

22nd April 2015 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
15	Land south side of Victoria Road, Portslade		<p>Portslade Town Hall, which adjoins the site, is locally listed. However, the proposal is not considered to be harmful to the setting of the Town Hall.</p> <p>Additional information submitted by the applicant:</p> <p>The applicant has confirmed the proposed hours of use as being:</p> <ul style="list-style-type: none"> • Monday to Friday: 07:00 to 19:00 • Saturday 08:00 to 18:00 • Sunday 10:00 to 16:00 <p>Hours of servicing (deliveries):</p> <ul style="list-style-type: none"> • Monday to Friday: 07:00 to 19:00 • Saturday 08:00 to 18:00 • Sunday: No servicing <p>The applicant has submitted an indicative landscape plan which includes upgrading the materials on the corner of Victoria Road and if considered to be necessary by the Highways Team the pavement on Victoria Road adjoining the site. The landscape plan also includes additional planting in the rear car park.</p> <p>Additional Comments received</p> <p>Council's Sustainability Officer: A BREEAM pre assessment report has now been submitted which shows the credits that could be scored to achieve an 'excellent' standard. Whilst it is helpful that a BREEAM pre-assessment has been undertaken, and a BREEAM assessor consulted, there is still no information in the assessment that is specific to this scheme. It is disappointing that sustainability has not been fully considered and integrated into the proposals at this stage. However, if the scheme achieves BREEAM 'excellent' at Design Stage and through construction to the Final certificate, this would ensure that sustainability issues would be addressed. It is therefore recommended that BREEAM 'excellent' be conditioned which also would secure 60% in energy and water sections. In this case it is especially important (given the lack of consideration given to sustainability at this stage) that the pre commencement condition for the Design Stage Certificate is submitted prior to commencement, as this will ensure that the scheme is on track to achieve the relevant standard, and that essential sustainability issues are addressed.</p> <p>Flood Engineer: <u>No objection</u></p> <p>Officer response:</p>

Conditions 10 and 17 require the development to achieve an 'Excellent' BREEAM rating with a minimum of 60% in the Energy and Water sections.

Condition 17 has been amended to remove reference to Education.

17) Unless otherwise agreed in writing with the Local Planning Authority, the building shall not be occupied until a BREEAM Education-Building Research Establishment issued Post Construction Review Certificate confirming that the development as built has achieved a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority. Additional conditions proposed below:

21) The use hereby permitted shall not be operational except between the hours of 07:00 and 19:00 on Mondays to Fridays, 08:00 and 18:00 on Saturdays and 10:00 and 16:00 on Sundays including Bank or Public Holidays.

Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

22) No servicing (i.e. deliveries to or from the premises) shall occur except between the hours of 07:00 and 19:00 on Mondays to Fridays, 08:00 and 18:00 on Saturdays and no servicing shall take place on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

23) No development above ground floor slab level of any part of the development hereby permitted shall take place until a scheme for the soundproofing of the workshop situated within the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the first occupation of the development and shall thereafter be retained as such.

Reason: In order to ensure that the workshop elements are soundproofed and to safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

24) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To prevent pollution of the water environment and to comply with

41 & 71	13 14 15 16-17 18 19 20 20-24 21 22 and Pugets Cottage North Street 15 and Pugets Cottage North Street	BH2015/00575 BH2015/00576	policy SU3 of the Brighton & Hove Local Plan. An additional 244 emails and letters of <u>support</u> have been received from 24 Islingword Place, 177 Havelock Road, 138 Eldred Avenue, 143 Havelock Road, 184 Balfour Road, 43 Sussex Square, 21 Torrington Road, Berkhamsted, 7 Littleworth Close, 22 Mill Rise, 3 Wellington Park, 19 Bennett Road, 11 Holmbush Court, Stoney Lane, 139 Preston Drive, 6 North Worple Way, 36 Grove Wood Hill, Coulsdon, 58 Queens Park Rise, 30 George Street, Office 2D, 24-26 Meeting House Lane, 72 Princes Road, 149 Preston Drive, 24 Lawrence Road, Emmaus, Drove Road, 44 Meadway Court, 48 Sherbourne Road, 80 Stanmer Park Road, 49 Flag Court, Courtenay Terrace, 28 Arundel Road, Newhaven, 14 Falmer Gardens, 51 Findon Avenue, Brickyard House, Brickyard Lane, South Chailey, The Coach House, Stanford Avenue, Hassocks, 75 Tivoli Crescent North, 30 Petworth House Chypraze, Whitemans Green, Cuckfield, 20 Woodland Drive, Yew Tree Farmhouse, Church Lane, Albourne, 46 Westfield Crescent, Flat 8, 49 Norton Road, 47 Loder Road, Flat 11, 37 Brunswick Terrace, 10 Hairpin Croft, 22 Gardner Road, 104 Waldegrave Road, 12 Kingsbury Street, 78A The Droveaway, 31 Findon Avenue, 16 Compton Road, 101A Gloucester Road, 26 Vernon Terrace, Flat 4, 10 North Street 48A East Street, 19 Bennett Road, 9 The Cedars, Bromley Road, 1 Eims Lea Avenue, The Vine House, Cuckfield Lane, Warninglid, 50 Coombe Lea, Grand Avenue, 36 Edburton Avenue, 80 Chester Terrace, Castle Seadown, The Highway, Newhaven, 27 Bramble Rise, 8 Kendall Court, Southdowns Park, Haywards Heath 141 Preston Drive, 2 Varndean Holt, Flat 19, Diamond Court, 49-57 Hollingdean Road, 143 Hollingdean Terrace, 67 Poplar Avenue, 12 The Priory, St Catherine's Terrace, 59 Chartwell Court, 12 Hythe Road, Orchid House, Fern Road, Storrington 135 Mackie Avenue, 37 Alfriston Road, Flat 1, The Leas, 34-35 Sussex Square 82 Crescent Drive South, 60 Byron Street, 26 Ainsworth Avenue, 3 The Potteries, Ditchling Common, Hassocks, 29 Hill Brow, 11 Lowther Road, 27 Southdown Road 10 Surrenden Crescent, 33 Crown Road, 7 Coleman Avenue, Flat 8, 70 Brunswick Place, 7 Gableson Avenue, 72 Shirley Drive, 7 Scott Road, Flat 6, 3 Leopold Road 11 Marine Avenue, Flat 3, 2 Alexandra Villas, 45 Links Road, 64a Carlton Hill, Flat 7, 6 Second Avenue, 5 Sunninghil Avenue, 25c Shirley Drive, 2 Port Hall Road, 38 Belle Vue Gardens, 21 Seville Street, 41 The Priory, 8 St Catherine's Terrace, 75 Tivoli Crescent North, Flat 8, King Charles Place, Emerald Quay, Shoreham, Thorn House, 7b Thorntree Close, Heathfield, 124 Downland Avenue, 88 Berriedale Drive, Lancing, 34 Costells Edge, Scaynes Hill, 2 Hillfarm Cottages, Upper Kingston Lane,
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Southwick, 104 Hollingbury Park Avenue, 1 Princes Field, Berwick, 4 Thornhurst, Folder's Lane, Burgess Hill, 1 Whitehall Avenue, Stepps, 6 Pool Valley, 173 Waldegrave Road, 137 Chester Terrace, 37 Stanford Avenue, 141 Preston Drive, 7 Tongdean Rise, Flat 1, White Lodge, 60 Compton Avenue, 54 Richmond Street, 4 Coney Furlong, Peacehaven, Myhotels Group, 115a Church Road, Stiles Harold Williams 1 Jubilee Street, 185 Hollingdean Terrace, 11 Lowther Road, The Old Smithy Mill Road Husborne Crawley, 18 Pentridge Street London, 19 Westbourne Drive Garforth Leeds, 1 Avery Close Portslade, 13 Lyndhurst Road, 170 Chancetonbury Road Burgess Hill, Pretty Eccentric 26a North Street, 26 Iden Hurst BN6 9XZ, 31 Hough Green CH14 8JQ, Suite 1 Hova House 1 Hova Villas, 91 Peacock Lane, 15 Buckingham Mews Shoreham, 17 Downland Close Southwick, 6-8 Foredown Drive Portslade, 37 Buckingham Road, Due South Hollands Lane Henfield, 98 Hartington Road, 8 Medina Place, Fourth Floor 20 North Street, 19 Holmes Avenue, 20 North Street, 48 Riverside Road BN43 5RB, 108b Newick Road, 80 Hillier Road London, 79 Lymminster Avenue, 184 Balfour Road, 1 Millicroft Avenue, 113 Hampshire Court, 33 Lowther Road, 31b Havelock Road, Flat 17 Stafford Court, 264 Old Shoreham Road Portslade, 2 Market Street, Brighton Music Hall, 250A Kings Road, 114 Valley Drive, 26 The Priory St Catherine's Terrace, 9 The Cedars Bromley Road, 53 Furners Mead BN5 9JA, 43 Sandgate Road, 171-173 Preston Road, 26 North Road Portslade, 24 Winfield Avenue, Cedars House BN9 0RB, 156 Marine Parade, 20 Lynchmere Avenue North Lancing, 42 Borbourne Court, 9 Orchard Close, 123 Nevill Avenue, 72 Bennet Road, 22 Grove Street, 12 Devonshire Place, Flat 27 9 The Upper Drive, 20 Regency Square, Marine Gate Marine Drive, 21 Wilbury Crescent, 83 Ewart Street, 22 Essex Place Montague Street, 7 Recreation Street Prestwich Manchester, 95 Coode House 7 Millsands Sheffield, Cluttons 44-46 Old Steine, St Thomas's Church, St Thomas's Street, London, 135 Mackie Avenue, 19 Loder Road, 94 Winston Avenue, 35 Highcroft Villas, 1 Sycamore Drive, Burgess Hill.

Councillor Geoffrey Bowden: Has written in support of the applications. Letters of support have been also received from the **Brighton Lanes Traders Group, Brighton & Hove Chamber of Commerce** and **The Brighton Society**. The letter of support from The Brighton Society is in addition to their initial comment on the scheme stated in the committee report.

Two additional emails of objection have been received from **17 Gleton Avenue** and **5 The Down**.

		<p>Officer response: The above representations of support and objection do not raise any new material considerations.</p> <p>Amendment to wording of first sentence for the reason for refusal for both applications: BH2015/00575 to read as follows: The substantial harm resulting from the complete loss of the listed building at 15 North Street has not been justified through substantial public benefits that outweigh that harm. 15 North Street and Puget's Cottage are both partly listed for group value in relation to each other. The demolition of 15 North Street would cause harm to the significance and setting of Puget's Cottage. In addition, 15 North Street is a listed building that contributes positively to the character and appearance of the Old Town Conservation Area and its demolition would therefore fail to preserve the architectural and historic interest of the conservation area. The scheme is therefore contrary to policies HE1, HE2, HE3 and HE6 of the Brighton & Hove Local Plan, CP15 of Brighton & Hove City Plan Part One and paragraph 133 of the National Planning Policy Framework.</p> <p>BH2015/00576 to read as follows: The substantial harm resulting from the complete loss of the listed building at 15 North Street has not been justified through substantial public benefits that outweigh that harm. 15 North Street and Puget's Cottage are both partly listed for group value in relation to each other. The demolition of 15 North Street would cause harm to the significance and setting of Puget's Cottage. The scheme is therefore contrary to policies HE1, HE2 and HE3 of the Brighton & Hove Local Plan, CP15 of Brighton & Hove City Plan Part One and paragraph 133 of the National Planning Policy Framework.</p>
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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).

