

11th March 2015 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
1	Land at Brighton Marina comprising Outer Harbour West Quay and adjoining land, Brighton Marina Village, Brighton	BH2014/02883	<p>Condition 1: (Drawing Numbers inserted)</p> <p>1. The development shall be carried out in accordance with the approved drawings listed below:</p> <p>Existing Site: 353/050/P1 1:3000@A3 Planning Application Site Plan 353/P/100/P3 1:2500 Existing Site Plan</p> <p>Proposed Development: Site Elevations/ Elevational Sections: 353/P/400/P3 1:1500 South & East Context Elevations 353/P/300/P3 1:500 West Elevation 353/P/303/P4 1:500 North Elevation [NB Phase 1 superseded by application BH2014/02883 proposed drawings] PL0120/P5 1:200 South Elevation [NB Phase 1 superseded by 4527 PL0123 P3] PL0121/P4 1:200 East Elevation [NB Phase 1 elevations superseded by 4527 PL0121 P4] PL0122/P5 1:200 North Elevation [NB Phase 1 superseded by application BH2014/02883 proposed drawings] PL0123/P3 1:200 West Elevation [NB Buildings F1 and F2 West Elevations are superseded by 4527 PL 0120 P5] PL0124 1:500 Site Section Through Promenade Looking North [NB Phase 1 elevation is superseded by 4527 PL0122 P5] PL0125 1:500 Site Section Through Promenade Looking West PL0126 1:500 Site Section Through Promenade Looking South [NB Phase 1 elevation is superseded by 4527 PL0123 P3] PL0127 1:500 Site Section Through Promenade Looking West PL0128 1:500 Cross Section Through Promenade (East)</p> <p>Site Plans: PL001/A 1:2500 Site Plan</p>

353/P/152/P4 1:1000 Site Plan/Circulation
 353/P/240/P4 1:500 Plan of Principal Pile Locations [NB Phase 1 basement car park superseded by 4527 PL130 P2]
 4191 PL100 P4 Level -1 Plan (+5m to +10.5m) [NB Phase 1 is superseded by M028_00_04 P10 and 4527 1001 P3]
 4626 1150 P4 1:500 Level 0 Plan (+10.0 to 13.0)
 4527 1001 P3 West Quay Pub Urban Realm Layout and Elevation

Detailed Floor Plans:

353/P/550/P4 1:200 West Tower (K, J&A) Ground Floor Plan
 353/P/551/P4 1:200 West Tower (Block K, J&A) First Floor Plan
 353/P/552/P3 1:200 West Buildings (Block K+J+A) Typical (2nd-4th) Floor Layout
 353/P/553/P4 1:200 Western Buildings (Block K+J+A) 5th Floor Plan
 353/P/554/P4 1:200 Western Buildings (Block K+J+A) 6th-7th Floor Plan (typical)
 353/P/555/P3 1:200 West Buildings (Block K+J+A) 8th Floor Layout
 353/P/556/P3 1:200 West Buildings (Block K+J+A) 9th Floor Layout
 353/P/557/P3 1:200 West Buildings (Block K+J+A) 17th Floor Plan/Roof Plan
 353/P/558/P3 1:200 West Tower (Block K) 25th-33rd Floor Layout
 353/P/559/P3 1:200 West Tower (Block K) 34th-39th Floor Layout & Roof plan
 353/P/561/P3 1:200 Podium Buildings (BlockH2+C) Ground Floor Layout
 353/P/562/P3 1:200 Podium Buildings (BlockH2+C) 3rd Floor Layout
 353/P/563/P3 1:200 Podium Buildings (BlockH2+C) 6th Floor Layout
 353/P/564/P3 1:200 Podium Buildings (BlockH2+C) 7th Floor Layout
 353/P/565/P3 1:200 Podium Buildings (BlockH2+C) 8th Floor Layout
 353/P/566/P3 1:200 Podium Buildings (BlockH2+C) 9th and 10th Floor Layout
 353/P/567/P3 1:200 Podium Buildings (BlockH2+C) 11th Floor Layout
 353/P/568/P3 1:200 Podium Buildings (BlockH2+C) 12th Floor Layout
 353/P/569/P4 1:200 Podium Buildings (BlockH2+C) Roof Layout
 4527 PL 130 P2 1:500 West Quay Level -1, -2 and -3 Car Park Plans
 M028_00_04 P10 West Quay Level 00 (Blocks F1 and F2)
 M028_00_05 P6 West Quay Level 01 (Blocks F1 and F2)
 M028_00_06 P3 West Quay Level 02 (Blocks F1 and F2) (consented in BH2014/01970)
 M028_00_07 P3 West Quay Level 03 (Blocks F1 and F2) (consented in BH2014/01970)
 M028_00_08 P3 West Quay Level 04 (Blocks F1 and F2) (consented in

		<p>BH2014/01970) M028_00_09 P3 West Quay Level 05 (Blocks F1 and F2) (consented in BH2014/01970) M028_00_10 P3 West Quay Level 06 (Blocks F1 and F2) (consented in BH2014/01970) M028_00_11 P3 West Quay Level 07 (Blocks F1 and F2) (consented in BH2014/01970) M028_00_12 P3 West Quay Level 08 (Blocks F1 and F2) (consented in BH2014/01970) M028_00_13 P3 West Quay Level 09 (Blocks F1 and F2) (consented in BH2014/01970) M028_00_14 P1 West Quay Level 10 (Blocks F1 and F2)</p> <p>Detailed Building Elevations and Sections: 353/P/600/P4 1:200 Detailed West Elevation (Block A+J) 353/P/601/P4 1:200 Detailed East Elevation (Block K+J) 353/P/603/P4 1:200 Detailed Long Section West Tower (Block K+J) 353/P/605/P4 1:200 Detailed Podium Section Looking East (Block C+H) 353/P/606/P4 1:200 Detailed Section Podium Building (Block C) 353/P/607/P5 1:200 Detailed Section Promenade Tower and Podium Building 353/P/608/P4 1:200 Detailed Podium Section Looking West (Block C+H) 353/P/609/P3 1:200 Detailed Cross Section Promenade Towers and West Pier (Blocks J+H2+H3) 353/P/651/P4 1:200 Detailed West & South Elevations West Tower (Block K) 353/P/652/P4 1:200 Detailed East & North Elevations West Tower (Block K) 353/P/658/P4 1:200 Detailed Elevations Podium Building (Block B) 353/P/653/P4 1:200 Detailed Elevations Podium Building (Block C) 353/P/659/P4 1:200 Detailed Elevations Podium Building (Block D) 353/P/654/P4 1:200 Detailed Elevations Promenade Tower (Block H2) 4527 PL 0120 P5 1:200 West Elevations Block F1 and F2 4527 PL0121 P4 1:200 East Elevations Block F1 and F2 4527 PL0122 P5 1:200 Building Elevations – West Quay (Block F1) 4527 PL0123 P3 1:200 Building Elevations – West Quay (Block F2) 353/P/657/P4 1:200 Detailed Building Elevations Podium Building (Block A)</p> <p>Detailed Plans:</p>
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		<p>353/P/700/P3 1:50 Detailed Typical Plan West Tower (Block K) 353/P/701/P3 1:50 Detailed Typical Plan (Block J) 353/P/702/P3 1:50 Detailed Typical Plan Promenade Tower (Block H2) 353/P/703/P3 1:50 Detailed Typical Plan Podium Building (Block C2) 353/P/706/P3 1:50 Detailed Typical Plan Podium Building (Block A)</p> <p>Module/Bay Study: 353/P/750/P3 1:20 Bay Study Elevation & Section West Tower (Block K) 353/P/751/P3 1:20 Bay Study Elevation & Section (Block J) 353/P/752/P3 1:20 East Bay Study Elevation & Section Podium Building (Block C) 353/P/753/P3 1:20 North Bay Study Elevation & Section Podium Building (Block C) 353/P/754/P3 1:20 East Bay Study Elevation & Section Promenade Tower H 353/P/755/P3 1:20 West Bay Study Elevation & Section Promenade Tower H 4527 P001 P1 1:20 Typical Lower Level Bay Study Elevation & Section West Quay Building (Blocks F1 and F2) (consented in BH2014/01970) 4527 P002 P1 1:20 Typical Upper Level Bay Study Elevation & Section West Quay Building (Blocks F1 and F2) (consented in BH2014/01970)</p> <p>Landscape: 353P/906/P3 1:100 Café Space 353/P/909 P4 1:100 West Entrance details 353P/911/P4 1:100 Central Promenade and Green Space Detail 353/P/160/P4 1:500 Landscape and Surface treatment Plan (and protective pile locations) [NB Phase 1 indicative landscaping is superseded by drawing M028_00_04 P10]</p> <p>Misc. Details: 353/P/800/P4 1:200 Marina Bridge Plan, Elevation & Cross Section 353/P/801/P4 1:200 Marina Bridge Detail Cross Section and Perspective Views (received 14/1/13) 353/P/802/P3 1:200 Black Rock Beach Bridge Plan & Elevation 353/P/803/P4 1:25 Black Rock Beach Bridge Detail Elevation, Cross Section and Perspective (received 14/1/13) 4191 PL 0430 P8 1:100 RNLI Plans and Elevations 4191 PL 0431 P6 1:200 RNLI Context plans and Elevations 4191 PL 0432 P4 1:1250 RNLI Location Plan</p>
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47	Saltdean Primary School, Chiltington Way, Saltdean, Brighton	BH2014/03933	<p>353/P/238/P4 1:500 Building Storey Height Plan 353/P/156/P4 1:1000 Site Plan – Outer Harbour Pedestrian/Cyclist Circulation 353/P/157/P4 1:1250 East Breakwater access/ uses SL501 Ground Promenade/Circulation Plan</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p> <p>Additional information has been received regarding the numbers of teaching staff and Full Time Equivalent numbers. Previously it was assumed that there was 1 FTE per class. However, the teaching assistants are all part time and there is not 1FTE per class. There are 5 FTE existing teaching assistant staff and there would be an additional 4 FTE as a result of the development over 5 – 7 years.</p>																					
<table border="1"> <thead> <tr> <th data-bbox="560 728 598 1321">Existing Staff</th> <th data-bbox="560 125 598 728">Additional staff (over 7 years)</th> </tr> </thead> <tbody> <tr> <td data-bbox="598 728 638 1321">Teaching staff – 21 FTE</td> <td data-bbox="598 125 638 728">Teaching staff 7 FTE</td> </tr> <tr> <td data-bbox="638 728 678 1321">Support Staff:</td> <td data-bbox="638 125 678 728">Support Staff:</td> </tr> <tr> <td data-bbox="678 728 718 1321">Teaching assistants – 5 FTE</td> <td data-bbox="678 125 718 728">Teaching assistants – 4 FTE</td> </tr> <tr> <td data-bbox="718 728 758 1321">Kitchen staff – 2 FTE</td> <td data-bbox="718 125 758 728">Kitchen staff – 1 FTE</td> </tr> <tr> <td data-bbox="758 728 798 1321">Admin – 3 FTE</td> <td data-bbox="758 125 798 728">Admin – 1 FTE</td> </tr> <tr> <td data-bbox="798 728 837 1321">Caretakers – 1 FTE</td> <td data-bbox="798 125 837 728">Caretakers – 0 FTE</td> </tr> <tr> <td data-bbox="837 728 877 1321">Cleaners – 2 FTE</td> <td data-bbox="837 125 877 728">Cleaners – 1FTE</td> </tr> <tr> <td data-bbox="877 728 917 1321">Breakfast Club – 1 FTE</td> <td data-bbox="877 125 917 728">Breakfast Club – 0 FTE</td> </tr> <tr> <td data-bbox="917 728 957 1321">Learning mentor – 0.5 FTE</td> <td data-bbox="917 125 957 728">Learning mentor – 0 FTE</td> </tr> <tr> <td data-bbox="957 728 973 1321">Total existing 35.5 FTE</td> <td data-bbox="957 125 973 728">Total additional 14 FTE</td> </tr> </tbody> </table>			Existing Staff	Additional staff (over 7 years)	Teaching staff – 21 FTE	Teaching staff 7 FTE	Support Staff:	Support Staff:	Teaching assistants – 5 FTE	Teaching assistants – 4 FTE	Kitchen staff – 2 FTE	Kitchen staff – 1 FTE	Admin – 3 FTE	Admin – 1 FTE	Caretakers – 1 FTE	Caretakers – 0 FTE	Cleaners – 2 FTE	Cleaners – 1FTE	Breakfast Club – 1 FTE	Breakfast Club – 0 FTE	Learning mentor – 0.5 FTE	Learning mentor – 0 FTE	Total existing 35.5 FTE	Total additional 14 FTE
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<p>Based on the parking standards in SPG4 this would equate to a maximum of 37 general spaces for the whole school.</p>																								
<p>Additional further letter of <u>objection</u> has been received from the resident of 6 Effingham Close as they cannot understand why 41 car parking spaces are not being provided which is line with the SPG4 standards. This is an ideal opportunity to provide more parking as long as there is re-planting of trees to screen the car park from the playground.</p>																								
<p>Officer comment: The parking standards are a maximum not a minimum and therefore the proposal complies with the standards within SPG4. The parking survey showed that there is</p>																								

81	St Andrews C of E School, Belfast Street, Hove	BH2014/04147	<p>capacity within local streets for overspill car parking. The reasons why the applicant does not wish to provide additional car parking on site is set out within paragraph 8.23.</p> <p>Recommended Condition 10 has been amended to the below: Unless otherwise agreed in writing with the Local Planning Authority, the materials used in the construction of the extensions hereby approved shall comprise; brick Ibstock Bexhill Dark and roof SIG Armourplan SG dark grey RAL 7015. The colour of the cladding shall be RAL3001 semi-matt and Steni SN2008 and no development shall take place on the external envelope of any of the extensions hereby approved until samples of the cladding materials and details of the manufacturer for that particular extension have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority the colour of the aluminium doors and windows shall be RAL 7015 dark grey and the flashings and copings shall also be RAL 7015 dark grey. Development shall be carried out in accordance with the approved details Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.</p> <p>An updated CEMP is being sought as currently the construction route from the east refers to the A259, however there is a HGV ban on part of this road. Therefore vehicles travelling from the east would need to use the A27/A270 Lewes Road to A259 at the Aquarium roundabout then A259 eastbound to Arundel Drive West. The amended CEMP should be received prior to Planning Committee. Therefore recommended Condition 7 will need updating to refer to the correct version of the CEMP.</p> <p>Additional representation: A letter of support from Councillor Hawtree has been received. Copy attached.</p> <p>Officer response: There are no new issues raised by the additional representation.</p> <p>Recommended Additional Condition: The development hereby permitted shall not be commenced until a scheme detailing the full design and layout and changes to the proposed Haddington Street car park to provide a clear and logical pedestrian route to the rear of the parking spaces has been submitted to and approved in writing by the Local Planning Authority. The</p>
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development shall not be occupied until the approved works have been implemented.

Reason: To ensure the promotion of sustainable forms of travel and comply with policies TR1, TR7, TR8 and TR11 of the Brighton & Hove Local Plan.

Updated Transport Comments:

The Council's Transport Officer has updated the comments. The main changes to the consultation response within the Committee Report are:

Developer Contribution

To comply with the Brighton and Hove Local Plan 2005 policies TR1 and QD28 and the Council Interim Guidance on Developer Contributions approved by Cabinet on the 2nd February 2012 the applicant is expected to make a financial contribution of £73,000. This is calculated below:

In terms of contributions, based on the information submitted by the applicant the additional total daily person trips generated by the development are 786 trips. When this is input into the standard S106 formula this calculates an overall contribution of £117,900. This is calculated below:

$$786 \times 200 \times 0.75 = 117,900$$

The Highway Authority would look for the applicant to provide a scheme of works detailing the proposed improvements in the local area prior to occupation of the development. The works shall include footway improvements in the local area, these shall specifically be:

- Church Road outside library build out and widen central refuge
- Sackville Road install central refuge outside 29/31 Sackville Road
- Haddington Street raised table near the junction with Malvern Street
- Belfast Street pavement widened where current loading bay is
- Eaton Road near junction with Hova Villas new refuge
- Pembroke Gardens near Hove Museum central refuge and build out on western side of junction
- School keep clear and warning signs on Haddington Street.

129	Block B, The Priory, London Road, Brighton	BH2014/04088	<p>The total cost of these works is £73,000. These works are considered to be fair and reasonable and necessary to facilitate the safe movement of children to and from the school. The applicant should note that these works do not form any part of the works to the car park and works to Haddington Street. A decision must be taken to how these are delivered. If the Highway Authority is to deliver these additional money must be paid above the £73,000.</p> <p>Officer response: No new issues are raised, these issues are addressed in the report.</p>
<p>Additional representation: One (1) letter of representation has been received from 1 St. John's Place <u>objecting</u> to the application for the following reasons :</p> <ul style="list-style-type: none"> • Loss of light, overshadowing. • Noise and disturbance from building works <p>Officer response: No new issues are raised, these issues are addressed in the report.</p>			

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).