

6<sup>th</sup> August 2014 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
17	27-33 Ditchling Road, Brighton	BH2014/01431	<p>Additional comments have been received from <b>Environmental Health:</b></p> <p>Additional information has been submitted which sets out that sound insulation measures and ventilation measures will be required. Further details of plant and machinery and extraction for the basement kitchen are required. A Construction Environment Management Plan (CEMP) is required to protect neighbouring amenity. Land contamination condition is recommended. Details of management of the outdoor spaces and student accommodation should be secured.</p> <p><b>Officer response:</b> Amendments and additions to the recommended conditions are as detailed below. Management of the building and a CEMP is recommended to be secured as part of a s106 legal agreement.</p> <p>Condition 16 is replaced by the following two conditions:</p> <p>No development shall take place until a written scheme has been submitted to and approved in writing by the Local Planning Authority detailing the glazing requirements to be installed to facades at Ditchling Road, Oxford Place and Oxford Road at all storeys to meet the sound reduction losses as identified in the 7<sup>th</sup> Wave Acoustics report dated 8<sup>th</sup> July 2014 reference R001.1037.001.NGA.2.0. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.</p> <p><b>Reason:</b> To safeguard the amenities of future occupiers and to comply with policies SU10 and QD27 of the Brighton &amp; Hove Local Plan.</p> <p>No development shall take place until a written scheme has been submitted to and approved in writing by the Local Planning Authority detailing how and where ventilation will be provided to the various storeys and facades including specifics of where the clean air is drawn from and that sufficient acoustic protection is built into the system to protect end users of the development. The measures shall be implemented in strict accordance with the approved details prior to the occupation of</p>

the development and shall thereafter be retained as such.

**Reason:** To safeguard the amenities of future occupiers and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

Additional conditions are recommended as follows:

No development shall take place until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

**Reason:** To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 10dB below the existing  $L_{A90}$  background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997. In addition, there should be no significant low frequency tones present.

**Reason:** To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

No development shall take place until until a scheme for the fitting of odour control equipment to the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

**Reason:** To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

No development shall take place until until a scheme for the sound insulation of the odour control equipment referred to in the condition set out above has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the

			occupation of the development and shall thereafter be retained as such <b>Reason:</b> To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.																																																								
39	Lansdowne Place Hotel, Lansdowne Place, Hove	BH2014/00093	<p><b>Environmental Health:</b> <u>No objection.</u></p> <p><b>Condition 2:</b> List of approved drawings is set out below.</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, Block and Roof Plan - Existing</td> <td>1366-P-101-P2</td> <td>-</td> <td>31/07/2014</td> </tr> <tr> <td>Lower Ground Floor – Existing</td> <td>1366-P-102-P1</td> <td>-</td> <td>31/07/2014</td> </tr> <tr> <td>Ground Floor – Existing</td> <td>1366-P-103-P1</td> <td>-</td> <td>31/07/2014</td> </tr> <tr> <td>First and Second Floor – Existing</td> <td>1366-P-104-P1</td> <td>-</td> <td>31/07/2014</td> </tr> <tr> <td>Third and Fourth Floor – Existing</td> <td>1366-P-105-P1</td> <td>-</td> <td>31/07/2014</td> </tr> <tr> <td>South and West Elevation – Existing</td> <td>1366-P-106-P1</td> <td>-</td> <td>31/07/2014</td> </tr> <tr> <td>East and North Elevation – Existing</td> <td>1366-P-107-P1</td> <td>-</td> <td>31/07/2014</td> </tr> <tr> <td>Sections B-B and E-E – Existing</td> <td>1366-P-108-P1</td> <td>-</td> <td>31/07/2014</td> </tr> <tr> <td>Block Plan and Roof Plan – Proposed</td> <td>1366-P-109-P6</td> <td>-</td> <td>31/07/2014</td> </tr> <tr> <td>Proposed Basement Plan</td> <td>1366-P-110-P7</td> <td>-</td> <td>31/07/2014</td> </tr> <tr> <td>Proposed Ground Floor</td> <td>1366-P-111-P5</td> <td>-</td> <td>31/07/2014</td> </tr> <tr> <td>Proposed First Floor</td> <td>1366-P-112-P4</td> <td>-</td> <td>31/07/2014</td> </tr> <tr> <td>Proposed Second Floor</td> <td>1366-P-113-P4</td> <td>-</td> <td>31/07/2014</td> </tr> </tbody> </table>	Plan Type	Reference	Version	Date Received	Location, Block and Roof Plan - Existing	1366-P-101-P2	-	31/07/2014	Lower Ground Floor – Existing	1366-P-102-P1	-	31/07/2014	Ground Floor – Existing	1366-P-103-P1	-	31/07/2014	First and Second Floor – Existing	1366-P-104-P1	-	31/07/2014	Third and Fourth Floor – Existing	1366-P-105-P1	-	31/07/2014	South and West Elevation – Existing	1366-P-106-P1	-	31/07/2014	East and North Elevation – Existing	1366-P-107-P1	-	31/07/2014	Sections B-B and E-E – Existing	1366-P-108-P1	-	31/07/2014	Block Plan and Roof Plan – Proposed	1366-P-109-P6	-	31/07/2014	Proposed Basement Plan	1366-P-110-P7	-	31/07/2014	Proposed Ground Floor	1366-P-111-P5	-	31/07/2014	Proposed First Floor	1366-P-112-P4	-	31/07/2014	Proposed Second Floor	1366-P-113-P4	-	31/07/2014
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			Proposed Third Floor	1366-P-114-P4	-	31/07/2014
			Proposed Fourth Floor	1366-P-115-P4	-	31/07/2014
			Proposed Penthouse Level	1366-P-116-P6	-	31/07/2014
			South and West Elevation – Proposed	1366-P-117-P6	-	31/07/2014
			East and North Elevation – Proposed	1366-P-118-P5	-	31/07/2014
			Sections B-B & C-C – Proposed	1366-P-119-P5	-	31/07/2014
			Sections A-A & D-D – Proposed	1366-P-120-P6	-	31/07/2014
			Landscaping Plan	1366-P-124-P2	-	31/07/2014
71 & 109	The Astoria, 10-14 Gloucester Place, Brighton	BH2013/03926 & BH2013/03927	Two amended drawings have been received clarifying the scale of the recessed third floor link section on the Blenheim Place/ south elevation. No changes are proposed in the drawings. The plans list in Condition 2 of BH2014/03926 and Informative 1 of BH2014/03927 are updated accordingly.			
			<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
			Proposed elevations	P-301	A	28/07/2014
				P-501	A	28/07/2014
127	24 Elrington Road, Hove	BH2014/01672	Further response from <b>22 Elrington Road</b> to amended plans showing landscaping to front garden. <u>Object</u> on the grounds of size, height, bulk and spacing of the proposed development.  <b>Officer response:</b> Issues relating to the design, siting, size and height of the proposed development have been addressed in the committee report.			
165	119 Portland Road, Hove	BH2014/01209	<b>Amendment to report under Section 3 Relevant History:</b> Replace reference number of first application listed from BH2014/01209 to read BH2013/00500.			
191	Land rear of 308	BH2014/01009	One letter received on behalf of the freeholders of <b>208 Dyke Road</b> (who all also			

	Dyke Road, Brighton		have the leasehold interest in all five flats within 208 Dyke Road) <u>objecting</u> on the grounds of lack of parking for the flats and inconvenience caused by the development.  <b>Officer response:</b> Issues relating to traffic and highway considerations are addressed in the report. Issues regarding inconvenience caused by proposed construction works are not a material consideration in the determination of this application. These issues are also covered by Environmental Health legislation.
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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).