

**20<sup>th</sup> November 2013 Planning Committee – Additional Representations**

Page	Site Address	Application No.	Comment
29	Richmond House, Richmond Road, Brighton	BH2013/02838	<p>Sixteen (16) letters of representation have been received from <b>12 Church Lane Southwick, 6 (Flat 7), 8 and 12 D'Aubigny Road, 61 Princes Crescent, 36, 43 and 55 Princes Road, 11A, 35, 53 and unknown Richmond Road and 18, 71 and 105 Roundhill Crescent and an unknown address, <u>objecting</u></b> to the application on the following reasons:</p> <ul style="list-style-type: none"> <li>• The area cannot support 138 students on a street corner,</li> <li>• Increase in noise pollution and noise outbreak would have an extreme adverse effect on the local residential community,</li> <li>• Whilst there are students in the area already, it is still very much a residential area with many young families. Individual students in small groups in some of the houses do create noise at inappropriate times which disturbs these families but it is tolerated because it is not all the time. A development housing 138 students will totally tip the balance,</li> <li>• Increase traffic and parking problems,</li> <li>• The block is unsightly and not compatible with the existing townscape, the footprint is double that of the existing building,</li> <li>• Will block light from the end of the road,</li> <li>• Will destroy the character and amenity of the immediate residential area,</li> <li>• Refuse,</li> <li>• De-value properties,</li> <li>• Lost business opportunity for local community,</li> <li>• Pollution and environmental concerns,</li> <li>• Loss of privacy,</li> <li>• No disabled parking,</li> <li>• Removal of trees,</li> <li>• Over-development,</li> <li>• No Acoustic Study has been submitted,</li> <li>• Use of a short cut from Richmond Road,</li> <li>• Will cause damage to the existing community cohesion, and</li> <li>• There is no planning history to date which has encouraged residential development on the Centenary Industrial Estate. The existing Local Plan</li> </ul>

			<p>protects the site for employment use only (policy EM1). The draft City Plan will continue to protect the site for B1, B2 and B8 uses.</p> <p>One (1) letter of representation has been received from <b>79 Roundhill Crescent</b>, <u>commenting</u> that whilst not opposed to the development there are issues based on the drawings provided that are not clear and therefore should not allow the application to be passed, namely it is not clear that no access to Richmond Road/D'Aubigny Road would be provided. It would be detrimental to the Roundhill area if students, cars, taxis can access the building from Richmond Road/D'Aubigny Road. The building needs to be fully established as part of the lower level side and not part of the Roundhill area. The application does not explicitly state this, it only aspires to it and then the drawings do not clarify.</p> <p><b>Officer response:</b> The only new issue raised is with regards to the protection of employment within the adjacent Centenary Industrial Estate. However, policies EM1 of the Brighton and Hove Local Plan and CP3 of the Brighton &amp; Hove City Plan Part One (submission document), in respect of the neighbouring Centenary Industrial Estate, do not cover the land upon which the development is sited.</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).