



**Brighton & Hove
City Council**

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 8 JUNE 2016

THE RONUK HALL, PORTSLADE TOWN HALL

ADDENDUM

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6	TO CONSIDER AND DETERMINE PLANNING APPLICATIONS	1 - 4

08 June 2016 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
15	251-253 Preston Road, Brighton	BH2016/00403	<p>Amend Condition 22 to read:</p> <p>Prior to first occupation of the development hereby permitted, a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:</p> <ul style="list-style-type: none"> i) details of all hard and soft surfacing; ii) details of all boundary treatments; iii) the retention of a pedestrian access point from Preston Road into the site; iv) details of all external lighting; v) details of all proposed planting (including numbers and species of plant, and details of size and planting method of any trees) to all communal parts of the site; and vi) the measures to enhance the ecological value of the development as set out in section 4.4.2 of the Ecological Scoping Survey Report dated 11 January 2016. vii) a management plan for the future maintenance of the communal landscaped areas. <p>All hard landscaping and means of access and enclosure shall be completed in accordance with the approved scheme prior to first occupation of the development. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.</p> <p>Reason: To enhance the appearance of the site and increase the biodiversity of the development in the interest of the visual amenities of the area and to comply with policies QD15 of the Brighton & Hove Local Plan and CP10, CP12 & CP15 of the City Plan Part One and Supplementary Planning Document SPD11 'Nature</p>

			Conservation and Development’.
63	39-41 Withdean Road, Brighton	BH2015/03868	Councillors Ann & Ken Norman: <u>Object</u> to the application (copy of comments attached). Officer response: The issues raised are covered in the report.
105	4 – 12 Lyndhurst Road, Hove	BH2015/02893	Delete Condition 7 requiring landscaping details as no change is proposed to the small gardens to the street frontages and the proposed rear gardens will not be visible in public views.

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).

BH2015/03868 39-41 Withdean Road

Dear Maria,

We are writing in connection with planning application BH2015/03868 as detailed above.

We, together with residents living nearby, are concerned about progress of this application to the planning applications committee for decision in its present state of completion.

We have visited premises now overshadowed with significant loss of amenity involved for a number of residents who live close to the development location. We are very concerned that the developer is clearly taking advantage of "I will add extra items to the development knowing I can get away with it if I build it before any one gets the chance to object" syndrome!

This is clearly not an acceptable attitude to take and, what's more, it is not ethical for the planning department to then 'recommend approval'.

Our understanding regarding this application may not be correct, if that is the case, please could you advise us correctly. Your input on this would be very much appreciated.

With all good wishes, thank you for your advice.

Ken and Ann

Cllr. Ann Norman.
Chair of Audit and Standards Committee
Member of Policy and Resources Committee
Outside bodies:
Trustee of the Brighton Fund
Member of the Civil Military Partnership Board
Member of the Brighton and Hove Music Trust
Member of Forum, University of Sussex
Withdean Ward.

