

4th May 2022 Planning Committee – Additional Representations

Item	Site Address	Application No.	Comment
B	10 Shirley Drive Hove	BH2021/04527 BH2021/04525	<p>Highways Response following submission of further information from agent: <u>No objections</u>.</p> <p>Highways Response following submission of further information from the agent:</p> <ul style="list-style-type: none"> • Cycle parking mix should be a 11 long stay and 4 short stay spaces. • Applicant is providing 9 long stay and 6 short stay spaces. • Swept paths that demonstrate access and egress from the car parking bays required. • Evidence that suitable visibility is provided for vehicles at the site access and that refuse vehicles are able to access and egress from the site. <p>Officer response: Highways comments noted however a policy compliant 15 cycle parking spaces is being provided; the mix is considered acceptable and would not warrant refusal of the application. Other highways issues have been considered as part of the proceeding applications, there is no significant change to the layout to warrant re-visiting these issues.</p>
C	Henge Way, Portslade	BH2021/03074	<p>1 (One) further objection from a neighbour on the grounds that permanent obscured glass has not been installed in the property as required by the earlier planning permission</p> <p>Officer response: Condition 9 of the recommendation states which windows should contain obscured glass and requires details to be submitted and approved by the Local Planning Authority. There is a live enforcement case regarding the 1st floor windows in the east elevation.</p> <p>Comment from Arboriculturist: The Sycamore was reviewed yesterday, which is on council land. Footings have been constructed on both east and west</p>

			<p>boundaries, soil level changes visible in proximity to the tree. There will have been root damage here, however I am unable to confirm whether significant or detrimental to tree retention, it may be months or years before external signs emerge.</p> <p>There were no tree protection measure visible when I attended yesterday, fencing has been removed.</p> <p>Officer response: Condition 5 requires tree protection measures approved under application BH2021/00240 to be retained on site throughout the development. The Council's enforcement team can ensure that such protection measures are provided on site to prevent any further damage.</p> <p>Amendment to condition 8 to read as follows to acknowledge that the eastern boundary wall constructed on site has been constructed under permitted development rights;</p> <p>Prior to occupation of the development hereby permitted, a scheme for landscaping shall be submitted to and approved in writing by the Local Planning Authority. This shall include measures to enhance the ecology of the site. The approved landscaping scheme shall be implemented in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. The scheme shall include the following:</p> <ul style="list-style-type: none">a. details of all hard and soft surfacing to include type, position, design, dimensions and materials and any sustainable drainage system used;b. a schedule detailing sizes and numbers/densities of all proposed trees/plants including details of tree pit design, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period;c. details of the western and northern boundary treatments to include type, position, design dimensions and materials;
--	--	--	--

			<p>Any trees or plants specified within this landscaping statement which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.</p> <p>Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD15 of the Brighton & Hove Local Plan and CP12 and CP13 of the Brighton & Hove City Plan Part One.</p>
--	--	--	--

