

# **ITEM B**

**14 Portland Villas, Hove  
BH2015/04574  
Full Planning**

**11 May 2016**

# BH2015/04574 14 Portland Villas, Hove



**Brighton & Hove  
City Council**



**Scale: 1:1,250**

<b><u>No:</u></b>	<b>BH2015/04574</b>	<b><u>Ward:</u></b>	<b>WISH</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>14 Portland Villas Hove</b>		
<b><u>Proposal:</u></b>	<b>Demolition of bungalow and erection of new detached house (C3) and outbuilding to rear garden.</b>		
<b><u>Officer:</u></b>	Helen Hobbs Tel 293335	<b><u>Valid Date:</u></b>	19/01/2016
<b><u>Con Area:</u></b>	n/a	<b><u>Expiry Date:</u></b>	18 May 2016
<b><u>Listed Building Grade:</u></b>	n/a		
<b><u>Agent:</u></b>	Koru Architects, The Studio 15 Lloyd Close Hove BN3 6HY		
<b><u>Applicant:</u></b>	Mr and Mrs Emre, c/o Stone Republic Moonhill Farm Burgess Hill Road Haywards Heath RH17 5AH		

## 1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **APPROVE** planning permission subject to the conditions and informatives set out in section 11.

## 2 SITE LOCATION & DESCRIPTION

- 2.1 The application relates to a detached bungalow on the west side of Portland Villas. The bungalow sits between two storey dwellings. Portland Villas varies in character, however the majority of properties are two storey in height and incorporate traditional features such as front gable features and bay windows.

## 3 RELEVANT HISTORY

**BH2015/00279** Demolition of existing property and erection of new detached house. Refused 29/09/2015 for the following reason:

1. *The development, by reason of its design, scale and detailing, would result in an overly dominant and unsympathetic development that would detract significantly from the character and appearance of the site, the Portland Villas street scene and the wider surrounding area. The proposal would fail to emphasise and enhance the positive qualities of the local neighbourhood and is contrary to policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan.*
2. *The development, by reason of its scale and bulk in close proximity to shared boundaries, would appear overbearing and result in a harmful loss of light and outlook, particularly for occupants of 12 Portland Villas. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.*

*The application is now subject to an appeal which is still under consideration.*

#### **4 THE APPLICATION**

- 4.1 The application seeks consent for the demolition of the existing bungalow and erection of a new detached dwelling. The dwelling would be two storeys in height, with additional accommodation in the roof space. The dwelling would provide 4no. bedrooms. The proposal also includes the erection of an outbuilding in the rear garden.

Amendments have been received during the course of the application and include;

- Amended pitched roofs to be slate.
- Ground and first floor recessed entrance area to be terracotta coloured render.
- Amended rear first floor balcony to be a 'Juliet' balcony.
- Amended rear ground floor solar shade canopy to be open louvres.
- Rear flat roof to be a 'green' roof.

#### **5 PUBLICITY & CONSULTATIONS**

##### **External**

- 5.1 **Neighbours: Nine (9)** letters of representation have been received from **3, 7 (x3), 9, 11 and 13 Glebe Villas, 16 Portland Villas and 73 Pembroke Crescent** objecting the application for the following reasons:

- Overlooking
- Out of keeping with character of area
- Loss of privacy
- Garden room would be out of character
- Roof materials would be out of character

- 5.2 **One (1)** letter of representation has been received from **12 Portland Villas** supporting the application on the grounds that the dwelling would be built to Passivhaus.

- 5.3 **Councillor Robert Nemeth** supports the application. Copy of representation attached.

##### **Internal:**

- 5.4 **Sustainable Transport: Comment.** The Highway Authority would not wish to restrict grant of consent for the above application subject to inclusion of the necessary conditions and informatives.

- 5.5 **Arboriculture: Comment.** Nothing of any arboricultural value will be lost to facilitate the development and therefore the Arboricultural Section has no objection to the proposal. The proposed Highway Crossover appears to be well located but should come no closer than 2.2m from the centre of the adjacent highway tree.

## 6 MATERIAL CONSIDERATIONS

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”
- 6.2 The development plan is:
- Brighton & Hove City Plan Part One (March 2016)
  - Brighton & Hove Local Plan 2005 (saved policies post 2007);
  - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (February 2013);
  - East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;
  - East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 6.3 The National Planning Policy Framework (NPPF) is a material consideration.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.
- 6.5 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

## 7 RELEVANT POLICIES & GUIDANCE

### The National Planning Policy Framework (NPPF)

#### Brighton & Hove City Plan Part One

SS1	Presumption in Favour of Sustainable Development
CP8	Sustainable Buildings
CP9	Sustainable Transport
CP12	Urban Design
CP14	Housing Density
CP19	Housing Mix

#### East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan

WMP3d	Minimising and Managing Waste During Construction, Demolition and Excavation
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#### Brighton & Hove Local Plan (retained policies):

TR7	Safe development
TR14	Cycle access and parking
SU11	Polluted land and buildings
QD15	Landscape design
QD16	Trees and hedgerows
QD27	Protection of Amenity

- HO5 Provision of private amenity space in residential development  
HO13 Accessible housing and lifetime homes

Supplementary Planning Guidance:

SPGBH4 Parking Standards

Supplementary Planning Documents:

SPD03 Construction & Demolition Waste

SPD06 Trees & Development Sites

## **8 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to the impact of the new dwelling on the appearance of the street scene, its impact on the amenities of adjacent occupiers, and transport and sustainability issues.
- 8.2 The City Plan Part 1 Inspector's Report was received February 2016. This supports a housing provision target of 13,200 new homes for the city to 2030. It is against this housing requirement that the five year housing land supply position will be assessed once the Plan is adopted. The City Plan Inspector indicates support for the council's approach to assessing the 5 year housing land supply and has found the Plan sound in this respect. The five year housing land supply position will be updated on an annual basis.

### **History of the Site**

- 8.3 The site has had a previously refused application for the demolition of the existing bungalow and replacement with a two storey dwelling (BH2015/00279). An appeal has been lodged and a decision is currently awaited. The previous application was refused on two grounds relating to the design and impact on neighbouring amenity (full reasons for refusal set out above). The key differences between the refused scheme and this current application are as follows;
- The dwelling has been relocated 0.5m further to the north.
  - The front dormer had been removed, and replaced with a three storey gable feature.
  - The fenestration on the front elevation has been reconfigured.
  - A front first floor balcony is now proposed, in place of the previously proposed Juliet balconies.
  - A front second floor balcony is proposed with the gable,
  - The upper floors of the dwelling have been reduced at the rear. The second storey would have a depth of 11.2m (as previously proposed it was 13.9m).
  - A three storey rear outrigger with a depth of 3.6 would be added to the north side, replacing the previously proposed rear dormer.
  - A ground floor extension with a maximum depth of 6m would be included. The footprint of the ground floor addition would wrap around the rear outrigger.

- A first floor balcony would replace the previously proposed Juliet balcony.
- A rear third floor balcony is proposed within the gable.
- The roof material is now proposed to be slate and some of the front elevation is to be painted terracotta.

**Design:**

- 8.4 The existing bungalow sits between two storey semi-detached dwellings and is set on a wide plot. City Plan policies CP12 and CP14 require new development to be of a high standard of design that would make a positive contribution to the surrounding area and that emphasises and enhances the positive characteristics of the local neighbourhood. CP14 of the City Plan requires residential development to be of a density that is appropriate to the identified positive character of the neighbourhood and be determined on a case by case basis.
- 8.5 Planning permission is sought for the construction of a two storey dwelling. The dwelling would be built on the established building line of Portland Villas. It would be of modern design incorporating large areas of glazing on the front and rear. The dwelling would appear as three storeys in height due to the projecting gable features at front and rear. As originally submitted, the materials would include a zinc roof, aluminium windows and rendered facades. It is considered that in the context of the street scene, a modern two storey dwelling, if well designed and appropriately scaled, would not be detrimental to the prevailing character of the street scene. However, concern was raised regarding the use of zinc.
- 8.6 Amended plans have been submitted during the course of the application to address initial concerns in respect of the design and detailing of the proposed dwelling and include
- Amended pitched roofs to be slate.
  - Ground and first floor recessed entrance area to be terracotta coloured render.
  - Amended rear first floor balcony to be a 'Juliet' balcony.
  - Amended rear ground floor solar shade canopy to be open louvres.
  - Rear flat roof to be a 'green' roof.
- 8.7 The proposed dwelling would appear as three storeys in height due to the extension of the ridge with an area of flat roof and the three storey front gable feature. This additional bulk at roof level is uncharacteristic of surrounding development which generally has traditional gabled roof forms. Where front gable features are evident elsewhere on surrounding properties, they remain modest, subservient features, where only the small pitched roofs protrude above the main eaves of the properties. However of relevance is a recent approval at No 11 Portland Villas, located opposite the application site. The neighbouring consent approved the redevelopment of the existing bungalow replacing it with two semi-detached, two storey properties (approved under BH2015/00124) and the scheme included similar gable features that are three storeys in height. Significant weight must therefore be given to this previous consent and it is considered that a precedent has been set for three storey front gable features. Amended plans have been submitted that have revised the detailing of the dwelling, such as it would now have a slate roof, coloured render

to match the prevailing brick colour of the road and the first floor window on the main dwelling has been reduced in size. These revisions now soften the appearance of the front elevation and the gable feature by incorporating key characteristics of neighbouring development. On balance it is now considered that the proposed dwelling would not look significantly out of keeping with the street scene that would justify refusal of the application.

- 8.8 To the rear, the bulk has been significantly reduced at roof level compared to the previously refused scheme. It is now proposed to extend the ground floor with an addition that would wrap around the rear outrigger. The ground floor extension would have the appearance of a later addition, rather than incorporated in the overall design of the dwelling. However this element would not be highly visible from the street. To soften its appearance the flat roof would incorporate a green flat roof and to reduce the depth the solid projection have been replaced with sun louvres, which provide a canopy to shade the rear glazing. These features, again would not be highly visible and therefore are considered acceptable.
- 8.9 In terms of the detailing of the dwelling, the proposed materials have been amended and are now more in keeping with neighbouring development. A condition will be attached requesting samples and further details to ensure the appropriate finish of the development.
- 8.10 The full height glazing at ground and first floors would fail to reflect the characteristics of the adjoining properties, where fenestration reduces in scale at upper floor levels and where roof extensions are limited to modest projecting gables associated with bay windows. The window design and pattern and the upper floor balconies would give the building a greater perceived height than adjoining development. However, similar detailing was accepted within the approved scheme at No. 11, and therefore are considered acceptable on this basis.
- 8.11 Overall, the proposed dwelling is considered acceptable and would not cause significant harm to the character and appearance of the existing property, streetscene or the surrounding area.
- 8.12 The proposal also includes a detached outbuilding. It would measure 6m by 3.5m, with a roof canopy at the front extending a further 1m. Whilst the outbuilding would have a large footprint, given its siting at the rear of the garden and the size of the plot, it would not be highly visible and therefore this part of the proposal is not considered to cause any significant harm to the character and appearance of the surrounding area.

**Impact on Amenity:**

- 8.13 Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.

- 8.14 The rear of No. 16 Portland would extend further to the rear than the building line of the proposed dwelling. It is therefore considered that there would be limited impact in terms of loss of light and outlook on this property. The side elevation of no. 16, facing the application site, has a number of openings. Whilst it is acknowledged that the additional height and depth of the proposed dwelling could have a harmful impact on these windows, they appear to be secondary openings and therefore any harm caused would not be significant.
- 8.15 The rear of No. 12 has a more traditional appearance with a deep two storey outrigger projecting from the main part of the building. The rear of the proposed dwelling has been reduced and the building has been repositioned 0.5m to the north, further away from No. 12. Given that the bulk above the eaves level has been reduced and the footprint reduced, any impact on this neighbouring property would no longer be significant enough to warrant refusal. Any bulk from the ground floor extension would be screened by the boundary wall and the existing lean to extension at no. 12 that is adjacent to the boundary.
- 8.16 There is inevitably a degree of mutual overlooking from window openings at upper floor levels in this suburban area. The rear first floor balcony has been amended, which has reduced the width of the balcony as well as no longer providing a platform to step out onto. The second floor balcony is recessed within the gable and therefore would provide adequate screening for the neighbouring properties not to be significantly overlooked.
- 8.17 The proposed outbuilding, would have a height of 3m. It would be visible from neighbouring properties, however would be sited adjacent to the boundary shared with no. 16. This boundary would screen the majority of the outbuilding as would the rear boundary fence. There is sufficient distance separating the outbuilding and no. 12, where the boundary wall is significantly lower. No significant impact would occur from this part of the proposal.

**Standard of Accommodation:**

- 8.18 Policy HO5 requires suitable external amenity space to be provided for new residential development. The proposed garden for the dwelling is considered acceptable and would meet the requirements for a family dwellinghouse.
- 8.19 The layout and location of all habitable rooms are considered acceptable and would provide a good standard of accommodation, with good levels of natural light, outlook and ventilation.

**Sustainable Transport:**

- 8.20 The proposed dwelling would replace an existing residential dwelling and therefore the proposals would not significantly increase trip generation above existing levels. The applicant is providing a cycle store to the front of the property which is deemed acceptable; its implementation would be secured by condition if the application were acceptable in principle.
- 8.21 The applicant appears to be proposing a new vehicular access and 1 car parking space (as per the application form). While the Highway Authority has no objections in principle to the provision of on-site car parking or a new vehicle

crossover further details would be required if the application were to be approved. These details could be secured by condition if the proposal were acceptable in all other respects.

**Sustainability**

8.22 Policy CP8 of the City Plan Part One require new development to demonstrate a high level of efficiency in the use of water and energy. Policy CP8 requires new development to achieve 19% above Part L for energy efficiency, and to meet the optional standard for water consumption. This could be secured by condition if the proposal were acceptable in all other respects.

**Arboriculture**

8.23 Nothing of any arboricultural value will be lost to facilitate the development and therefore the Arboricultural Section has no objection to the proposal. The proposed Highway Crossover appears to be well located but should come no closer than 2.2m from the centre of the adjacent highway tree.

**9 CONCLUSION**

9.1 The proposed dwelling is considered acceptable in terms of its scale and design and would fit in with the character of the area. The development would not cause significant harm to neighbouring amenity by way of loss of light, privacy or outlook, or increased overshadowing, noise or disturbance and is also appropriate in terms of highway safety and sustainability.

**10 EQUALITIES**

10.1 None identified.

**11 CONDITIONS / INFORMATIVES**

11.1

Regulatory Conditions:

1. BH01.01 Full Planning

2. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

**Reason:** For the avoidance of doubt and in the interests of proper planning.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site location plan and block plan	1115B01	C	18 <sup>th</sup> December 2015
Existing floor plan	1115B 02	B	18 <sup>th</sup> December 2015
Existing east and south elevations	115B03	B	18 <sup>th</sup> December 2015
Existing west and north elevations	1115B04	B	18 <sup>th</sup> December 2015
Proposed ground floor plan	1115B10	E	15 <sup>th</sup> April 2016
Proposed first floor plan	1115B11	E	15 <sup>th</sup> April 2016

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Proposed second floor plan	1115B12	F	15 <sup>th</sup> April 2016
Proposed section A-A	1115B13	E	15 <sup>th</sup> April 2016
Proposed east and west elevations	1115B14	D	15 <sup>th</sup> April 2016
Proposed south and north elevations	1115B15	D	15 <sup>th</sup> April 2016
Proposed roof plan	1115B16	D	15 <sup>th</sup> April 2016
Proposed home office	1115B17	A	15 <sup>th</sup> January 2016

3. The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

**Reason:** To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

4. No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouses as provided for within Schedule 2, Part 1, Classes A & B of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

**Reason:** To protect the amenity of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.

5. The new crossover and access shall be constructed prior to the first occupation of the development hereby permitted.

**Reason:** In the interests of highway safety and to comply with policies TR7 of the Brighton & Hove Local Plan and CP9 of the Brighton & Hove City Plan Part One.

6. The dwelling hereby permitted shall be completed in compliance with Building Regulations Optional Requirement M4(2) (accessible and adaptable dwellings) prior to first occupation and shall be retained as such thereafter. Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

**Reason:** To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

7. None of the residential units hereby approved shall be occupied until each residential unit built has achieved an energy efficiency standard of

a minimum of 19% CO2 improvement over Building Regulations requirements Part L 2013 (TER Baseline).

**Reason:** To ensure that the development is sustainable and makes efficient use of energy to comply with policy CP8 of the Brighton & Hove City Plan Part One.

8. None of the residential units hereby approved shall be occupied until each residential unit built has achieved a water efficiency standard using not more than 110 litres per person per day maximum indoor water consumption.

**Reason:** To ensure that the development is sustainable and makes efficient use of water to comply with policy CP8 of the Brighton & Hove City Plan Part One.

9. The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

**Reason:** To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.

10. The dwelling hereby permitted shall be completed in compliance with Building Regulations Optional Requirement M4(2) (accessible and adaptable dwellings) prior to first occupation and shall be retained as such thereafter. Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

**Reason:** To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

#### Pre-commencement conditions

11. No development above ground floor slab level of any part of the development hereby permitted shall take place until samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including:

a) samples of all brick, render and tiling (including details of the colour of render/paintwork to be used)

b) samples of the proposed window, door and balcony treatments

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 CP12 of the Brighton & Hove City Plan Part One and policy QD14 of the Brighton & Hove Local Plan.

12. No development above ground floor slab level of any part of the development hereby permitted shall take place until details of the construction of the green roofs have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement, the seed mix, and a maintenance and irrigation programme. The roofs shall then be constructed in accordance with the approved details and shall be retained as such thereafter.

**Reason:** To ensure that the development contributes to ecological enhancement on the site and in accordance with policy CP10 of the Brighton & Hove City Plan Part One.

Pre-Occupation Conditions:

13. Prior to first occupation of the development hereby permitted a scheme for the storage of refuse and recycling shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

**Reason:** To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policy QD27 of the Brighton & Hove Local Plan.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. This decision to grant Planning Permission has been taken:
  - (i) having regard to the policies and proposals in the National Planning Policy Framework and the Brighton & Hove Local Plan, including Supplementary Planning Guidance and Supplementary Planning Documents:  
(Please see section 7 of the report for the full list); and
  - (ii) for the following reasons:-  
The proposed dwelling is considered acceptable in terms of its scale and design and would fit in with the character of the area. The development would not cause significant harm to neighbouring amenity by way of loss of light, privacy or outlook, or increased overshadowing, noise or disturbance and is also appropriate in terms of highway safety and sustainability.
3. The planning permission granted includes a vehicle crossover which requires alterations and amendments to areas of the public

highway. All necessary costs including any necessary amendments to a Traffic Regulation Order (TRO), the appropriate license and application fees for the crossing and any costs associated with the movement of any existing street furniture will have to be funded by the applicant. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. The crossover is required to be constructed under licence from the Head of Asset and Network Management. The applicant must contact the Streetworks Team (01273 293 366) prior to any works commencing on the public highway.

4. The applicant is advised that accredited energy assessors are those licensed under accreditation schemes approved by the Secretary of State (see Gov.uk website); two bodies currently operate in England: National Energy Services Ltd; and Northgate Public Services. The production of this information is a requirement under Part L1A 2013, paragraph 2.13.

5. The water efficiency standard required under condition 8 is the 'optional requirement' detailed in Building Regulations Part G Approved Document (AD) Building Regulations (2015), at Appendix A paragraph A1. The applicant is advised this standard can be achieved through either: (a) using the 'fittings approach' where water fittings are installed as per the table at 2.2, page 7, with a maximum specification of 4/2.6 litre dual flush WC; 8L/min shower, 17L bath, 5L/min basin taps, 6L/min sink taps, 1.25L/place setting dishwasher, 8.17 L/kg washing machine; or (b) using the water efficiency calculation methodology detailed in the AD Part G Appendix A.



PLANNING COMMITTEE LIST  
11 May 2016

COUNCILLOR REPRESENTATION

**From:** Robert Nemeth  
**Sent:** 27 January 2016 11:53 PM  
**To:** Planning Applications  
**Subject:** BH2015/04574

Dear Sirs

I strongly support this application and would like it to go to Committee in the event that the Case Officer (not yet assigned presumably) is minded to refuse.

I can confirm that the applicants have discussed the case with neighbours and have taken on previous concerns that were raised. Each of the previous issues that was brought up – the balcony, the height at the rear/side, the front elevation, etc – has been addressed. I urge the Officer to point out to the applicants in advance any problems that might arise.

Please confirm that this has been received safely.

With best wishes

**Cllr Robert Nemeth - Wish Ward  
Brighton & Hove City Council**

