

09 November 2016 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
5	Jubilee car park Arts Road, University of Sussex, Brighton	BH2016/03040	<p>Amend Recommendation to read: That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to be MINDED TO GRANT planning permission subject to a s106 obligation and the following Conditions and Informatives:</p> <p>Officer comment: The s106 obligation is required to agree a maximum level of car parking of 1960 in line with the approved outline permission.</p> <p>Amend Condition 3 to read: No development above ground floor slab level of any part of the development hereby permitted shall take place until samples of the proposed concrete pavers have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE3 of the Brighton & Hove Local Plan and CP12 and CP15 of the Brighton & Hove City Plan Part One.</p> <p>Additional Condition 17 to read: The development hereby approved shall be constructed using ‘Unicol Anolok II B711 Pale Blue Grey’, ‘Bailey Anodised VOM 1’ and ‘Bailey Anodised Alnecolan C5’ as the external cladding material. Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE3 of the Brighton & Hove Local Plan and CP12 and CP15 of the Brighton & Hove City Plan Part One.</p> <p>Additional <u>comment</u> received from County Ecologist following recipe of additional information regarding development adjacent to the area of ancient woodland:</p> <ul style="list-style-type: none"> • Although the excavation will extend within the 15 m buffer zone, the area is limited (c. 90 m²) and is in an area of previously disturbed ground. As such, and the proposed mitigation (retention of all woodland and root protection

			<p>areas, sensitive lighting, tree and scrub planting, wildflower seeding, no dig construction of footpath), there are unlikely to be any significant impacts on the ancient woodland.</p> <p>Officer response: None</p> <p>Additional representation received from CAG <u>objecting</u> on the following grounds: The Group recommend refusal and wished to draw attention to the two important heritage assets, the South Downs National Park and the listed Spence buildings on the campus itself. This proposed building would impact significantly on both those assets. The Group drew attention to the use of grey for the concrete and for the cladding, which it considers inappropriate, particularly as it does not appear to succeed in reducing the visual impact of the building. It was suggested that alternatives be considered, eg relocating the car park underground or using different cladding materials, either red/brick colour to match Spence buildings or green/brown to match the vegetation behind.</p> <p>Heritage response: Red brick colour would mean that the building would merge into the listed buildings (The Library and Arts A) in the view from Fulton Court. Green/Brown colour would not be relevant in winter when the trees are bare and the building is most visible. The proposed grey tones are the most visually recessive solution in the longer views.</p>
81	Land rear of 73 North Road, Brighton	BH2016/01879	<p>Three further representations received from 40, 41 Queens Gardens and a member of the North Laine Community Association <u>object</u> to the development on the grounds of over-development, impact on standard of living of existing residents and in particular the impact on light and outlook.</p> <p>Officer response: These representations do not raise any additional points and 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).