

## 14 September 2016 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
105	Household Waste Recycling Site, Modbury Way, Hove	BH2016/01592	<p><b>Amend</b> Condition 3) to read: The premises shall be used for no other purpose than as a Household Waste Recycling Site and transfer facility for wastes from East Sussex and Brighton &amp; Hove Household Waste Recycling Sites, commercial waste, street cleansing waste (including fly tipped waste and bulky waste collections), communal bin operations, cardboard and green waste, and on occasions when the Hollingdean MRF or WTS facility are unavailable or where there are other exceptional operational conditions the site shall also be used as a transfer facility for kerbside collected waste and recyclables (not to exceed 20 days per year, except where agreed in writing by the Local Planning Authority).</p> <p><b>Reason:</b> Due to the proximity of residential properties there is a need to secure control over additional activities on the site in the interests of protecting residential amenity and in accordance with policy WMP25 of the East Sussex, South Downs and Brighton &amp; Hove Waste and Minerals Plan and policies QD27, SU9 and SU10 of the Brighton &amp; Hove Local Plan.”</p>
137	51 Plymouth Avenue, Brighton	BH2016/01847	<p>Representation received from <b>6 Knepp Close</b> <u>objecting</u> on the ground that the proposal would be contrary to the 10% threshold City Plan Policy CP21.</p> <p><b>Officer response:</b> The proposal complies with the threshold. This is addressed in the report.</p> <p><b>Renumber</b> conditions 1), 2) and 3) on page 146 to 2), 3) and 4).</p> <p><b>Amend</b> condition 4) to read:</p> <p>4) The development hereby approved shall be implemented in accordance with the proposed layout detailed on drawing no.1502/CU01 received on 20 May 2016 and shall be retained as such thereafter. The ground floor rooms annotated as living room, kitchen and utility room as set out on drawing no.1502/CU01 shall be retained as communal space and none of these rooms shall be used as bedrooms at any time.</p> <p><b>Reason:</b> To ensure a suitable standard of accommodation for occupiers and to comply with policy QD27 of the Brighton &amp; Hove Local Plan.</p>

			<p><b>Additional</b> condition 5) to limit number of occupants taking into account the size of the bedrooms:</p> <p>5) The development hereby approved shall only be occupied by a maximum of four persons.  <b>Reason:</b> To ensure a satisfactory standard of accommodation for future occupiers and to comply with policy QD27 of the Brighton &amp; Hove Local Plan.</p> <p>Whilst the communal areas are considered appropriate for up to 4 occupants if the property were further extended above this occupancy level it is not considered that an adequate level of accommodation would be provided. As such this condition is considered necessary.</p>
149	42 Hawkhurst Road, Brighton	BH2016/02069	<b>Councillor Hill</b> has <u>withdrawn</u> her objection to this application. The application has been granted under delegated powers and is <u>withdrawn</u> from this agenda.
183	18 Ship Street, Brighton	BH2016/01756	On 12 July 2016 <b>CAG</b> made <u>no comment</u> due to insufficient information being available at the time of the meeting. CAG did not subsequently request the applications were brought back the following month and as such the scheme has not been assessed by the Group.
199	18 Ship Street, Brighton	BH2016/01757	On 12 July 2016 <b>CAG</b> made <u>no comment</u> due to insufficient information being available at the time of the meeting. CAG did not subsequently request the applications were brought back the following month and as such the scheme has not been assessed by the Group.

NB. Representations received after midday the Friday before the date of the Committee meeting will not be reported (Sub-Committee resolution of 23 February 2005).