

PLANNING COMMITTEE ADDENDUM Late List & Additional Representations

2.00PM, WEDNESDAY, 2 NOVEMBER 2022

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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2 November 2022 Planning Committee – Additional Representations

All Applications:

On the 20th October 2022, Full Council adopted the Brighton & Hove City Plan Part Two. Its policies therefore carry full weight. Brighton & Hove Local Plan 2005 has now been replaced and does not form part of the development plan and the policies contained in there carry no weight.

The reports were written prior to the adoption of City Plan Part Two.

UPDATED MATERIAL CONSIDERATIONS SECTION FOR ALL REPORTS

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report.

The development plan is:

- Brighton & Hove City Plan Part One (adopted March 2016)
- Brighton & Hove City Plan Part Two (adopted October 2022)
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
- Shoreham Harbour JAAP (adopted October 2019).

Item	Site Address	Application No.	Comment
c	Whitehawk Clinic, Whitehawk Road, Brighton	BH2017/01655 and BH2020/03619	<p>Correction of new affordable housing figure in paragraph 6.2:</p> <p>“As noted above, the scheme as approved secured the provision of 15 affordable units out of the 38 dwellings to be provided, so 39.4% affordable housing overall. It is proposed to reduce this to 10 affordable housing units, meaning that this would be reduced to 24% <u>26%</u> of the units being affordable.”</p> <p>Councillors Williams and Platts have <u>objected</u> to the application. Their comments are attached to the late list.</p>

D & E	Madeira Terrace Madeira Drive Brighton	BH2022/02577 & BH2022/02578	<p>Two (2) further letters of representation <u>objecting</u> the applications for the following reason:</p> <ul style="list-style-type: none"> Concerns raised regarding the design of the new lift, including the roof design, brickwork and detailing. <p><u>Comment:</u> No concerns have been raised that are not already covered within the Officer Report.</p> <p>Additional drawing (503-LPL-XX-00-DR-L-412 Rev P1) submitted for the proposed cycle parking which confirms cycle storage would be located outside of the site boundary.</p> <p><u>Action:</u> Remove Condition 30 of application BH2022/02577 as details of cycle parking no longer required, as this would be located outside of the site boundary and would be provided to improve facilities in general in this seafront location.</p> <p>Typographical error in report paragraph 9.44 ‘...and therefore o significant harm would be caused here’ should read ‘...and therefore <u>no</u> significant harm would be caused here’.</p>
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Dear Head of Planning

I wish to object most strongly to the variation of planning permission report referring to Whitehawk clinic site:

'The purpose of this report is to consider a request to vary one of the Heads of Terms of Section 106 Agreement dated 19 July 2018 in connection with planning permission BH2017/01665, as amended by BH2020/03619. This required the following:

40% affordable housing (8 units for affordable rent and 7 properties for shared ownership sale, comprising 5x one-bedroom units, 7x two bedroom units and 3x three-bedroom units.)'

It is most disappointing to see that yet again a developer is not intending to honour the pledge to provide 40% affordable housing. This is most alarming, particularly in an area that is desperately in need of more affordable housing. The viability report which the developer relied upon should not be accepted, it should be rejected. Further, it is questionable that the sum of £56, 664 could in any way compensate for the loss of dwellings which could benefit local people immeasurably.

The Whitehawk area and indeed the whole city is in the midst of a housing crisis. We must and should do all we can supply more affordable housing, not less.

Many thanks for your consideration

Best regards

Councillor Gill Williams
Labour spokesperson for housing
Chief whip
Representing East Brighton

Supported by Councillor Platts
Labour Councillor for East Brighton Ward

