



**Brighton & Hove
City Council**

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 16 MARCH 2011

COUNCIL CHAMBER, HOVE TOWN HALL

ADDENDUM

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246. TO CONSIDER AND DETERMINE PLANNING APPLICATIONS ON THE PLANS LIST	1 - 4

16th March 2011 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
7	Land west of Redhill Close	BH2010/00692	<p>17 Redhill Drive: Object – the proposal has been represented as two storey buildings on the sectional drawing issued with the proposal whilst the attached drawing indicated a three and a half storey crescent of houses. As a resident in close proximity to the southern boundary to Redhill Close, are extremely concerned at this attempt to mislead people on the impact of the proposal. It appears to be a significant structure on a high section of land towering above its neighbours to achieve views out of scale with the area.</p> <p>Response: The Design and Access Statement refers to the scale of the development in section 6.5. The text states that buildings will be 2 and 2.5 storeys in height and the sketch, which is stated to be for illustrative purposes only, shows a high first storey. The buildings appear to be 2 storey to the rear and 2.5 /3 storeys to the front.</p> <p>This is an outline application and the approval of details relating to scale and appearance would be subject to the approval of a subsequent reserved matters application. In this location is it considered that a 2.5 storey building is acceptable in principle.</p> <p>Councillors Ann and Ken Norman: Object – letter attached.</p>
33	Former Flexer Sacks site, Wellington Road	BH2010/03540	<p>The application has been deferred to allow further consideration of the transport impacts and mitigation measures with the applicant, and to allow the submission of further information.</p>
60	Saunders Glassworks	BH2010/03791	<p>Additional consultation response received from the Council's Housing Team: Housing Strategy previous comments still stand as per BH2005/00343/FP as there has been no material change in circumstances. The scheme should provide 40% affordable housing – 20 units with at least 10% of the units built to wheelchair user standard.</p>

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).

Paul Earp
Senior Planning Officer
Environmental Services
Brighton and Hove City Council.
Norton Road,
HOVE BN3

Date: March 2nd 2011

cc. Jane Clarke

Dear Mr Earp

Ref: BH2010/00692

Land west of Redhill Close, Brighton.

Outline application for 31 dwellings (0.62 ha) with public open space (2.11 ha) and approval of reserved matters for layout. Access and landscaping.

Application type: Outline application with some matters reserved.

We are writing in our capacity as Withdean Ward Councillors in connection with the application as detailed above.

As members will be aware, following the express wishes of the local benefactor this site had been used by residents for approximately 55 years for relaxation, children's play and sport, and Scout and Guide activities continue on the site which was designated and remains listed on maps today as a "Sports Field".

Over recent years this site has been the subject of a number of applications for development, all bar one involving some form of development for housing, and Ward Councillors have successfully represented the almost unanimous views of local residents that development of housing on this site should be resisted.

It has always been agreed that this site should be protected as an open green space and should be returned for community recreation and sport for residents to enjoy. The council's ecologist will be completing the Sites of Nature Conservation Importance survey this spring and has indicated that he will be including this site in his report. The survey data will be taken to an independent panel to decide whether the site qualifies as an SNCI. Confirmed SNCIs are specially protected by a policy in the Local Plan (policy NC4) and no doubt will also be protected in the emerging Local Development Framework.

The Brighton and Hove Local Plan does not indicate any need for development of green spaces at this time. Furthermore, it is believed that there are still a considerable number of brown field sites that could be developed in the Brighton and Hove area before there is any need to develop green field sites within the city. Indeed, this was an opinion supported by the Planning Inspector in her report dated 14th March 2001 and following the Inspector's report a considerable number of local residents have talked about how best to use the site whilst protecting the local environment and amenity that such a green space provides.

This proposal will once again exacerbate the already very difficult traffic access problems encountered in Redhill Drive and Redhill Close as in other previous applications and which have been resisted by residents in the past. This outline planning application gives no real detail of the actual building development and as we know, outline planning approval can come back with very different development ideas in the future. We therefore oppose this application on behalf of the great majority of residents who back onto or surround the site.

It is important that any agreed development of this site does have conditions attached to ensure that a suitable transport policy should be adopted and maintained in order to prevent further deterioration of the amenity of the area. We also continue to require full safeguarding of the Scout and Guide facilities in any future development and additional information, ownership, management and protection of the 2.11ha public open space.

As Withdean Ward Councillors we recently asked residents who back onto the site and the greater surrounding area for their views with a majority of residents saying that they would prefer the site to remain as an environmentally friendly wildlife open space. There is an increasing need to conserve such open spaces and we believe that this site can be turned into a wildlife haven that can be used by schools and local environmental groups for conservational and learning projects.

We ask that a copy of our letter be circulated in full with the appropriate agenda of the Planning Committee.

Yours sincerely,

Ann Norman

A stylized handwritten signature consisting of several overlapping, slanted lines that form a unique, abstract shape.

