



**Brighton & Hove
City Council**

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 12 OCTOBER 2016

**COUNCIL CHAMBER, HOVE TOWN HALL, NORTON ROAD,
HOVE, BN3 4AH**

ADDENDUM

ITEM		Page
56	TO CONSIDER AND DETERMINE PLANNING APPLICATIONS	1 - 8

12 October 2016 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
83	Daltons Bastion (site of former Wheel), Madeira Drive, Brighton	BH2016/01719	<p>The site plan in the Committee papers is inaccurate as it does not include the wire itself or the landing area. A corrected version is attached.</p> <p>Paragraph 5.1: The first line of the CAG consultee response in the report is incomplete and should read: <i>The Group would like to draw attention to the poor condition of the south facing wall below the bastion and hope something will be done to improve this.</i></p>
117 & 141	101 Roundhill Crescent, Brighton	BH2016/00752 & BH2016/00753	<p>Four (4) representations have been received from the occupiers of 3, 4 (x2) and 8 D'Aubigny Road <u>objecting</u> to the proposal on the following grounds:</p> <ul style="list-style-type: none"> - The previous reasons for refusal have not been addressed in relation to the garden size of 101 Roundhill Crescent, the loss of the gap between no. 4 D'Aubigny Road and 101 Roundhill Crescent, quality of accommodation in the roof space and impact on 103 Roundhill Crescent; - The alterations to 101 Roundhill Crescent should not be material to the acceptability of this scheme and do not outweigh the harm; - The scheme has only changed materially in only two respects affecting the eight previous reasons for refusal; - The alterations to the roof are not deemed sufficient; - The loss of open space between no. 4 D'Aubigny Road and 101 Roundhill Crescent remains an issue; - Reference to an appeal at Richmond Road; - The contents of representations from 4 D'Aubigny Road have not been addressed in the report; - Consultation of the application is inadequate; - The orientation and level of properties has not been considered sufficiently; - The proposal will jut beyond the back of no. 4 D'Aubigny Road and block light and the open aspect; - The proposal will result in overshadowing; - The proposal appears to be garden grab that recent legislation and guidance has made undesirable;

			<ul style="list-style-type: none"> - Contrary to guidance that values the lungs of the city; - The wall is part of the heritage of the area and should not be cut into or lowered; - The main identified harms still stand and far outweigh the only relevant benefit, which is the provision of one new badly designed house; - Loss of amenity space; - The proposal is contrary to local plan policies; - The space within the new building would appear cramped and awkward. <p>Officer response: The report addresses the reasons for the acceptability of the scheme in terms of heritage and the impact on the street scene. The alterations proposed between the current scheme and the previous scheme are considered acceptable and sufficient in respect of the impact on the Conservation Area and neighbouring Listed Buildings.</p> <p>In terms of impact, the proposed projection beyond the rear wall of no. 4 D'Aubigny Road is not considered sufficient to result in demonstrable harm that would warrant refusal of the application.</p> <p>Officers consider that the revisions are sufficient to overcome the previous reasons for refusal.</p>
175	4 Plymouth Avenue, Brighton	BH2016/01740	<p>Councillor Daniel Yates: <u>Supports</u> the application (copy of the comments attached)</p> <p>Officer response: The issues raised are covered in the report.</p>
187	28 and land rear of including 28B, 28C and 28D Crescent Road, Brighton	BH2016/00862	<p>Two (2) additional representations have been received from 22 and 34 Belton Road <u>objecting</u> to the scheme on grounds that the revised plans are tokenistic and do not overcome previous concerns regarding loss of amenity and other issues.</p> <p>Officer response: These issues raised are covered in the report.</p>
211	4 Harrington Road, Brighton	BH2016/02201	<p>Councillors Ann & Ken Norman: <u>Support</u> the application (copy of comments attached).</p> <p>Officer response: The issues raised are covered in the report.</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).



COUNCILLOR ANN NORMAN
COUNCILLOR KEN NORMAN

King's House
Grand Avenue
Hove
BN3 2LS
Tel: 01273 291182

Planning Applications Team
Brighton and Hove City Council.
King's House
Grand Avenue,
HOVE BN2 2LS

June 23rd 2016

Cc Nicola Hurley
Cc Paul Vidler
Cc Penny Jennings

Dear Planning Applications Team

Application number: BH2016/02201

Address: 4 Harrington Road, Brighton. Creation of vehicle crossover, dropped kerb and hard standing with associated alterations to front boundary wall.

We write as elected members for Withdean Ward to support this application for the reasons below.

Although the application site falls within a Conservation Area, we support this application because several immediately adjacent residences in Harrington Road already have similar dropped kerb crossovers and hard standing driveways which allows a number of vehicles to be parked off-road thereby creating additional on street parking spaces.

Should the officer recommendation be to refuse, we request that this application is referred to the Planning Committee for determination and also request that one of us be permitted to speak to committee when this application appears on the agenda. In addition we would like to request that this letter of opposition be printed in full in the appropriate planning agenda for consideration.

With all good wishes.

Cllr. Ken Norman
Withdean Ward.
ken.norman@brighton-hove.gov.uk

Cllr. Ann Norman
Withdean Ward
ann.norman@brighton-hove.gov.uk

From: Daniel Yates
Sent: 18 June 2016 5:25 PM

To: Jeanette Walsh
Cc: 'david.harding7@ntlworld.com'; Anne Meadows; Mo Marsh
Subject: planning application BH2016/01740 ; 4 Plymouth Avenue Bevendean

Jeanette,

May I please make my comments regarding the above planning application as below.

I note that several letters of objection have already been received from local residents and I would like to support many of their comments. Should the recommendation on this application be to approve I would like this application to come to committee please.

Clearly in addition to the comments residents raise over the impact of an HMO on community resources they also bring information about unlicensed/unauthorised HMOs in the area. These could well bring the numbers above the 10% rule. Also I would like confirmation within the officers report regarding the impact that this considerable development would have in relation to:

- Overdevelopment of the site
- Impact on street scene
- Issues relating to the City Plan Part one.

Best wishes

Daniel Yates
Labour Councillor for Moulsecoomb and Bevendean
Chair, Brighton & Hove Health and Wellbeing Board
daniel.yates@brighton-hove.gov.uk
@danieljates

BH2016/01719 Site of former Wheel, Daltons Bastion – Proposed zip wire and café.



