

9th December 2015 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
21	Units 2-8 The Terraces Madeira Drive Brighton	BH2015/02443	<p>Two (2) representations of <u>support</u> have been received from:</p> <p>26 Montpelier Crescent, Brighton BN1 3JJ 11 Melville Road, Hove BN3 1TH</p> <p>Eleven (11) representations of <u>objection</u> have been received from:</p> <p>16 Chichester Place, Brighton BN2 1FF 15 Rock Grove, Brighton BN2 1ND 7 Rugby Court, Bristol Gardens, Brighton BN2 5JD 27 Marine Square, Brighton BN2 1DN 23 Camelford Street, Brighton BN2 1TQ The Rector, Benefice of South Elmham & Ilkestshall, Suffolk 10 Camelford Street, Brighton BN2 1TQ 44 Guildford Street, Brighton BN1 3LS 38 Albion Hill, Brighton BN2 9NW 5 Charles Street Brighton BN2 1TG (x2):</p> <p>One (1) representation which contains visuals <u>objecting</u> has been received from:</p> <p>Flat 38, The Van Alen Building, 24-30 Marine Parade, Brighton BN2 1WP</p> <p>Officer response: No new material planning considerations raised.</p> <p>Four (4) email no address <u>objecting</u> :</p> <p>Officer response: No new material planning considerations raised.</p>

		<p>Two (2) representations has been received from the following businesses: <u>objecting</u> Legends Hotel has submitted visuals Melhor Massage Therapies</p> <p>Officer response: No new material planning considerations raised.</p> <p>A petition bundle of seventy five (75) proforma letters has been submitted stating:</p> <p><i>“I wish to Object against the above planning application on the following grounds;</i></p> <ol style="list-style-type: none"> 1. <i>As it does not contribute to the viability and wellbeing of Brighton Residents under PPG Guidance Achieving sustainable development, paragraph 7</i> 2. <i>That the north elevation is very poor and fails to meet the requirements of paragraph 9 of the PPG Guidance.</i> 3. <i>That the application fails to pay respect to the core principals of planning as set out in paragraph 17 of the PPG Guidance.</i> 4. <i>That this application planning application pays no respect to paragraph 12 Conserving & Enhancing the Historic Environment.</i> 5. <i>Object to the loss of “Public Right of Way”</i> 6. <i>That the application fails to encompass the PPG Guide lines of change for the better built environment to enhance our wellbeing to the benefit of body & soul improving the place in which we live.</i> <p><i>I also fully support the objections of the Kingscliffe Society.”</i></p> <p>Officer response: No new material planning considerations raised.</p> <p>Kingscliffe Society: Further letter of objection, refers to loss of sea views, lack of cycle provision for staff and member of the private club and lack of facilities for refuse storage, lack of servicing arrangements.</p> <p>Officer response: No new material planning considerations raised.</p>
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53	121-123 Davigdor Road	BH2015/02917	<p>Additional condition: Prior to first occupation of the development hereby permitted, details of disabled car parking provision for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.</p> <p>Reason: To ensure the development provides for the needs of disabled staff and visitors to the site and to comply with Local Plan policy TR18 and SPG4.</p>
159	46 Tongdean Avenue	BH2015/03341	<p>One additional letter of representation received on behalf of the occupants of 36, 53, 1 The Conifers, 59 Tongdean Avenue <u>objecting</u> on the following grounds:</p> <ul style="list-style-type: none"> • This application is no better than the refused application. • Unneighbourly development. • Demolition will cause greater pollution. <p>Environmental Health: <u>No objection</u> - A plant room is proposed in the basement servicing a swimming pool, sauna and gym. A standard for plant of 5dB below background should be met.</p> <p>There are no obvious sources of contamination. However the applicant should be cautious in the construction and excavation of the basement and its associated swimming pool and as such a discovery strategy is considered necessary.</p> <p>Officer response: The list of policies should be updated to include reference to SU10 Noise nuisance and SU11 Polluted land and buildings.</p> <p><i>Additional conditions recommended as follows:</i></p> <p>Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:2014. In addition, there should be no significant low frequency tones present.</p>

			<p>Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.</p> <p>If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.</p> <p>Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.</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).