



**Brighton & Hove
City Council**

PLANNING COMMITTEE ADDENDUM

1.00PM, WEDNESDAY, 27 SEPTEMBER 2017

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

ADDENDUM

ITEM		Page
A	BH2017/00492, Preston Barracks, Mithras House, Watts Building, Lewes Road, Brighton - Full Planning, Outline Application, Watts Parcel	1 - 6
	<p>Preston Barracks Parcel - Demolition of existing buildings and construction of (B1) 7 storey Research Laboratory; Student Accommodation (Sui Gen) providing 534 bed spaces within three blocks of 13, 11 and 15 storeys; 369 (C3) residential units consisting of 45 studio apartments, 111 one-bed, 192 two-bed and 21 three-bed units in eight blocks; Block A (8-10 storeys), Block B (9-10 storeys), Block C (7 storeys), Block D (7-9 storeys), Block E (2-3 storeys), Block F (2-3 storeys), Block G (4 storeys) and Block J (4-10 storeys); 264 sq.m ground floor workshop space (B1), 301 sq.m ground floor flexible commercial floorspace (A1, A3 or B1), and 334 sq.m (GIA) ground floor retail floorspace (A1/A3) (Block A); with associated ancillary development. Provision of 156 parking spaces in the podium including 22 wheelchair user spaces, 8 car club spaces, 10 residential parking spaces serving block J, cycle parking, public realm works and</p> <p>Mithras Parcel - Demolition of existing building (Steam House) and construction of a mixed use Campus Development consisting of Student Accommodation (C1) providing 804 bed spaces within five blocks; Block 1 (10 storeys), Block 2 (18 Storeys), Block 3 (10 storeys), Block 4 (12 storeys) and Block 5 (9 storeys); 596 sq.m of services including student's union and welfare facilities (Sui Gen), 898 sq.m (GIA) gymnasium (D2), and associated ancillary development, including provision of 13 disabled parking spaces serving the student accommodation, cycle parking, public realm works and landscaping improvements (Five buildings will be provided with heights ranging between 9 storeys and 18 storeys).</p> <p>Lewes Road - Installation of new signalised crossroads and 'T' Junction; pedestrian crossings and footway improvements; erection of pedestrian /cyclists bridge crossing Lewes Road.</p> <p>(Outline Application)</p> <p>Watts Parcel - Removal of existing Watts House temporary building and erection of a 6 storey (D1) Academic Building for a Business School consisting of 6,400 sq.m of floorspace, linked canopy and provision of 600 space multi-storey car park to the rear (maximum 8 storey equivalent height) with associated ancillary development, including provision of cycle parking, access and servicing road, public realm and landscaping improvements landscaping.</p> <p>RECOMMENDATION – MINDED TO GRANT</p> <p><i>Ward Affected: Moulsecomb and Bevendean and Hollingdean and Stanmer</i></p>	

27th September 2017 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
1	Preston Barracks, Mithras House, Watt Building, Lewes Road, Brighton	BH2017/00492	<p>14 further representations to the proposals have been received as follows: Support – 6 Object – 4 Comment - 4</p> <p>Representations: <u>Object</u> Increase in traffic congestion which will increase noise and air pollution and impact on residents' health and well-being. 28% increase in car parking and increase in traffic congestion and air pollution.</p> <p>Case Officer Response: The representations raise no new issues which are addressed in the report.</p> <p>Brighton & Hove Friends of the Earth (BHFOE) <u>Object</u> on the grounds of economic, environmental and social impacts arising from the transport proposals: 28% increase in car parking will increase traffic and congestion and air pollution; the road junctions proposed will cause further congestion and slow down buses making public transport less attractive; there is no proposal to improve access to Moulsecoomb station which is required on the westbound side; cycle access would be difficult through the site especially with heavier electric bikes on the steps and ramps; and residents may be tempted to use the visitor cycle spaces instead of the less accessible residents only spaces.</p> <p>Case Officer Response: The representations raise no new issues which are addressed in the report.</p> <p>Network Rail <u>No objections</u> Satisfied that the proposed development will have minimal impact upon Moulsecoomb Station and have provided the standard Asset Protection informative regarding development work being adjacent to operational railway land.</p> <p>Case Officer Response: The proposed development is at a sufficient distance from</p>

the Network Rail (NR) land and would have no impact on NR assets.

Amend

Page 5 of report:

Proposal to say "...provision of 551 space multi storey car park to the rear...."

Parking numbers reduced from 600 as discussed in the report.

S106 Heads of Terms:

1.2 Amend to read: 'Affordable housing to be ready for occupation prior to 80% of residential being ready for occupation'.

1.7 Amend to read: 'Residential Travel Information Packs for each first residential unit which should include one of the following:

- Offer the provision of free grants towards the purchase of a bicycle (value of £150, one per dwelling for the first occupants of each dwelling only)
- Offer the provision of Brighton & Hove bus season tickets (one annual bus pass per dwelling for the first occupants of each dwelling only) or contribution towards rail season tickets
- Offer 2 years membership to Enterprise Car Club (one per dwelling for the first occupants of each dwelling only)
- Membership to Brighton & Hove Bike Share scheme

And

- Student Residential Travel Information Packs on a continuous basis for each occupier which should include:
 - Taster public transport tickets for Brighton & Hove buses (1 month long)
 - Local public transport, walking and cycling maps
 - Details of Brighton & Hove Bike Share scheme
 - Information and advice on road safety

1.13 Implementation of the Walkways Agreement shall be required on Preston Barracks *and* Watts Sites respectively.

1.14 Phasing Plan. Amend to read: ‘

- The CRL shall be completed and ready for occupation prior to first occupation of the student ~~and the residential~~ accommodation on the Preston Barracks site;
- s278 to be entered into prior to the commencement of development (not including demolition) with the phasing of the highway works to be agreed as part of the s278 agreement.
- Construction phasing timetable to be submitted to include details of interim parking arrangements on the development site at each phase of the construction phases.
- The Multi-Storey Car Park shall not be brought into use until the existing parking areas on the Mithras and Watts sites have been removed from use for the parking of vehicles, except for vehicles related to the ongoing construction of the development; and
- The Business School shall have been built above slab level prior to first occupation of the student accommodation on the Mithras site.

Conditions:

23. Delete. Condition 36 covers the same (Servicing) requirements in more detail.

35. Amend to read:

Details of the provision, location and design of a minimum (set out below) of 20 Bike Share spaces and the specification of bikes (in consultation with the Local Planning Authority) to be provided shall be submitted to and approved in writing by the Local Planning Authority prior to the completion (excluding soft landscaping) of each of the following sites:

- a) Preston Barracks site - 10 spaces and bikes
- b) Mithras site – 10 spaces and bikes

40. Amend by adding additional sentence at the end:
These facilities shall be fully implemented and made available for use prior to full occupation of each car park in turn and shall be retained for use at all times.

44. Amend by deleting reference to ‘*on the adopted highway*’ as extended part of Saunders Park View will not be requested for adoption by the Highway Authority.

53. Amend to read:
 ‘Best endeavours shall be used for a minimum of 3 months of the date of this permission to reach agreement with a medical provider (on acceptable commercial terms to both U+I and the medical provider) for a Class D1 medical centre on the Preston Barracks site with a minimum floorspace of 900 – 1000 sq.m. Within 2 months from the date of the agreement floorplans and elevations shall then be submitted to the local planning authority for approval for this D1 use. Should reasonable evidence be provided by the applicant that an occupier for a medical facility could not be secured after the stated period of negotiation, then the use of the Preston Barracks site may be implemented in accordance with the hereby approved plans for the commercial ground floor uses permitted by this approval.’

55. Amend to read:

a) No demolition and development shall take place on the following sites until the developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.

i) Preston Barracks
 ii) Mithras Site

b) The development of each of the site parcels above hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under a) above and that provision for analysis, publication and dissemination of results and archive deposition has been secured, unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

			<p><u>Reason:</u> This pre-commencement condition is imposed because it is necessary to ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with policy HE12 of the Brighton & Hove City Plan Part One.</p>
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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).

