

Councillor: Jackie O'Quinn - Goldsmid Ward Councillor
BH2017/03566 BHASVIC

I wish to object to this planning application as I have been approached by a number of residents in the immediate vicinity of the college asking me to act on their behalf. I was surprised that I hadn't been included in the initial consultation as Goldsmid Ward borders onto the college and thus Goldsmid residents would be affected by the proposed building. I understand that this area is deemed to be Hove Park but there are no residents of Hove Park in the vicinity of the college so it would have been helpful to be included in the consultation.

The main issues that residents have raised is parking and the increased flow of traffic in the area that they believe this proposed building would generate. Other issues are the 4 storey height of the building and its proximity to the boundary with Old Shoreham Road and the proposed outdoor performing area which residents are concerned will generate both noise and extra traffic to the college.

Increased flow of traffic

This is an application for a substantial new building and it is undoubtedly the case that it will attract more visitors to the area and may also result in an increase of the number of students attending the college. At present the college adds significantly to traffic in the area when students are dropped off or picked up during the day. Cardinal Newman is also in the vicinity and there are over 2,000 students at the school, once again creating an increase of traffic in the area at certain times of the day. There are traffic jams along the Old Shoreham Road at rush hour both morning and evening and a number of drivers use the side roads as rat runs to avoid these jams. It is of concern that this application could add to the number of cars in the area.

Parking

The application shows that the 40 parking spaces in the present lower car park will be replaced around the Sports Hall at BHASVIC thus it would seem that the problem is dealt with. However, there don't appear to be 40 spaces in the drawings of the proposed plans and there is at present no hardstanding where those spaces are meant to go. The college lost all of their parking in the upper car park when the Copper building was built a short while ago and the college were issued with parking permits for approximately 28 teaching staff to make up this difference. No other keyworkers receive such a permit so this does seem rather unusual and the permits have been much abused as they don't have to have a registration number on them. Local residents would not want any more of such permits to be allocated to the college. The matter of parking is also being taken up at the next ETS committee with a petition from local residents. It is also important that the new parking spaces are before any building work starts in the lower car park, as otherwise it would create chaos in the area.

The access for the parking is also problematic as the entry would be before the Crocodile Walk pedestrian crossing rather than after it, as is presently the case,

and there are a considerable number of pedestrians and cars in this area. I believe that officers are working on the issue of access and I hope it can be resolved successfully.

The 4 storey building

The proposed building is very substantial and it will dominate this section of the road, creating a tunnelling effect as you approach the junction of Old Shoreham Road and Dyke Road. It would be far less oppressive if this building were to be moved back from the road so it didn't sit so close to it.

The outside performing space

This has been sited between the new building and the existing buildings thus creating a fairly narrow space for outside performances. Residents are concerned that this will act as a tunnel for sound to be carried, especially as it is likely that musical performances will be held here. What proposals has the school put forward for the type of events to be held here and will this space be rented out to others to put on events? How exactly would this space be used and is it really necessary? Presently there is a beautiful outside area by the new Copper building which could be used for outside performances, thus ensuring that the proposed new building could be sited back from the road and residents would not be bothered by any extra noise, especially in the evenings.

After having watched builders painstakingly clad the two temporary classrooms in the present lower car park this summer, which must have been a very expensive job, I am somewhat surprised that these two classrooms would be demolished to make way for the new building.

I understand that this application will go before a committee and I wish to state here that I would like to speak at the committee about this application.