



**Brighton & Hove
City Council**

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 12 JULY 2017

**COUNCIL CHAMBER, HOVE TOWN HALL, NORTON ROAD,
HOVE, BN3 4AH**

ADDENDUM

ITEM

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COUNCILLORS LETTERS IN RESPECT OF ITEMS B & C

- B BH2016/06478-The Coach House, 1-6 Lions Gardens, Withdean Avenue, Brighton -Full Planning 1 - 2

Demolition of existing dwellings and erection of part two part three storey building providing 26no residential apartments (C3) with associated landscaping, parking spaces, cycle and mobility scooter store.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Withdean

- C BH2017/00750-Land to Rear 2-8 Rowan Close, Portslade - Full Planning 3 - 4

Erection of 2no two bedroom and 1no one bedroom apartments (C3).

RECOMMENDATION – GRANT

Ward Affected: North Portslade

Mr. Jonathan Puplett.
Planning Officer.
Brighton and Hove City Council.
Hove Town Hall
Norton Road,
HOVE BN3 3BQ

29th January 2017

Cc Penny Jennings

Dear Mr. Puplett,

Application No: BH2016/06478 1-6 Lions Gardens and the Coach House, Withdean Avenue, Brighton.
Demolition of existing dwellings and erection of part two, part three storey building providing 26 residential apartments (C3) with associated landscaping, parking spaces, cycle and mobility scooter store.

We are writing in our capacity as elected members for Withdean Ward to oppose application BH2016/06478. We also previously opposed application BH2016/00803 on behalf of residents living close by to the application location who have contacted us to explain their concerns about serious overdevelopment of this site. We also consider that this application as described above constitutes a serious overdevelopment of the site which will impact negatively on a number of immediately neighbouring properties. (QD27 of the Brighton and Hove Local Plan 2005)

This area of Withdean Ward does have a CPZ nearby and several areas of single and double yellow lines in Withdean Avenue and nearby Withdean Road where parking is already fully occupied on a daily basis. This application proposes 26 one bedroom residential units but only has two disabled on-site parking spaces and only eight on-site standard parking spaces which is clearly insufficient for a development where there could be many more occupier drivers than 10. It is apparent that there is no area for any additional on road parking availability nearby to the application site. We understand that many of these residential dwellings are appropriate for older residents and we do understand the need for additional residences for our older residents and appreciate proposals for a safe store for mobility scooters and cycles on site. We do however have concerns that many more than 10 of the potential residents may have the need for a car as personal transport and to expect any of them to have to park considerable distances from their home would not be desirable.


The addition of a Car Club space nearby would assist residents with transport arrangements who will be living some distance from shops, GP surgeries and pharmacists.

Should this application be recommended for approval under powers delegated to council officers, we ask that it be referred to the planning committee for decision with our letter of objection included in full with the application and one of us may ask to speak on this application if it is considered by the planning committee.

Yours sincerely,



Cllr. Ken Norman
Withdean Ward



Cllr. Ann Norman
Withdean Ward



PLANNING COMMITTEE LIST
DATE OF COMMITTEE: 12th July 2017
COUNCILLOR REPRESENTATION

Dear Planning,

I wish that the above application is determined by the Planning committee and my request is that it is refused on the following grounds:

This situation has been going on now for four years now and I need to stress that any development on this very cramped site would have a serious impact on nearby residents.

The proposed development site is extremely narrow and would have impact severely on the privacy of both residents in Rowan Close and Hillcourt Mews I am concerned that the boundary line shown on the developer's plans are not correct in terms of the forecourts on Hillcourt Mews.

This would be a significant overdevelopment in an area where there is already a new build (Hillcourt Mews).

There have already been significant problems with resident's homes in terms in terms of damage caused by lorries and construction during the Hillcourt Mews development.

One resident had a survey done on the house she was buying in Mile Oak Rd which showed potential damage to the foundations of the house.

There appears to be no room for further screening of properties in terms of trees and hedges.

There is a small amount there at the moment which I presume will be left in situ but it is difficult to see how more could be planted. This therefore leaves both Rowan Close and Hillcourt Mews' in full view of the new development.

The first floor landing line shown on the plans for 2-4 Rowan close appears to show that the proposed development will be well above the line of sight of residents' bedrooms.

What I would also say is that this is having a very negative impact on the mental health of the residents who live either side of this site.

The constant fear that the developer will just keep submitting applications with the obvious potential to significantly affect their quality of life is a psychological "sword of Damocles" hovering over the mental wellbeing of these residents.

Regards

Cllr Peter Atkinson

