



**Brighton & Hove  
City Council**

# **PLANNING COMMITTEE ADDENDUM**

**2.00PM, WEDNESDAY, 26 AUGUST 2015**

**THE RONUK HALL, PORTSLADE TOWN HALL**



# ADDENDUM

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58	TO CONSIDER AND DETERMINE PLANNING APPLICATIONS	1 - 4



26<sup>th</sup> August 2015 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
55	119 Lewes Road, Brighton	BH2015/01121	<p>Environmental Health Officer – Final comments in response to receipt of additional noise reports. <u>Support</u> the application subject to conditions:</p> <p>Amend <b>Condition 3</b> by substituting BS10175:2001+A1:2013 for BS10175:2001.</p> <p>Add omitted <b>Reason</b>: As this matter is fundamental to the acceptable delivery of the permission to safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton &amp; Hove Local Plan.</p> <p>Amend <b>Condition 2</b> –Revised site plan <b>(08)204 Rev 02</b> Date Received 11.08.15</p> <p>Amend <b>Condition 10</b> – “energy centre” to be replaced with “plant room” (as agreed by Sustainability Adviser)</p> <p>Amend <b>Condition 13</b> –to refer to ‘brown/green roof’ rather than ‘green walling’ (Plans show green/brown roof not walling)</p> <p>Amend <b>Condition 14</b> by inserting:</p> <p>a) The soundproofing shall achieve an airborne and impact sound insulation value of 5dB better than that specified in Approved Document E of the Building Regulations.</p> <p>b) Prior to occupation, results of tests showing that the standard required by this condition has been achieved, shall be submitted to and approved in writing by the Local Planning Authority. The written report shall contain details of what if any additional mitigation measures are necessary to achieve the required standard in a).</p> <p><b>Reason</b>: as per the report.</p>

Additional Conditions:

Prior to commencement samples of either the recommended: Velfac Triple and Double Glazing or the Pilkington Glass double glazing specifications, as outlined in the Discussion and Conclusions of The Acoustic Associates Sussex Ltd letter report, dated 13<sup>th</sup> July 2015, Reference J1521 to Stace LLP shall be submitted for approval to the Local Planning Authority and thereafter used in the development.

**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.

Prior to commencement a written scheme for the ventilation of the residential units shall be submitted to and approved in writing by the Local Authority designed to ensure that the internal noise conditions with the windows shut, shall comply with BS8233:2014. The ventilation shall be installed in accordance with the approved details and thereby retained.

**Reason:** To safeguard the amenities of the occupiers of neighbouring properties and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.

**Add Informative No.9:**

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

The local planning authority has determined the application on the basis of the information made available to it.

It is strongly recommended that in submitting details in accordance with the above conditions that the applicant has reference to CLR 11, Model Procedures for the management of land contamination. This is available online as a pdf document on the Environment Agency website.

			<p><b>Officer response:</b> These conditions are necessary to ensure that the living conditions and health of the future occupiers will be acceptable in terms of potential noise and air quality impacts.</p> <p>Amend description of development:</p> <p>Insert “(sui generis use class)” before ‘student occupation’ ... etc</p> <p><b>Officer response:</b> To ensure that the accommodation is occupied by students only on short term contracts since the accommodation proposed is not considered to be suitable as a long term form of occupation as Class C3 dwellings.</p>
105	Glebe Villas Playing Field, Chelston Avenue, Hove	BH2015/01548	<p>Condition 5 to be amended to the following:</p> <p>‘The enclosed outside play space attached to the pavilion, as indicated on drawing no.8238/02D, shall not be used except between the hours of 08.00 and 18.00 Monday to Friday and not at anytime on Saturday, Sunday or Bank Holidays. Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton &amp; Hove Local Plan.’</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).

