having received planning permission in 2010 to be subdivided. That permission (ref: **BH2010/00353**) has not been implemented. There is hardstanding in front of the premises for car parking.
- 2.2 The surrounding area is mixed in character with occupied industrial units to the east of the site. To the north of the site is Portslade Town Hall and associated offices. A bowling green is immediately adjacent to the west of the application premises with the cemetery beyond. To the south is the railway line that runs between Fishergate and Portslade Stations. The nearest residential premises are over 60 metres to the south in Vale Road and 70 metres to the north in Victoria Road.

3 RELEVANT HISTORY

BH2012/02640: On 3rd September 2012 a planning application was received seeking permission to undertake alterations to facilitate subdivision and create a smaller warehouse unit (i.e. 7A Victoria Road trading estate). Currently undetermined.

BH2010/00353: On 5th May 2010 full planning permission was granted to divide the existing warehouse into three units comprising warehouse floorspace, office accommodation and trade counter. This has not been implemented.

BH2007/01721: On 20th March 2008 outline permission was granted for the redevelopment of the industrial estate with a car showroom and two B1 units and two B1/B2/B8 unit. This has not been implemented.

BH2006/02661: On 2nd October 2006 a certificate of lawfulness was approved for the existing use of Unit 7 as a trade counter & warehouse.

BH2005/00918/FP: On 6th May 2005 planning permission was granted for the erection of a 2.4m high palisade fencing around the estate boundary. This has been implemented.

BH2003/02114/FO: On 19th August 2003 planning permission was granted for the erection of 2.4m high palisade fencing on the western boundary of the estate.

BH1999/01190/FP: On 23rd August 1999 planning permission was granted for the formation of new trade counter entrance to front elevation.

3/80/0366: On 25th July 1980 planning permission was granted for the redevelopment of the existing industrial estate, including demolition of 3 units and part demolition of one existing unit and construction of 4 new units (nos. 3,4 and 6) industrial and no. 7 warehouse.

4 THE APPLICATION

- 4.1 Full planning permission is sought for a temporary change in the use of units 7b and 7c for a period of 5 years from a warehouse (Class B8) to a recreational climbing wall centre (Class D2 Assembly).
- 4.2 The warehouse comprises one large industrial unit. The proposal would involve installing a partition to create units 7b and 7c, which would comprise 1,086 square metres for use as a recreational climbing wall centre (Class D2).
- 4.3 An application is also being considered by the City Council to regularise the use of the remaining floorspace (unit 7a) which would be retained as a smaller warehouse with ancillary office and trade counter (ref: **BH2012/02640**); this report is also on this Agenda for determination.
- 4.4 The proposed climbing walls would be in the main warehouse area with ancillary offices, changing rooms, toilets, sports classrooms, reception and refreshment area to the front of the building on ground and first floor levels. 22 existing parking spaces would be available for the proposed use (3 spaces would be available for people with disabilities) and 8 new bicycle spaces are proposed adjacent to the western site boundary, together with a landscaping scheme.
- 4.5 The proposal also includes external alterations, namely the addition of two extract fans at first floor level on both the south and west elevations and ramps that would provide access for people with disabilities.

5 PUBLICITY & CONSULTATIONS

External:

- 5.1 **Neighbours:** 441 supportive responses have been received as set out in Appendix 1 attached to the report. Support has been expressed on the

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following grounds: creation of community spirit, would improve health, create jobs, a much needed facility, improve communication skills, great all weather facility, promote sustainable development, generate business, less travel to other climbing facilities, visitor attraction and improve sporting opportunities.

- 5.2 **Mike Weatherley MP:** Supports the proposal.
- 5.3 **British Mountaineering Council:** Support and express the view that it is a much needed facility, which would be a great asset to the local community and suitable for the area and promote the physical and social benefits of rock climbing.
- 5.4 **Crime Prevention Officer:** Recommends security measures and an informative is recommended detailing these measures.
- 5.5 **Environment Agency:** No objection.
- 5.6 **Fire Safety Inspector:** No comments at this stage but will comment on the detailed proposals when Building Regulations approval is sought for the new temporary use, if the application is granted.
- 5.7 **Southern Gas Networks:** Comment that there is a Low/Medium/Intermediate Pressure gas main in proximity to the site, however, the proposal does not involve any excavation work. An informative has been added advising of the presence of this pipeline.
- 5.8 **Southern Water:** No objection and recommends an informative regarding connection to the public sewerage system.
- 5.9 **UK Power Networks:** No objection.
- Internal:**
- 5.10 **Access Officer:** No comments.
- 5.11 **Ecologist:** No comments.
- 5.12 **Economic Development:** No adverse comments.
- 5.13 **Environmental Health:** Approve with conditions.
- 5.14 **Planning Policy:** Extant planning permission (ref: **BH2010/03937**) for 'Temporary part change of use for a period of 10 years from General Industrial (B2) to Climbing Wall Centre (D2)' for the former Metal Finishers at the corner of Newtown Road and Goldstone Lane, already addresses needs highlighted by the 2009 recreation study and the provisions of policy SR17; and would facilitate the refurbishment of the remaining building so supporting the identified Newton Road Industrial EM1 allocation. The application site has been recently upgraded so should remain available to support B2/B8 employment use within the city. Furthermore, the possible combination of both sites coming

forward with Class D2 use will increase the city wide loss of Class B2/B8 use in the short to medium term to an unacceptable level.

5.15 Sports Facilities/Sports Development: Strongly supports the proposal.

5.16 Highway Authority: No objection and recommends conditions.

Trip generation: The submitted Transport Statement forecasts there would be 169 daily visitor trips to the site and the level of visitors will not change significantly between a weekday and weekend. The busiest part of the day (when 75% of visitors to the site are forecast to attend) would be between 18.00 and 22.00 hours. It is considered the forecast trip generation would be similar to the existing permitted Class B8 use and the site benefits from being close to Portslade railway station and the bus services on Victoria Road and Carlton Terrace. Recommends a condition restricting the use to a rock climbing centre only and no other Class D2 land use, which could result in higher trip generation.

5.17 Car parking: The applicant is not proposing to alter the existing provision of car parking, which is in line with the maximum car parking standards in SPG04 and is deemed acceptable. Part of the proposal involves providing three car parking spaces for people with disabilities close to the main entrance and a revised layout has been secured that shows that they are now laid out in accordance with Department for Transport guidance.

5.18 Cycle parking: 8 cycle spaces are proposed to the front of the unit, which is in excess of the minimum standard of 5 cycle parking spaces in total. A condition is recommended to secure full details.

5.19 Deliveries & servicing: The delivery and servicing movements associated with the proposed use are considered to have less of an impact when compared with the existing permitted Class B8 land use.

5.20 VisitBrighton (Tourism Department): Welcomes the application.

6 MATERIAL CONSIDERATIONS

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

6.2 The development plan comprises:

- The Regional Spatial Strategy, The South East Plan (6 May 2009);
- East Sussex and Brighton & Hove Minerals Local Plan (November 1999);
- East Sussex and Brighton & Hove Waste Local Plan (February 2006);
- Brighton & Hove Local Plan 2005 (saved policies post 2004).

6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.

- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF. At the heart of the NPPF is a presumption in favour of sustainable development.
- 6.5 All material considerations and any policy conflicts are identified in the considerations and assessment section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF) March 2012

Brighton & Hove Local Plan 2005:

TR1	Development and the demand for travel
TR2	Public transport accessibility and parking
TR7	Safe development
TR14	Cycle access and parking
TR18	Parking for people with a mobility related disability
TR19	Parking standards
SU9	Pollution and nuisance control
SU10	Noise nuisance
SU11	Polluted land and buildings
QD2	Design – key principles for neighbourhoods
QD27	Protection of Amenity
EM1	Identified employment sites (industry and business)
EM3	Retaining the best sites for industry
SR17	Small scale sporting and recreational facilities

Supplementary Planning Guidance:

SPGBH4 Parking Standards

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main consideration in the determination of this application is the potential loss of employment floorspace protected by policy EM1 of the Brighton & Hove Local Plan. Additional considerations include the need for such a climbing wall facility, transport issues and any impact on the amenity of neighbouring occupiers

Land use:

- 8.2 The application site forms part of the Victoria Road Industrial Estate, where policy EM1 identifies there should be primarily industrial and business use (Use Classes B1(b), (c) and B2). The protection of allocated EM1 employment sites is supported by the Employment Land Study 2006 and its update of 2009. Emerging information to support the emerging plan indicates that there is an ongoing requirement for Class B2/B8 uses within the city, although these studies are not yet finalised. The premises have been vacant since January 2009 and were last occupied by electrical wholesalers (Newery & Eyre) so their lawful use is warehouse (Class B8). The proposal is to use two thirds of the unit as a climbing wall facility and the remaining third would be used as a

smaller warehouse unit with an office and trade counter (there is a separate application to regularise this proposal that is currently under consideration (Ref: **BH2012/02640**). A key consideration of the proposed change of use is the potential loss of employment floorspace.

- 8.3 The Design & Access and Planning Statement submitted in support of this application outlines that the premises have been marketed without success since October 2009, when the former occupiers' exercised a break in their lease. The Statement also details the renovation work that the landlord has undertaken to the premises and that planning permission (ref: **BH2012/00353**) was obtained to subdivide the unit into three units to attract smaller firms. An accompanying letter from the estate agent details the marketing efforts that have been undertaken in respect of marketing Unit 7. This has included advertising on the marketing board at the entrance of the estate, circulation of a brochure and placing on relevant property web sites. Also it details the interest that they have received with many prospective occupiers not progressing due to the current economic climate. The Economic Development Team has confirmed that the property has been marketed on the City Council's commercial property database for a considerable time period. They consider that the quoted rent is very competitive taking into account the refurbishment that has taken place and the proposal would compare favourably in terms of job creation.
- 8.4 The applicants also applied for 'Temporary part change of use for a period of ten years from General Industrial (Class B2) to Climbing Wall Centre (Class D2)' for a site within the identified Newton Road Industrial Area. In that case, temporary permission was granted on the basis that those premises had been vacant since 2004 and the proposal would have facilitated the improvement of the remainder of the buildings and its use back into employment use. The applicants have stated that the site owner of the Newton Road site has chosen not to redevelop and so they have submitted this application.
- 8.5 The applicants have outlined that they would like a ten year permission in line with their business plan. Their bank funding is agreed on this basis - the start up costs are in the region of £300,000 and 10 years is a suitable length of time for a return on their investment. They have also stated that they will continue to search for a permanent home and have provided a list of other sites that they have looked at to date but are not considered suitable. There are concerns that the proposed length of time 'establishes' the use in planning terms and would prejudice the long term use of the site for Class B uses, which is needed according to the 2006 Employment Land Studies and 2009 update. The extant permission (ref: **BH2010/03937**) for a climbing wall at Newton Road is valid until March 2021 so there is also concern that the implementation of both permissions would increase the city wide loss of Class B2/B8 use in the short term to an unacceptable level. Therefore, it is recommended that a condition is attached giving a five year permission and a legal agreement is completed requiring that the use can not be implemented should the Newton Road permission have been implemented. These provisions would ensure that there would not be a permanent or unacceptable loss of Class B2/B8 floorspace.

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- 8.6 The proposal involves subdividing this large warehouse unit into one unit of 1,086 square metres for the proposed climbing wall and a smaller unit. This smaller unit would be in line with the planning permission granted on 5th May 2010 for the sub-division of the existing warehouse, office and trade counter (ref: **BH2010/00353**). Therefore, it is considered the continuing use of the smaller unit for employment purposes would not be prejudiced and a planning application is currently under consideration to regularise the situation (ref: **BH2012/02640**).
- 8.7 Policy SR17 encourages smaller scale sporting and recreational facilities subject to certain provisos, which the proposed climbing wall use complies with as: it is close to its intended communities, well served by public transport and not have a harmful impact on the local environment. The application site lies adjacent to existing community facilities including the bowling pavilion and bowling green at Portslade Town Hall and in very close proximity to the outdoor recreation ground and children's playground on Victoria Road.
- 8.8 A statement prepared by the applicant and submitted in support of the application, states that there are no significant facilities within 30 miles of Brighton & Hove. The nearest facilities are: the Adur Activity Centre in Shoreham (80square metres of climbing), the Lewes Leisure Centre (1 roped lines, 28 square metres of climbing), Evolutionnear Wadhurst (3 roped lines, 400 square metres of low height) and K2 near Crawley (22 roped lines, 8 to 12m high). The statement outlines that initially the premises would be used as a bouldering centre offering un-roped climbing over 'crash' mats. The climbing structures will be built using multi-angled plywood faces attached to timber frames and would contain a number of routes for all climbing abilities.
- 8.9 The Sports Facilities/Sports Development Team strongly support the proposal. They have outlined that successive studies have demonstrated the need for a climbing centre and it would support the objectives of a number of the City Council's policy documents and strategies (including Corporate Plan (Tackling Inequality), Indoor Sports Facilities Plan 2012-22, Open Space Sport & Recreation Report). They have also commented that it would offer a wide range of physical activity opportunities to all sections of the community. VisitBrighton welcome the application and consider that the proposal would: positively enhance the City's Leisure facilities for both residents and tourists, provide a unique offering in the Portslade area and would attract and support tourism outside of the main season. The British Mountaineering Council supports the proposed use and has expressed the view that it would be a great asset to the local community and that indoor climbing is hugely popular with many bouldering centres similar to the one proposed by Ptich 9 now running successfully around the country. These comments are also echoed in the 441 supportive responses received (the majority from Brighton & Hove residents). A summary of the responses include: that the proposed use is a much needed facility, it would promote health and fitness, provide sporting opportunities in an all weather environment, bring economic benefits such as job creation, would improve social skills and reduce travelling times to other facilities.

8.10 The proposal would result in the loss of employment floorspace protected by policy EM1 of the Brighton & Hove Local Plan 2005. Despite attempts to make the unit more attractive (including extensive marketing and potentially providing smaller units), the application premises have remained vacant since October 2009. The proposed use as a Climbing Wall Centre would comply with policy SR17 and its provisos. It has attracted considerable support from residents in Brighton & Hove as well as further afield (433 responses in total). The Sport Facilities/Sports Development Department and British Mountaineering Council have also expressed their support. The proposal would bring the site into active use during this difficult economic climate. A condition is recommended restricting it to a temporary use of 5 years so that the long term Class B use of the site would not be prejudiced. Also it is recommended that a legal agreement is completed requiring that this permission is not implemented should the Newton Road permission have been implemented.

Transport:

8.11 A Transport Statement has been submitted in support of this application, which outlines that the existing access from Victoria Road would be used and forecasts 169 daily visitors trips to the site and that the level of visitors will not change significantly between a weekday and weekend. The busiest part of the day (when 75% of visitors to the site are forecast to attend) is between 18.00 and 22.00 hours. This equates to 127 climbers over the 4 hour period. Data obtained by the applicant from other sites states that a total of 18% of people would arrive by car to the site. However, the business case for the development is based on a model split of 40% for car drivers and passengers. The site benefits from being close to Portslade railway station and the bus services on Victoria Road and Carlton Terrace.

8.12 The Highway Authority considers that the forecast trip generation for the proposed use in terms of total trips and vehicle trips to be similar to the existing permitted B8 use of a trade counter. Whilst the majority of trips for the proposed use would be in the evenings, the trips for the lawful warehouse use would be during the day. It is considered that the servicing and delivery movement associated with the proposed use would have less of an impact when compared with the existing permitted Class B8 use. As it is likely that other Class D2 uses could generate more traffic, the Highway Authority recommends that a condition is attached to any permission restricting the use to a climbing wall centre only.

8.13 SPG04 states that the maximum car parking standard for a Class D2 land use (sports centre) outside a CPZ is 1 space per 10m² of facility plus 1 car space per 10 spectators, 1 car space per 3 staff and 1 coach stopping area. The proposal involves formalising the hardstanding in front of the unit and providing dedicated parking of 21 spaces (3 of which would be suitable for people with disabilities). The proposed level of car parking is deemed to be acceptable and in line with the maximum standards. Since submission, the car parking spaces for people with disabilities have been revised to be in line with Department for Transport standards. The submitted Transport Statement also indicates that there would be no overspill into the neighbouring car parks or adopted highway.

- 8.14 SPG04 states that a minimum of 1 cycle parking space and 1 additional space per 300m² of Class D2 floorspace is required. Since submission revisions have been sought to avoid a potential conflict between parked cars and the cycle parking. The current proposal involves 8 cycle parking spaces, which is considered to be acceptable, subject to a condition requiring further details of the proposed stands.
- 8.15 Overall, the Highway Authority raises no objection to the proposal and recommends that conditions are imposed restricting the use to a climbing wall and requiring the submission of details of the cycle stands.

Impact on Amenity:

- 8.16 Policy QD27 states that planning permission will not be granted for any development where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health. As the application site is on an industrial estate, the nearest residential properties are over 60 metres away and the main activities would be contained within the building, it is considered that there would not be a significant impact on residential amenity. The users and staff of the Climbing Wall Centre would access the site off Victoria Road. The applicants have indicated that the facility would be open from 07.00 to 22.00 and given the access to the premises would pass residential properties along Victoria Road, to safeguard residential amenity a condition is recommended to reflect the proposed opening hours.
- 8.17 Two louvred panels are proposed on each of the west and southern elevations. These are intended to provide air and it is understood that they would not serve mechanical plant. In line with the advice of Environmental Health an informative is recommended to advise that any complaints about nuisance that they receive will be investigated.
- 8.18 Environmental Health have also outlined that the site history indicates the previous uses of the area, such as a gravel pit, polish factory, asbestos, chemical drums and most recently above and below ground fuel storage are likely to have contaminated the land. Samples of the site previously taken have identified lead, benzo(a)pyrene and dibenzo(a,h)anthracene and although the report suggested the quantities found did not present a significant risk, no samples were taken within the building footprint. The applicant should therefore be aware that this is not a clean site. Whilst it appears there will be no breaking of ground or change to drainage in the proposed plans, it is considered good practice that a discovery strategy be applied to ensure that if there is any breaking ground, that works stop if anything untoward is identified in order to allow further assessment and a condition is recommended to this effect in line with policy SU11.

Design

- 8.19 Policy QD2 requires that all new developments should be designed to emphasise and enhance the positive qualities of the local neighbourhood. It is proposed to install two louvred panels within the existing cladding on both the rear and west elevations and ramps to facilitate access for people with

disabilities. It is considered that these proposed alterations would not appear incongruous on this utilitarian building and would not adversely affect the visual amenity of the area.

Other considerations

- 8.20 A Biodiversity First Impressions Checklist has been submitted in support of this application that indicates that there are no ecology issues arising from the proposal. The Ecologist has raised no comments in respect of the proposal.
- 8.21 A Waste Minimisation Statement has also been submitted in support of this application. The proposal does not involve significant building works and where possible it has been indicated that the waste materials would be reused on site.

9 CONCLUSION

- 9.1 The proposal would result in the loss of employment floorspace protected by policy EM1 of the Brighton & Hove Local Plan 2005. Despite attempts to make the unit more attractive (including extensive marketing and potentially providing smaller units), the unit has remained vacant since October 2009. Sufficient evidence has been submitted in support of this application to that effect.
- 9.2 The proposed use as a recreational Climbing Wall Centre would comply with policy SR17. It has attracted considerable support from residents in Brighton & Hove as well as further afield (441 responses in total). The Sport Facilities/Sports Development Department and British Mountaineering Council have also expressed their support. The proposal would bring the site into beneficial active use during this difficult economic time. A condition is recommended restricting it to a temporary use of 5 years so that the long term Class B use of the site would not be prejudiced and a legal agreement is recommended to prevent an unacceptable loss of Class B2/B8 floorspace (should both this and the Newton Road permission be implemented).
- 9.3 The Highway Authority raises no objection to the proposal. The forecast trip generation would be similar to the existing Class B8 and the site benefits from being close to Portslade station and buses, in line with policies TR1 and SR17. Conditions are recommended restricting the use to a climbing wall and requiring the submission of details of the bicycle stands. The proposed car parking and bicycle parking would be in line with maximum standards contained in policies TR14, TR19 and SPGBH4.
- 9.4 It is considered that the proposed use by its nature, location on an established industrial estate and that it would be a sufficient distance away from neighbouring residential occupiers, would result in no significant loss of residential amenity. However, as access would be gained along Victoria Road, a condition is recommended to restrict the opening hours in line with those anticipated by the applicant. Therefore, the proposal would be in line with policy QD27. A safeguarding condition is also recommended in respect of potential land contamination to accord with policy SU11.

10 EQUALITIES

- 10.1 Three car parking spaces, an accessible WC/shower room and a ramp would be provided to facilitate access for people with disabilities.

11 PLANNING OBLIGATION / CONDITIONS / INFORMATIVES

11.1 S106 draft Heads of Terms

- The use hereby approved can not be implemented should the Newton Road permission (ref: BH2010/03937) for Class D2 use been implemented first.

11.2 Regulatory Conditions:

- The Premises shall only be used as a climbing wall centre and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
Reason: To retain the employment use of the premises, having regard to the location of the premises, parking, traffic generation and residential amenity of the area, to comply with policies EM1, TR1 and QD27 of the Brighton & Hove Local Plan 2005.
- The Use hereby permitted shall be discontinued and the land restored to its former use (Class B8 warehouse) on or before 30th October 2017 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.
Reason: To retain the employment use of the premises and in line with the application, planning permission is granted for a time limited period only under Section 72 of the Town and Country Planning Act 1990 (as amended) and to comply with policies EM1 and EM3 of the Brighton & Hove Local Plan 2005.
- 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.

Plan Type	Reference	Version	Date Received
Site Location	PL 04		18 th July 2012
Block Plan	PL05		18 th July 2012
Proposed car parking layout	PL08A		12/09/2012
Ground floor plan	SY01A		2 nd August 2012
First floor plan	SY02		18 th July 2012
Elevations & Sections	SY03		18 th July 2012
Proposed ground floor plan	PL06		18 th July 2012
Proposed first floor	PL6.1		18 th July 2012
Proposed elevations	PL07A		2 nd August 2012
Proposed car parking	PL08B		2 nd October 2012
Statement by Pitch 9			18 th July 2012
Transport Statement			18 th July 2012
Waste Minimisation			18 th July 2012

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Statement			
Design and Access and Planning Statement			18 th July 2012
Letters dated 25 th June 2012 and 29 th June 2012 by Pitch 9			18 th July 2012
Letter from Stiles Harold Williams dated 22 nd June 2012			18 th July 2012
Biodiversity First Impressions Checklist			18 th July 2012

- 4) The use hereby permitted shall not be open to customers except between the hours of 08.00 and 22.00 on any day.
Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan 2005.
- 5) No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.
Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policy QD27 of the Brighton & Hove Local Plan 2005.
- 6) The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved. Notwithstanding the details shown on drawing number SY01/A, the parking layout shall be undertaken as shown on drawing on PL08/A.
Reason: To ensure that adequate parking provision is retained and to comply with policy TR19 of the Brighton & Hove Local Plan 2005.
- 7) The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.
Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan 2005.
- 8) Unless otherwise agreed in writing by the Local Planning Authority no development shall commence until a risk assessment has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall be carried out by a component individual and shall incorporate a scoring system and suitable control measures for the laying of any drainage and utilities which require the breaking of the existing hard standing and/or floor slab.
Reason: To minimise the risk to human health, buildings and/or controlled waters and to comply with policies SU3 and SU11 of the Brighton & Hove Local Plan 2005.

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- 9) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a method statement to identify, risk assess and address the unidentified contaminants.
Reason: To safeguard the health of occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.
- 10) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, soft landscaping, existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.
Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan 2005.
- 11) All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons, following first occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.
Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan 2005.

11.3 Informatives:

1. This decision to grant Planning Permission has been taken:
 - (i) having regard to the policies and proposals in the National Planning Policy Framework and the Development Plan, including Supplementary Planning Guidance and Supplementary Planning Documents:
(Please see section 7 of the report for the full list); and
 - (ii) for the following reasons:-

The proposed Climbing Wall Centre would meet an identified need within the Brighton & Hove and the wider surrounding area. It would bring a vacant building into beneficial use and given that it would be for a temporary period would not prejudice the long term allocation of the site for employment generating uses. The proposed use would not have a detrimental impact on residential amenity and the proposed alterations would not appear incongruous on this building or harm the visual amenity of the area.

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2. The Crime Prevention Design Adviser from Sussex Police has recommended the following: (i) all external doors and windows are fit for purpose with locks conforming to BS 3621, (ii) the premises are protected by a monitored alarm system, (iii) any external fire doors to be devoid of external furniture and be linked to the intruder alarm and (iv) allocating a small amount of parking space to staff parking.
3. Southern Gas Networks draw your attention to the presence of their Low/Medium/Intermediate Pressure gas main in proximity to the site and advise that no mechanical excavations are to take place above or within 0.5m of the Low pressure and Medium pressure system and 3 metres of the intermediate pressure system.
4. A formal application for connection to the public sewerage system is required in order to service this development, please contact Atkins Ltd., Anglo St. James House, 39A Southgate Street, Winchester, SO23 9EH (Tel: 01962 858688), or www.southernwater.co.uk.
5. The applicant should be aware that whilst no planning conditions have been placed in regards to noise from any plant, should complaints be received the Environmental Health Department will be required to investigate the matter further under statutory provisions.

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Appendix A - Letters of Support

Property Name	Street	Town	Postcode
	44 Sillwood Road	Brighton	BN1
	13 The Mews	Brighton	BN1
	103 Beatty Avenue	Brighton	BN1
	1 Northfield Way	Brighton	BN1
	Unit D-E, Level 2 South, New England House	Brighton	BN1
	Flat 10, 15 Denmark Terrace	Brighton	BN1
	6 Chatsworth Road	Brighton	BN1
	21 Oriental Place	Brighton	BN1
Young Seagulls	Village Way	Brighton	BN1
	35 Embassy Court, Kings Road	Brighton	BN1
	38 Valley Drive	Brighton	BN1
	26 Westcombe	Brighton	BN1
	5 Montpelier Crescent	Brighton	BN1
	55C Buckingham Road	Brighton	BN1
	17 Yardly Street	Brighton	BN1
	132 Hollingdean Terrace	Brighton	BN1
	5 Trafalgar Court	Brighton	BN1
	31 Stanford Road	Brighton	BN1
	2 Westcombe	Brighton	BN1
	136 Dyke Road	Brighton	BN1
	14 Mountfields (x2)	Brighton	BN1
	32 Solway Avenue	Brighton	BN1
	30 Greenfield Crescent	Brighton	BN1
	62 Loder Road	Brighton	BN1
	144 Tivoli Crescent North	Brighton	BN1
	5 Portfield Avenue	Brighton	BN1
	1 Queensbury Mews	Brighton	BN1
	9C Chatham Place, Over Street (x2)	Brighton	BN1
	6 Green Ridge	Brighton	BN1
	3 Lovers Walk	Brighton	BN1
	1 Southdown Place	Brighton	BN1
	122 Ditchling Rise	Brighton	BN1
	44 Frederick	Brighton	BN1
	GFF, 47 Buckingham Road	Brighton	BN1
	3 Highcroft Mews	Brighton	BN1
	27 Blackmore Court	Brighton	BN1
	206 Dyke Road	Brighton	BN1
	2 Circus Mews	Brighton	BN1
	15 Denmark Terrace	Brighton	BN1
	32 Heston Avenue	Brighton	BN1
	F2, 1 Blackman Street 10 Green Ridge	Brighton	BN1

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	53a Buckingham Road	Brighton	BN1
	5 Stone Street	Brighton	BN1
	Top floor flat, 51 Prestonville Road	Brighton	BN1
	44 Preston Grange, Hawkhurst Road	Brighton	BN1
	2 Argyle Villas	Brighton	BN1
	36 Peacock Lane	Brighton	BN1
	2 Westcombe (x2)	Brighton	BN1
	136 Dyke Road	Brighton	BN1
	37 Montpellier Crescent	Brighton	BN1
	30 Fairview Rise	Brighton	BN1
	F4, 24 Powis Square	Brighton	BN1
	8a Sillwood Road	Brighton	BN1
	94a Trafalgar Street	Brighton	BN1
	2 Gloucester Passage	Brighton	BN1
	5 Leopold Road	Brighton	BN1
	3A Upper Gardner Street	Brighton	BN1
	F3, 7 Upper Hamilton Road	Brighton	BN1
	F3, 7 Upper Hamilton Road	Brighton	BN1
	22 Orange Row	Brighton	BN1
	F1 6 Regency Square	Brighton	BN1
	115 Chester Terrace	Brighton	BN1
	15 Tivoli Crescent	Brighton	BN1
	19 Stafford Road	Brighton	BN1
	65 Argus Lofts	Brighton	BN1
	19 Stafford Road	Brighton	BN1
	Flat 6/69-70 East Street	Brighton	BN1
	35 Preston Drove	Brighton	BN1
	88 Roedale Road	Brighton	BN1
	20 Holingbury Crescent	Brighton	BN1
	40 Innwood Crescent	Brighton	BN1
	4 Oriental Place	Brighton	BN1
	2b Buckingham Road	Brighton	BN1
	13 Westfield Close	Brighton	BN1
	28 Guildford Street	Brighton	BN1
	18 Bond Street	Brighton	BN1
	10-14 Windlesham Gardens	Brighton	BN1
	31 Hollingbury Road	Brighton	BN1
	172 Dyke Road	Brighton	BN1
	6 Terminus Street	Brighton	BN1
	3 Hollingbury Road	Brighton	BN1
	14A North Street	Brighton	BN1
	20 Powis Road	Brighton	BN1
	185 Preston Drove	Brighton	BN1
	13 Tangmere Road	Brighton	BN1
	61 Ladies Mile Road x2	Brighton	BN1
	Flat 2	Brighton	BN1
	33 Cornwall Gardens	Brighton	BN1

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	7 Sillwood Court, Montpelier Road	Brighton	BN1
		Brighton	BN1 1UD
	75 Upper Gloucester Road	Brighton	BN1
	78A Mackie Avenue	Brighton	BN1
	5A Montpelier Street	Brighton	BN1
	27 Washington Street	Brighton	BN2
	122 Bonchurch Road	Brighton	BN2
	63 Buller Road	Brighton	BN2
	69 Queens Park Road	Brighton	BN2
	24 Seaview Road	Brighton	BN2
	30 McWilliam Road	Brighton	BN2
	11 Hartington Road	Brighton	BN2
	42 Scotland Street	Brighton	BN2
	5 Hastings Road	Brighton	BN2
	F3, Park View	Brighton	BN2
	30 West Drive	Brighton	BN2
	5 Richmond Road	Brighton	BN2
	33 Park Street	Brighton	BN2
	10 Eley Crescent	Brighton	BN2
	27B Grove Street	Brighton	BN2
	12 Norwich Drive	Brighton	BN2
	3 Bristol Street	Brighton	BN2
	74a Richmond Road	Brighton	BN2
	39-40 Sussex Square	Brighton	BN2
	18 Sussex Mansions	Brighton	BN2
	6 College Terrace, Washington Street	Brighton	BN2
	25 Downsview Avenue	Brighton	BN2
	25 Appledore Road	Brighton	BN2
	26 College Place	Brighton	BN2
	82 Lincoln Street	Brighton	BN2
	3 Horsham Close	Brighton	BN2
	97 Bernard Road	Brighton	BN2
	7 Evelyn Terrace	Brighton	BN2
	105 Ladysmith Road	Brighton	BN2
	28A Gladstone Place	Brighton	BN2
	12 Hartington Terrace	Brighton	BN2
	8 Wentworth Street	Brighton	BN2
	F20, The Deco Building	Brighton	BN2
	7 Romney Road	Brighton	BN2
	3 Falmer Gardens	Brighton	BN2
	7 Luther Mews	Brighton	BN2
	67 Islingword Road	Brighton	BN2
	70 Upper Lewes Road	Brighton	BN2
	74a Richmond Road	Brighton	BN2
	79 Donald Hall Road	Brighton	BN2
	126 Milner	Brighton	BN2
	79 Donald Hall Road	Brighton	BN2

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	91 Albion Hill	Brighton	BN2
	5 New Steine Mansions	Brighton	BN2
	1 Milton Road	Brighton	BN2
	19A Walpole Terrace	Brighton	BN2
	44 Holland Street	Brighton	BN2
	F4, 27 Shanklin Road	Brighton	BN2
	6 Riley Road	Brighton	BN2
	22a Upper Lewes Road	Brighton	BN2
	9 Walpole Terrace	Brighton	BN2
	11b College Terrace, Seville Street	Brighton	BN2
	47 Lustrells Vale	Brighton	BN2
	8 Riley Road	Brighton	BN2
	253 Queens Park Road	Brighton	BN2
	15 Burlington Street	Brighton	BN2
	42 The Ridgeway	Brighton	BN2
	11 Holton Hill	Brighton	BN2
	35 Canning Street	Brighton	BN2
	21A St. Pauls Street (x2)	Brighton	BN2
	7 Mayo Road	Brighton	BN2
	7 Fairlight Place	Brighton	BN2
	56 Islingword Street	Brighton	BN2
	14 Cuthbert Road	Brighton	BN2
	40 Riley Road	Brighton	BN2
	94 Lewes Road	Brighton	BN2
	15 The Crescent	Brighton	BN2
	10 Newmarket Road	Brighton	BN2
	6 St. James's Place	Brighton	BN2
	Flat 2, 10 Sussex Square	Brighton	BN2
	63 Bentham Road	Brighton	BN2
	Eastern Terrace	Brighton	BN2
	Lewes Road	Brighton	BN2
	33 Carisbrooke Road	Brighton	BN2
	25 Gladstone Place	Brighton	BN2
	111 Coombe Road	Brighton	BN2
	30b Third Avenue	Hove	BN3
	2 Chanctonbury Road	Hove	BN3
	267 Dyke Road	Hove	BN3
	25 Lullington Avenue	Hove	BN3
	F6, 2 Palmeira Avenue	Hove	BN3
	F1, 82-84 Lansdowne Place	Hove	BN3
	94 Shirley Drive	Hove	BN3
	3- Norton Road	Hove	BN3
	43 Erroll Road	Hove	BN3
	49 Brunswick Place	Hove	BN3
	F2, 91 Lansdowne Place	Hove	BN3
	Flat B, 2 Langdale Gardens	Hove	BN3
	33 The Droveway	Hove	BN3
	F4, Lansdowne Place	Hove	BN3

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	F5, 32 Waterloo Street	Hove	BN3
	19 Church Road	Hove	BN3
	87 Shirley Street (x2)	Hove	BN3
	18 Lennox Road	Hove	BN3
	1 st floor, Ellen Street	Hove	BN3
	10 Hallyburton Road	Hove	BN3
	10 Modena Road	Hove	BN3
	F1, 33 Westbourne Villas	Hove	BN3
	59 Livingstone Road	Hove	BN3
	30 Denmark Villas	Hove	BN3
	21 Goldstone Lane	Hove	BN3
	21 Goldstone Lane	Hove	BN3
	96 Wick Hall, Furze Hill	Hove	BN3
	1A Stoneham Road	Hove	BN3
	57 Woodhouse Road	Hove	BN3
	F5, 32 Waterloo Street	Hove	BN3
	40 Connaught Terrace	Hove	BN3
	F4, Lansdowne Court	Hove	BN3
	116 Goldstone Crescent	Hove	BN3
	43A Brunswick Square	Hove	BN3
	Basement Flat, 31 Bedford Square	Hove	BN3
Albany Villas	41 Rothbury Road	Hove	BN3
	F2, 8 Grand Avenue	Hove	BN3
	Basement Flat, 5 St. Catherine's Terrace	Hove	BN3
	8 Kelly Road	Hove	BN3
	18 Nevill Avenue (x2)	Hove	BN3
	33 Grange Road	Hove	BN3
	9a Verner House	Hove	BN3
	79 St Leonards Avenue	Hove	BN3
	F7, 16 Silverdale Avenue	Hove	BN3
	F3, 5 Granville Road	Hove	BN3
	30 Lansdowne Place	Hove	BN3
	F4, 69 St. Aubyns	Hove	BN3
	22 Frith Road	Hove	BN3
	102B Goldstone Road	Hove	BN3
	F3, 49 Sackville Road	Hove	BN3
	13 Cowper Street	Hove	BN3
	66 Bennett Drive	Hove	BN3
	56 Rowan Avenue	Hove	BN3
	59 New Church Road	Hove	BN3
	F2, 61 Goldstone Villas	Hove	BN3
	21 Seafeld Road	Hove	BN3
	1 Lansdowne Road	Hove	BN3
	19 Northease Gardens	Hove	BN3
	3 Waterloo Street	Hove	BN3
	16 Woodland Drive	Hove	BN3
	24 King George VI Mansions,	Hove	BN3

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	Court Farm Road		
	F4, 10 Selborne Road	Hove	BN3
	13 Farm Road	Hove	BN3
	GFF, 20 Brooker Street	Hove	BN3
	45 Brunswick Place	Hove	BN3
	FFF, 35 Cambridge Road	Hove	BN3
	28 Clarendon Road	Hove	BN3
	21 Tongdean Road	Hove	BN3
	15 Albany Villas	Hove	BN3
	33 Northease Drive	Hove	BN3
	10 Hallyburton Road	Hove	BN3
	102B Goldstone Road	Hove	BN3
	19 Byron Street	Hove	BN3
	F4, 10 Selborne Road	Hove	BN3
	GFF, 21 Cissbury Road	Hove	BN3
	F7, 61 Wilbury Road	Hove	BN3
	19 Lennox Road	Hove	BN3
	20 Alpine Road	Hove	BN3
	43 Woodhouse Road	Hove	BN3
	Holland Road	Hove	BN3
	37 Alpine Road	Hove	BN3
	56/57 Boundary Road	Hove	BN3
	37 Poynter Road	Hove	BN3
	360 Portland Road	Hove	BN3
	27 First Avenue	Hove	BN3
	35a Lawrence Road	Hove	BN3
	4 Cornwall Court	Hove	BN3
	55 Rutland Crescent	Hove	BN3
	18 Second Avenue	Hove	BN3
	38 Brunswick Square	Hove	BN3
	Flat 5, 8 Fourth Avenue	Hove	BN3
	23 Tongdean Road	Hove	BN3
	5 Winchester House	Hove	BN3
	8 Fourth Avenue	Hove	BN3
	Derwent Court, Dallington Road	Hove	BN3
	53 Bolsover Road	Hove	BN3
	6 Osborne Mansions	Hove	BN3
	17 St. Catherine Terrace	Hove	BN3
	8a Western Road	Hove	BN3
	3, 31 Cambridge Road	Hove	BN3
	2 Brunswick Road	Hove	BN3
	Flat 5, 45-46 Brunswick Road	Hove	BN3
	71 St. Leonards Road	Hove	BN3
	10 Stoneham Road	Hove	BN3
	Sackville Road	Hove	BN3
	26 North Road		BN6
	12 High Street		BN6
	27 Cluny Street		BN7

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	8 The Paddocks		BN7
	17 The Lynchets		BN7
	27 Court Road		BN7
	1 Houndean Close		BN7
	4 Orchard Road		BN7
	7 Highdown Road		BN7
	Braemar		BN7
			BN8 6RB
			BN8 5EL
	3 Broyleside		BN8 4DA
	24 Station Road (x2)		BN9
	11 Park Crescent		BN11
	Flat 1, 15 Heene Terrace		BN11
	24 Brook Close		BN11
	48 Nutley Crescent		BN12
	59 Pavilion Road, 3 Shirley Close (x2)		BN14
Lancing College	11 North Farm Court		BN15
	1 Norris Cottage, North Lane		BN16
	17 Seaview Avenue		BN16
	6 Maltravers Street		BN18
	Jevington Court		BN20
	43 Commercial Road		BN21
	14 Mill Road		BN21
	12 Elm Grove		BN22
	16 Hastings Road		BN23
	17 St. Peters Road		BN25
	5 Mill Drive		BN25
	4 Laburnum Green		BN27
	202 Dominion Road		BN41
	53 Overdown Rise		BN41
	31 Vale Road		BN41
	114 Graham Avenue		BN41
	F6, 9-10 Carlton Terrace		BN41
	F7, Ronuck House		BN41
	4 Carlton Terrace		BN41
	46 Sheppard Way		BN41
	2 Wickhurst Close		BN41
	33 Chalky Road		BN41
	16 Romany Close		BN41
	54 Shelldale Road		BN41
	54 Shelldale Road		BN41
	24 Old Shoreham Road		BN41
	39 Shelldale Road		BN41
	31 Vale Road		BN41
	109 St. Andrews Road		BN41
	16 New Timber Drive		BN41
	9 Mill Close		BN41

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	31 Gardener Street		BN41
	26 Croft Avenue		BN42
	7 Fairdene		BN42
	3 Old Barn Way		BN42
	30 Queens Place		BN43
	135 Old Shoreham Road		BN43
	4 Saffron Close		BN43
	13 Sullington Way		BN43
	33 Beach Green		BN43
	94 Williams Road		BN43
	37 Mill Lane		BN43
	25 Victoria Road		BN43
	30 Kings Barn Lane		BN44
	63 Roman Road		BN44
	2 Brookside High Street		GL6
Wychacre House	13 Fryern Close, Amberley Road		RH20
	18 Amberwood		PR4
	109 Rival Moor Road		GU3
	149 New Road		HO12
	43 Vicarage Lane		RH6
	5 Woodfield Close		RH10
	6 Hazel Close		RH10
	10 Crossman Court		RH11
	14 Forrester Road		RH13
	47 Roman Way		RH14
Stenning	Downsview, 4 Valebridge Close		RH15
	39 Manor Road		RH15
	4 Valebridge Close		RH15
	5 College Road		RH16
	The Flat, PL23 1 BD		PL23
	31 Wyatt Road		N5
	Rathcoole Gardens		N8
			SW15 2NJ
			SW16
	6 Bermondsey Street		SE1
	7 Lathwood House		SE26
	29 Gainsborough Road		W4
			W5 2SE
	x2		NW95EL
	53 Woodlawn Court	Manchester	M16
Seeds Gill House		Leeds	LA10
Vendore House			CB9
	94 St. Stephens Road		CT2 7JF
	16 Beech Avenue		DA15
			GU6 8NH
	43 Hullenedge Road		HX5

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			NN6 9SD
	Hopton Manor Hall Road		NR31
	120 Uppertorpe		S6
	1 Belgrave Avenue		RM2 6QD
	9 Asparagus Close		RG7
North Barn	Hollonds Farm, Langton Road		TN3
	76 Bridge Farm Road		TN22
	3 St. Patricks Crescent		TN40
	13 St. James Road (x2)		TN40
	61 Amberley Drive		PO21
	1 Grosvenor Avenue		SM5
			SY3 8SR
Coast House			SO41
	20 Kilnwood Avenue		SS5

