



PLANS LIST – 27 APRIL 2011

**Brighton & Hove** COUNCILLOR REPRESENTATION  
**City Council**

Adrian Smith - Planning Officer  
Brighton and Hove City Council.  
Environmental Services.  
Norton Road,  
HOVE  
cc Jane Richardson

Date: April 9th 2011

Application number: BH2011/00336      Application type: Full planning  
Address: 227 Preston Road Brighton  
Description: Change of use of car showroom/ workshop (SG04) to 2 number retail units (A1) incorporating installation of external condenser unit, air conditioning units and an ATM Cash Machine.

Dear Mr. Smith,

We are writing as Withdean Ward Councillors in connection with the planning application as detailed above, the location of which is situated in the Preston Park Conservation area. This site, previously occupied by Caffyns PLC, is situated on a busy section of Preston Road. We have received a very large number of representations in connection with this application, both supporting the application and opposing the application.

However, we wish to represent the residents living close to the application site who have expressed understandable concerns relating to noise, pollution from vehicles entering and exiting the site, related road safety issues from vehicles entering and exiting the site, large delivery vehicles which will make daily delivery drops to the Sainsbury's outlet and the existing constraints on Preston Road at this location where the road narrows from two to one lane of traffic. Parking in the immediate vicinity of the proposed store, particularly in Cumberland Road, Home Road, Lauriston Road and Knoyle Road is virtually at saturation point and there are very real concerns that vehicles will drive slowly around this area, causing additional pollution whilst seeking a place to park.

There is also concern expressed for the future viability of the existing convenience store which is popular and well used by many local residents although we do appreciate that this is not a planning consideration. An additional concern is that the occupant of the proposed second retail unit has yet to be confirmed.

We have received expressions of support for the application from a number of residents of Withdean Ward who welcome the possibility of having the greater selection of shopping opportunities that even a small Sainsbury's unit such as this would provide in an area which is a considerable distance from any other major retail provider. It has also been pointed out by a number of residents that they would be able to walk to this location instead of having to travel by car or bus, thereby reducing pollution.

**However, we believe that the concerns of the residents likely to be most closely affected as detailed above, are very significant and for this reason only, we believe that this application should be rejected.**

Should the Planning Committee be minded to recommend this application for approval, we request that conditions be applied to the hours of operation of the store and the times when deliveries are made to the store.

We request that this letter be included in the agenda for the appropriate meeting of the Planning Committee.

Yours sincerely,

