

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 12 JANUARY 2022

COUNCIL CHAMBER HOVE TOWN HALL

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ADDENDUM

ITEM		Page
A	BH2021/22709, 41 and 42 Park Wall Farm Cottages, Station Approach, Falmer, Brighton - Full Planning - Presentation	1 - 16

41 and 42 Park Wall Farm Cottages

BH2021/02709

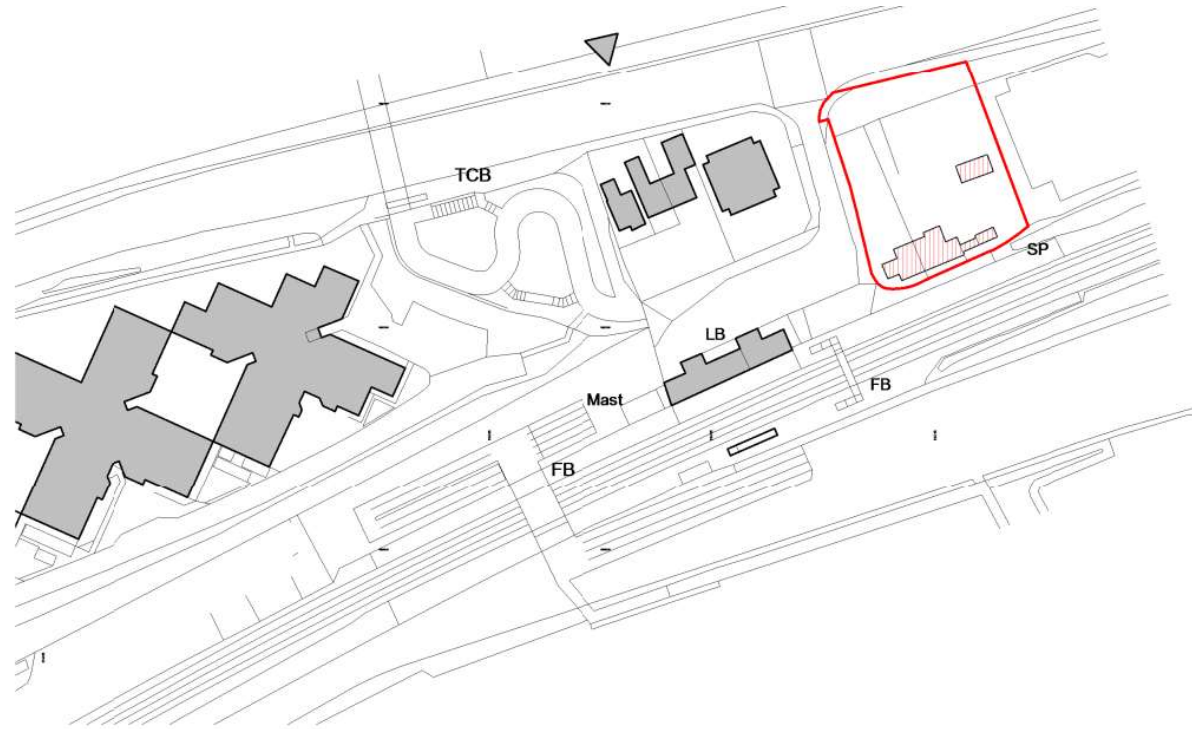


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Application Description

- **Application for demolition of existing houses and erection of a 4 storey student accommodation building with 71no bed spaces and associated access arrangements, cycle parking, car parking and landscaping, as approved under planning permission BH2018/02854, without compliance with conditions 9 and 11 to allow for the removal of trees T1 & T4 and for new planting of mature trees (retrospective).**

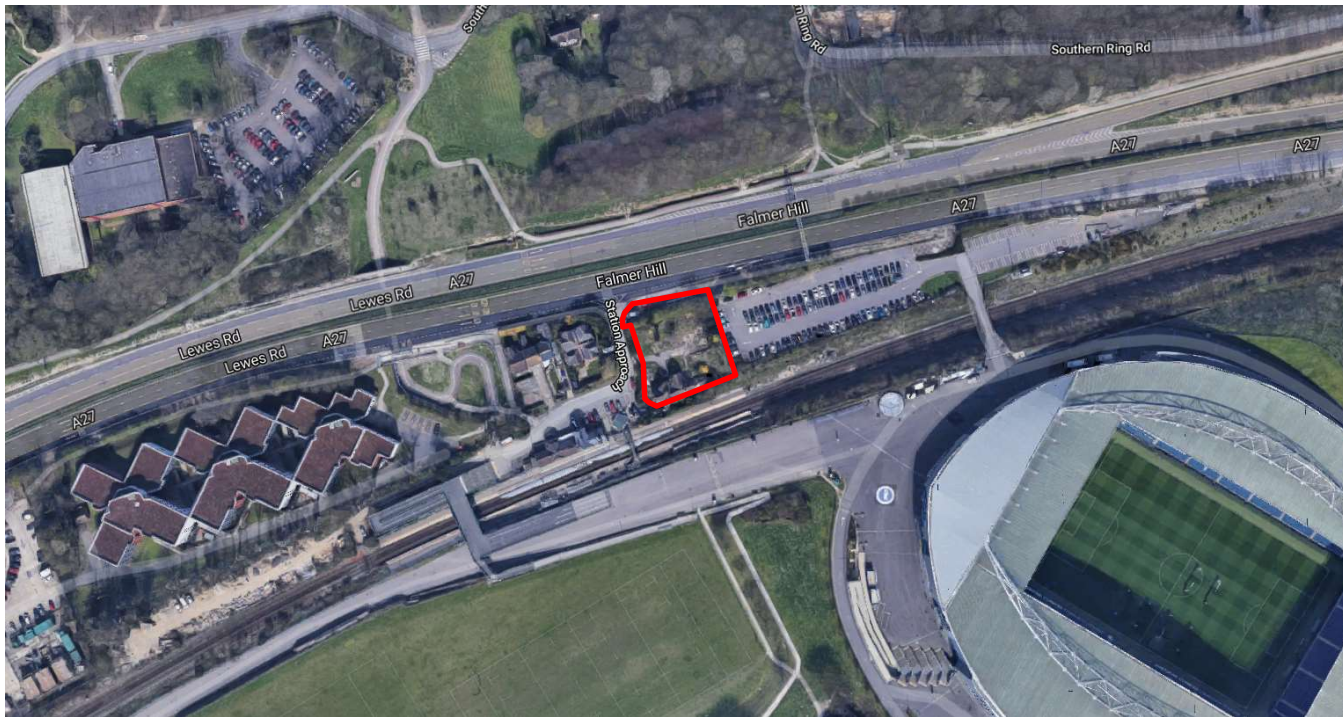
Site Location



Site Location Plan
1 : 1250



Aerial photo of site



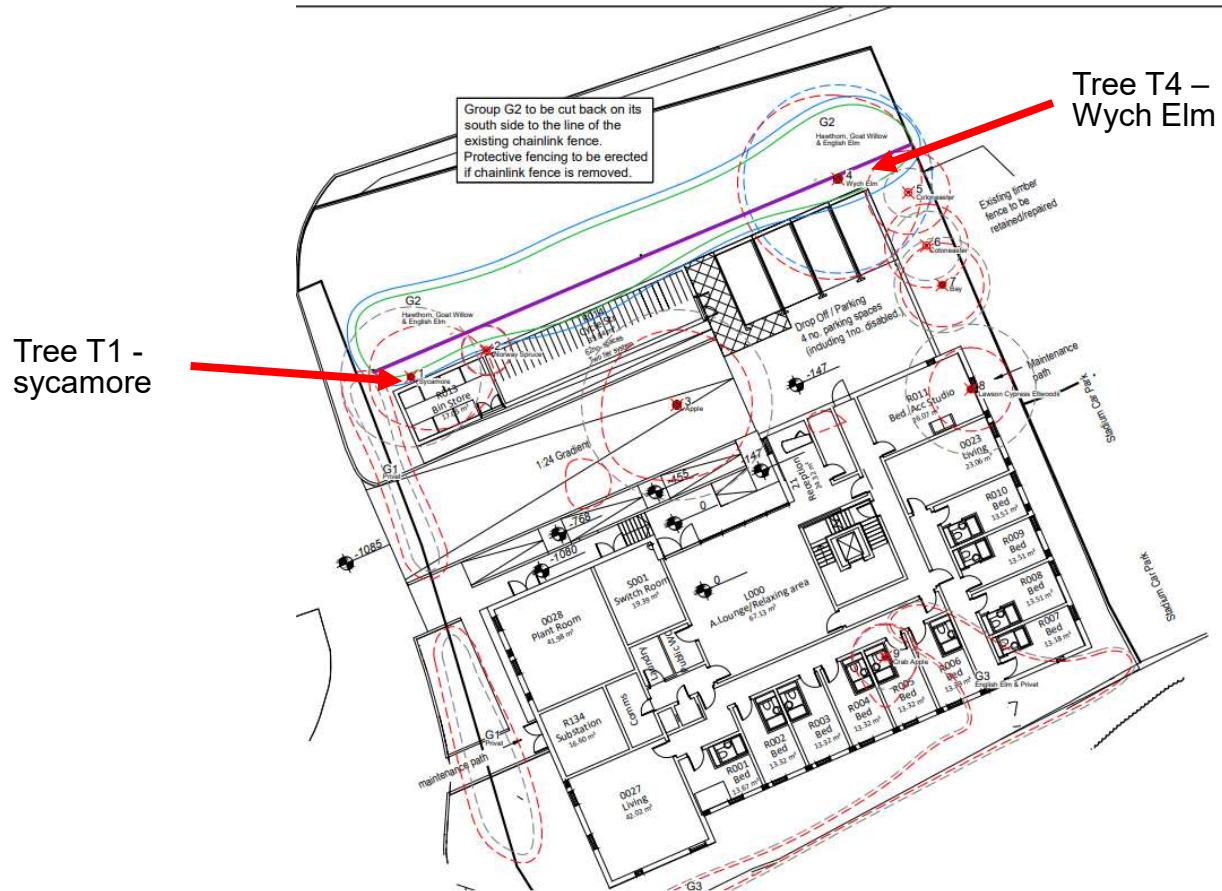
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3D Aerial photo of site



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Original Tree Survey



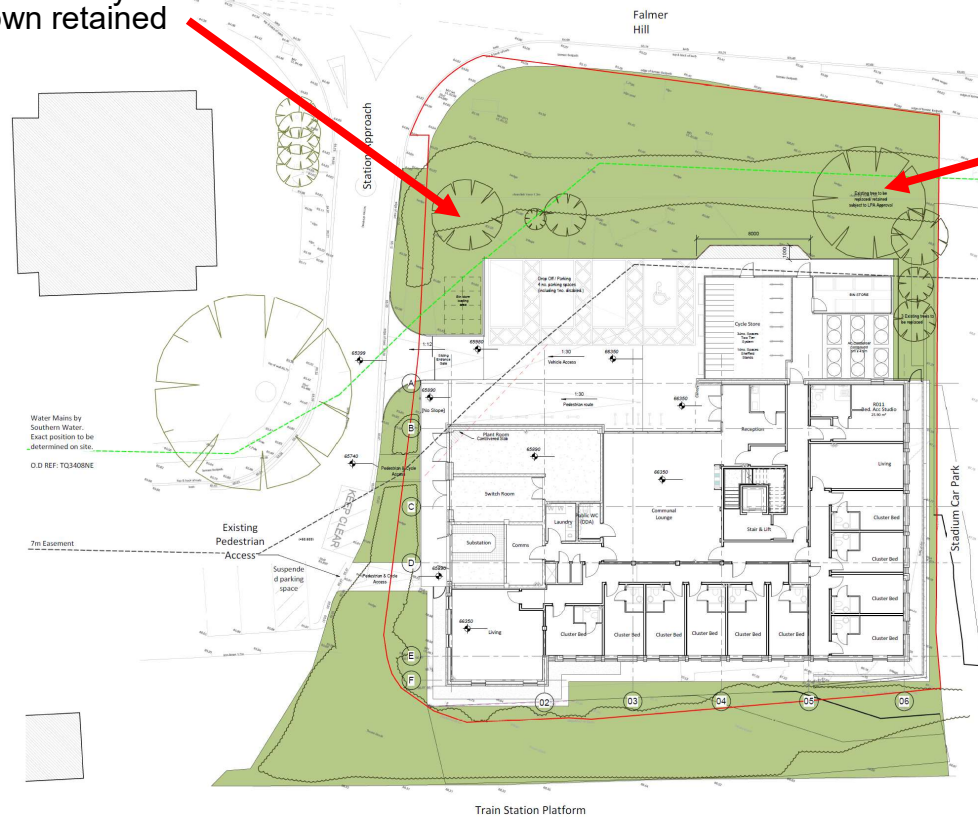
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ID

Original Planting Plan

Tree T1 – sycamore
shown retained

Tree T4 – Wych
Elm shown
retained



7

ID



Proposed (retrospective) Planting Plan



8

ID



Photos of original trees



6

ID



Streetview Photos of trees

From A27



10

ID



Street photo of site



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Other photo of site



12



Other photo of site



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Key Considerations in the Application

- Loss of two mature trees;
- Impact on visual amenity;
- Impact on biodiversity;
- Impact on neighbour/resident amenity.

Conclusion and Planning Balance

- The proposed landscaping and additional planting would be sufficient to offset the loss of the two mature trees from the site
- The proposed landscaping plan is acceptable in terms of its visual amenity and neighbour/resident impact
- Sufficient screening is provided by the site landscaping.
- Recommendation: **Approve**

