



**Brighton & Hove
City Council**

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 5 FEBRUARY 2020

COUNCIL CHAMBER, HOVE TOWN HALL

Late List

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85 (A)	BH2019/02143, Former Garage Site Eastergate Road, Brighton - Full Planning	
85 (B)	BH2018/02483 Land Adjacent 6 Falmer Avenue, Saltdean	
85 (H)	BH2019/03232 34 Park Road, Brighton	

5th February 2020 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
15	Former Garage Site, Eastergate Road, Moulsecoomb	BH2019/02143	<p>Additional Consultation Response: Sustainability – <u>Support</u></p> <p>Revised comments following the applicant submitting an Energy Report, which proposes high performance building fabric, triple glazing and energy efficient lighting, services and controls to reduce energy demand for space heating, cooling, ventilation and lighting. It also demonstrates a greater than 19% carbon reduction relative to the Building Regulations Part L 2013</p> <ul style="list-style-type: none"> - The intention to reduce carbon emissions by 34.9% above Building Regulations is exceptional; - The Passivhaus standard U-values for walls, roof and floor are exceptional, - No renewable energy is now required. The applicant is encouraged to consider the installation of PV on the roof top to produce electricity for use on site, and to help to reduce carbon emissions from the building even further. <p>Conditions are already recommended on heat technology, connection to a future district heat network, green roofs, water efficiency standard (residential), overheating, and pv panels.</p> <p>Additional comment: Highway Authority</p> <p>With regard to the structure on the highway, upon further investigation, the fact the highway is obstructed is not the applicant's responsibility, represents no change to the existing situation and will not adversely impact access to the proposed development itself. Therefore, the S278 wording should be amended to remove this requirement, and Highways Enforcement will be notified regarding the removal of this structure.</p> <p>Condition 13 (Cycle Parking) to be amended as follows:</p> <p>Notwithstanding the plans submitted, the development hereby permitted shall not be occupied until details of secure cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include:</p> <ul style="list-style-type: none"> (a) How stores and other facilities will be accessed; (b) The types of stands to be provided; (c) How the stands and facilities will be laid out; (d) Doors to stores and security arrangements

			<p>The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.</p> <p>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 and SPD14: Parking Standards.</p> <p>Clarification of 8.21 of the report</p> <p>The proposed development would provide supportive short-term housing for young <u>persons</u> (18-25 years of age).</p>
49	Land Adjacent 6 Falmer Avenue, Saltdean	BH2018/02483	<p>The Secretary of State has been requested to call in the application. <u>Amend recommendation</u> to Mind to Grant subject to the Secretary of State not calling in the application for determination.</p> <p>Condition 25 - amend to read: 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, policy CP8 of the Brighton & Hove City Plan Part One and Policy WMP3e of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan Waste and Minerals Plan.</p> <p>Condition 28 - delete as sufficient information included in submitted drawings.</p> <p>Condition 30 - delete as this condition was not included in the previous approval, does not relate to the amendments the subject of this application and the applicant has confirmed that alternative sustainability measures will be included in the scheme.</p> <p>Condition 31 - delete as this condition was not included in the previous approval and does not relate to the amendments the subject of this application.</p>
149	34 Park Road, Brighton	BH2019/03232	<p>Further neighbour objection received:</p> <ul style="list-style-type: none"> • The property has been occupied by 4 students from 30/01/20. • Whilst there is 9.37% HMOs in the vicinity, this is a small road which is slowly becoming saturated and making life unbearable.