

30th January 2013 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
27	Sackville Trading Estate, Sackville Road, Hove	BH2012/03734	<p>Members are advised of 6 further recommended conditions that were applied to the original planning permission BH2009/00761 but are not on the agenda pack:</p> <p>54. No development shall take place until details of the stack height of the proposed biomass CHP have been submitted to and approved in writing by the Local Planning Authority. The stack height of the proposed biomass plant should be in accordance with the Chimney Height Memorandum and be a minimum of three metres above roof height. This emission flue will be no closer than 4.5 metres vertical distance to the nearest residential window. The scheme shall be implemented in strict accordance with the agreed details. Reason: To protect neighbouring residential amenity and to comply with policies SU9 and SU11 of the Brighton and Hove Local Plan.</p> <p>55. No development shall take place until details of the source of the biofuel for the CHP has been submitted to and approved in writing by the Local Planning Authority. The CHP shall be operated in accordance with the agreed details. Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.</p> <p>56. Notwithstanding details of the email dated 9 July 2009 confirming the scheme will be constructed in one phase, in the event of an introduction of a phased construction programme, no development shall commence until full details of the phased construction programme have been submitted and agreed in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details unless otherwise agreed in writing. Reason: So as to ensure the implementation of the entire scheme and to comply with policies TR1, TR2, TR4, TR7, TR14, TR18, TR19, SU2, QD1, QD2, QD3, QD4, QD5, QD6, QD15, QD16, HO2, HO3, HO4, HO5, HO6, HO13, EM3, SR1 and SR2 of the Brighton & Hove Local Plan.</p>

			<p>57. None of the commercial units or residential units shall be occupied until the public realm works or roof top gardens have been implemented. Reason: So as to ensure the implementation of the entire scheme and to comply with policies QD1, QD2, QD7 and HO6 of the Brighton & Hove Local Plan.</p> <p>58. No development shall take place until a construction traffic management plan has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details. Reason: To ensure the implementation of the development does not unduly affect the local road network in terms of traffic congestion and air quality and to comply with policies TR1, SU9 and SU11 of the Brighton & Hove Local Plan.</p> <p>59. No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority. Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton & Hove Local Plan.</p> <p>Condition 21 <u>Amendment to reason to read:</u> “Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of retaining the employment floor space within the development and to safeguard the amenities of the area in accordance with policies EM3, SU9, SU10 and QD27 of the Brighton & Hove Local Plan”.</p> <p>Officer response: The development was permitted on the basis of retaining circa 5,200sqm of B use employment floorspace on the site and consequently the council would wish to retain control over any future loss of the office space.</p>
55	26A St Martins Place	BH2012/02631	<p>Additional condition: Unless otherwise agreed in writing, no development shall commence until details of the proposed green walling, timetable for implementation and maintenance programme</p>

			<p>have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the development contributes to ecological enhancement on the site and in accordance with policy QD17 of the Brighton & Hove Local Plan.</p>
85	Hove Rugby Football Club, Hove Recreation Ground, Old Shoreham Road	BH2012/03147	<p>One email has been received from 7 Eaton Grove <u>objecting</u> to the application on the grounds that this is a public ground which is increasingly being taken over by the rugby club. The toilets provide a service and should remain open for all the citizens of Hove. The club does not provide a service to all of the park's users.</p> <p>In relation to the issue of disabled access, Hove Rugby Football Club has confirmed that a ramp for wheelchair users is put out at all times when the club is open.</p> <p>Officer response: The material planning issues relating to the proposed loss of the public toilets are fully addressed and discussed in the agenda report. In respect of disabled access, the use of the Hove Rugby Club dedicated disabled toilets is part of their overall commitment to the Council's 'Use our Loo' scheme. This includes the continued display of information which clearly indicates that the rugby toilets are available for public use during business hours and how they can be accessed.</p> <p>An additional condition is also recommended to ensure continued public access to toilet facilities in Hove Recreation Ground:</p> <p>4. The existing toilet facilities within the Hove Rugby Football Club building shall be made available for use by members of the general public during the following times:</p> <p><u>(May to July inclusive):</u></p> <p>Monday: 08:00 to 18:00 hours Tuesday: 10:00 to 18:00 hours Wednesday: 08:00 to 18:00 hours Thursday: 10:00 to 18:00 hours Friday: 08:00 to 18:00 hours Saturday: 10:00 to 18:00 hours Sunday: 10:00 to 20:00 hours</p>

			<p><u>(August to April inclusive):</u> Monday: 08:00 to 21:00 hours Tuesday: 10:00 to 21:00 hours Wednesday: 08:00 to 21:00 hours Thursday: 10:00 to 21:00 hours Friday: 08:00 to 17:00 hours Saturday: 08:00 to 21:00 hours Sunday: 09:00 to 19:00 hours</p> <p>Reason: To ensure the continued provision of a community facility in accordance with policy HO20 of the Brighton & Hove Local Plan.</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).