



**Brighton & Hove  
City Council**

# **PLANNING COMMITTEE ADDENDUM**

**2.00PM, WEDNESDAY, 12 OCTOBER 2011**

**COUNCIL CHAMBER, HOVE TOWN HALL**



# ADDENDUM

ITEM	Page
77. TO CONSIDER AND DETERMINE PLANNING APPLICATIONS ON THE PLANS LIST : 12 OCTOBER 2011	1 - 10



Page	Site Address	Application No.	Comment
5	Block J, Brighton Station	BH2010/03999	<p>Following further discussion with the applicant, the following conditions have been amended:</p> <p>2. The development hereby permitted shall be carried out in accordance with the following approved drawings unless otherwise indicated in the conditions below: PL01, PL02 received 21/1/11, PL03D, PL06G, PL07D, PL08D, PL09D, PL10D, PL11D, PL12E, PL13F, PL15E, PL16E, PL17H, PL18D, PL19E, PL20F, PL21F, PL22C, PL25B, PL26C, PL27C, PL28B, PL29A, PL30B, PL31B, PL32A, PL33A, PL34A, PL35B, PL36C, PL41B, PL42A received 28/7/11, PL05J received 26/9/11 and 615-DHA-001K received 13/9/11. Reason: For the avoidance of doubt and in the interests of proper planning.</p> <p>6. The use of the commercial premises located at ground floor level in the central block, within Use Classes A1, A2, A3 and B1 shall not be open or in use except between the hours of 07.00 and 22.00 Mondays to Fridays, 08.00 and 21.00 hours on Saturdays, Sundays and Bank Holidays. Reason: In the interests of protection of amenity, to comply with policies QD27 and SU10 of the Brighton &amp; Hove Local Plan.</p> <p>7. Vehicular movements for the purposes of loading and unloading, and loading of vehicles for commercial units (except for the hotel), shall only take place between the following hours: 07.00 and 19.00 Mondays to Saturdays, and at no time on Sundays or Bank Holidays. Loading/unloading associated with the hotel shall only take place between the following hours: 06.00 and 19.00 Mondays to Saturdays, and at no time on Sundays or Bank Holidays. Reason: In the interests of protection of amenity, to comply with policies QD27 and SU10 of the Brighton &amp; Hove Local Plan.</p> <p>10. The crime prevention measures contained within the Design and Access Statement shall be implemented within the development and a Secure By Design (Part 2) certificate for each respective block in the development shall be submitted to and approved in writing by the Local Planning Authority within 3</p>

			<p>months of first occupation of each respective block. Reason: In the interests of crime prevention, to comply with policies QD2 and QD7 of the Brighton &amp; Hove Local Plan.</p> <p>17. Notwithstanding the drawings hereby permitted, no development shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> <li>i) Details of the hard and soft landscaping, surfacing materials, lighting, street furniture, balustrades and signs, handrails, boundary treatments within the proposed areas of public open space and courtyard;</li> <li>ii) Detailed specification of green walls including a maintenance programme;</li> <li>iii) Detailed specification for the external stairs and lift (which shall be capable of carrying wheelchairs, mobility scooters, bicycles and prams) and bridge, forming the station link, including maintenance proposals;</li> <li>iv) Detailed specification for the provision of the equipped children’s play area, which shall include a permanent covered, illuminated area and a minimum of 10 pieces of play equipment including bouldering wall and general seating and litter bins.</li> </ul> <p>The development shall be carried out in accordance with the details hereby approved prior to the occupation of the development and retained as such thereafter.</p> <p>Reason: To secure a satisfactory external appearance, ecological and sustainable features and satisfactory outdoor recreation provision to comply with policies QD1, QD2, QD3, QD4, QD15, QD17, SU2, HO6, QD25 and EM13 of the Brighton &amp; Hove Local Plan.</p> <p>19. Notwithstanding the drawings hereby approved, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a scheme for landscaping within the Southern SNCl as defined on the DHA drawings. The scheme shall include the following elements:</p> <ul style="list-style-type: none"> <li>i) A planting plan at a suitable scale to show the location, extent and type of all tree, shrub and other new planting, with areas of current SNCl to be retained unchanged;</li> <li>ii) A list of plant species,</li> <li>iii) A method statement with appropriate techniques for plant establishment to include land forming, soil preparation, use of materials, types of plant</li> </ul>
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			<p>material to be used (eg seed, plant plugs) and timing of works;</p> <p>iv) An aftercare statement to describe the operations to be carried out following creation in order to maintain the SNCI in good condition and to ensure all trees, structures and other features on site are maintained in a safe condition for public access;</p> <p>v) Construction and lighting details of the footpath/cycle path link through the SNCI to ensure it is accessible for less mobile and disabled people and those with children and pushchairs, including dimensions, gradients, materials, tactile paving, signage handrails, street furniture and details of the steps. The details shall include channels for bicycles;</p> <p>vi) Details of any seating and other features to be provided, to include designs, locations and materials to be used;</p> <p>vii) Type, location and number of nest/bird/bat/insect/bumble bee boxes to be installed;</p> <p>viii) Details of existing and proposed ground levels from a fixed, known Ordnance Datum Point.</p> <p>The landscaping scheme shall be implemented in accordance with the agreed details prior to the occupation of the development and retained as such thereafter.</p> <p>Reason: To enhance the landscape and ecological value of the site and ensure it is accessible, and enhance the appearance of the development in the interests of visual amenity, in accordance with policies QD1, QD15 and QD17 of the Brighton &amp; Hove Local Plan and SPD11</p> <p>24. No development shall commence until details showing the type, location and timescale for implementation of the compensatory bird, bat, bumble bee and bug boxes included within the development (excluding Southern SNCI) hereby approved has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details.</p> <p>Reason: To safeguard these protected species from the impact of the development and ensure appropriate integration of new nature conservation and enhancement features in accordance with policy QD17 and QD18 of the Brighton &amp; Hove Local Plan.</p> <p>26 . Delete condition (as incorporated in no.17)</p>
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29. Within 6 months of commencement of development of each respective block of the residential units and commercial units, a Feasibility Study for rainwater harvesting and grey water recycling shall be undertaken and submitted to the Local Planning Authority for written approval. Should the Studies demonstrate that it is technically feasible to achieve rainwater harvesting and grey water recycling, the agreed details/measures shall then be incorporated fully into the construction/operation of the development.

Reason: To ensure that the development is sustainable and makes efficient use of water, and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

38. Unless otherwise agreed in writing by the Local Planning Authority, none of residential units in each respective block hereby approved shall be occupied until a Final / Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built in each respective block has achieved Code for Sustainable Homes rating of Code level 4, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

39. Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development in each respective block hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the offices and hotel has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment, within overall 'Excellent' for the offices and within overall 'Very Good' for the hotel, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.



76	Rosaz House, 2 & 4 Bristol Gate	BH2011/02181	<p>A representation has been received from the occupier of <b>17 Princes Terrace</b> which <u>supports</u> the application as modern health care infrastructure is an important investment in national well-being and the Council should grant this application.</p> <p>A representation has been received from <b>Sussex Police</b> which raises <u>no objections</u> but suggests crime prevention measures be incorporated into the design of the building. The applicant has responded to state that the majority of these suggestions have been incorporated into the design of the building.</p> <p>An activity <b>bat survey</b> has been carried out. This results of the survey show that no bats are present within the existing building. The Council's Ecologist has confirmed that the new survey has addressed earlier concerns raised regarding the previously submitted incomplete bat survey.</p> <p>The applicant has indicated that there may be an issue with rainwater harvesting from the green roof. The SPD recommends a feasibility study for rainwater harvesting/grey water recycling. Therefore <b>condition 15</b> has therefore been amended to read:</p> <p>No development shall occur until full details of the solar thermal heating system and a feasibility study for a rainwater harvesting system have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing, the scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.</p> <p>Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton &amp; Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.</p> <p>The applicant has submitted an <b>amended landscaped scheme</b> which proposes an additional tree in the landscaped area to the eastern boundary. <b>Condition 2</b> has been amended to include this plan number.</p> <p>The development hereby permitted shall be carried out in accordance with the approved drawings no. 0-001 A, 0-002 Rev A, 0-003 Rev A, 01-004 Rev M, 01-001 Rev K, 01-002 Rev K, 01-003 Rev M, 01-010 Rev E, 01-030 Rev D, 01-031-P Rev C, 01-035 Rev C, 18099/D01/SK1, 01-010 Rev E LA/WS/90/02 Rev H, LA/PS/90/01</p>
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			Rev F, LA/PS/90/02 Rev A, 090193 Rev H, received on 21 July 2011 and LAWS/90/02 Rev I received on 6 October 2011. Reason: For the avoidance of doubt and in the interests of proper planning.
125	The Royal Pavilion 4-5 Pavilion Buildings	BH2011/02303	29/9/11 Email from Council <b>Ecologist</b> - <u>no comments</u> .
150	122 Valley Drive, Brighton	BH2011/02406	Letter of representation from <b>Cllr K Norman &amp; Cllr A Norman</b> . See attached letter for details. <b>Officer response:</b> The comments are noted.
160	124 Valley Drive, Brighton	BH2011/02407	Letter of representation <u>opposing</u> the application from <b>Cllr K Norman &amp; Cllr A Norman</b> . See attached letter for details. <b>Officer response:</b> The comments are noted.
170	9 Hampton Place, Hove	BH2011/00142	A representation has been received from <b>39 Osborne Road</b> <u>objecting</u> to the proposal for the reasons outlined in section 5 of the Committee report.

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).

Steven Lewis  
Planning Officer  
Brighton and Hove City Council.  
Environmental Services  
Norton Road BN3 3BQ  
cc. Jane Clarke

Date: 21<sup>st</sup> September 2011

Dear Mr. Lewis,

Application number: BH2011/02406  
Site/Property: 122, Valley Drive, Brighton  
Description: Erection of three storey rear extension, loft conversion incorporating hip to gable roof extension and front roof lights and new hard standing and associated alterations.

We are writing in our capacity as Withdean Ward Councillors to oppose the application as detailed above and our principal reasons for opposing are given below.

The design is bulky and totally incongruous in appearance and bulk when considered alongside neighbouring properties in Valley Drive.

We are extremely concerned about the massive overpowering effect this application will have on the neighbouring property 120 Valley Drive and will clearly be detrimental because of overshadowing and loss of amenity.

The proposed design of the rear of the property is not complementary to the existing individually designed surrounding properties and we share neighbouring resident's fears that they will be seriously inconvenienced by the height and bulk of the proposal.

To summarise, we believe the development does not comply with the following policies in the Brighton and Hove Local Plan:-

QD2 – Design – Key principles for neighbourhoods:

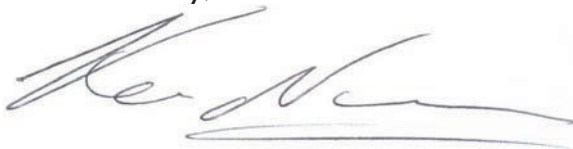
All new developments should be designed to emphasise and enhance the positive qualities of the local neighbourhood by taking into account the local characteristics including the height, scale, bulk and design of existing buildings.

QD27 – Protection of amenity:

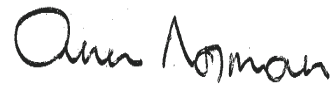
Planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to existing and/or adjacent users, residents and occupiers.

Should this application proceed for determination to the Planning Applications Sub Committee, we ask that our letter of opposition be attached to the relevant Committee agenda.

Yours sincerely,



Councillor Ken Norman



Councillor Ann Norman

Steven Lewis  
Planning Officer  
Brighton and Hove City Council.  
Environmental Services  
Norton Road BN3 3BQ  
cc. Jane Clarke

Date: 21<sup>st</sup> September 2011

Dear Mr. Lewis,

Application number: BH2011/02407  
Site/Property: 124, Valley Drive, Brighton  
Description: Erection of three storey rear extension, loft conversion incorporating hip to gable roof extension and front roof lights and new hard standing and associated alterations.

We are writing in our capacity as Withdean Ward Councillors to oppose the application as detailed above and our principal reasons for opposing are given below.

The design is bulky and totally incongruous in appearance and bulk when considered alongside neighbouring properties in Valley Drive.

We are extremely concerned about the massive overpowering effect this application will have on the neighbouring property 126 Valley Drive and will clearly be detrimental because of overshadowing and loss of amenity.

The proposed design of the rear of the of the property is not complementary to the existing individually designed surrounding properties and we share neighbouring resident's fears that they will be seriously inconvenienced by the height and bulk of the proposal.

To summarise, we believe the development does not comply with the following policies in the Brighton and Hove Local Plan:-

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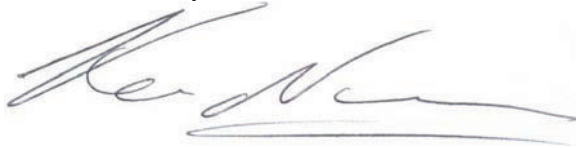
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QD27 – Protection of amenity:

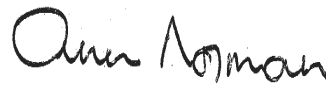
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Should this application proceed for determination to the Planning Applications Sub Committee, we ask that our letter of opposition be attached to the relevant Committee agenda.

Yours sincerely,



Councillor Ken Norman



Councillor Ann Norman