



**Brighton & Hove
City Council**

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 9 JANUARY 2019

COUNCIL CHAMBER, HOVE TOWN HALL

ADDENDUM

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9th January 2019 Planning Committee – Additional Representations

| Page | Site Address | Application No. | Comment |
|------|---------------------------|-----------------|--|
| 1 | 35-39 The Droveaway, Hove | BH2017/04050 | <p>Amendment to report:</p> <p>As an appeal has been lodged, the recommendation at 1.1 should omit the reference to refusing the application should the s106 Planning Obligation not be completed, and should read:</p> <p><i>That had the Council determined the application prior to an appeal being lodged, the decision of the council would have been to be Minded to Grant planning permission subject to the expiry of the re-consultation period and no new planning considerations arising, and subject to a s106 Planning Obligation and the Conditions and Informatives as set out hereunder:</i></p> <p>In addition, section 10.2 of the report should be omitted.</p> <p>Re-consultation:</p> <p>Following amendments and re-consultation, five letters have been received from neighbouring occupiers <u>objecting</u> to the application. In addition to the points already summarised in the report, the following additional comments have been made:</p> <ul style="list-style-type: none"> • The amendments which have been made will not make any difference to the potential for increased traffic on The Droveaway. • The proposed commercial uses should be clarified. • The new build terrace of dwellings is too large, will cause overlooking, overshadowing, noise disturbance and light pollution. The dwellings should be two storey and windows and gardens should face southwards into the site rather than northwards towards the site boundary. • The submitted drawings do not show the levels of the application site / |

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| | | | <p>neighbouring site accurately.</p> <ul style="list-style-type: none"> • The scheme represents an overdevelopment of the site. • Construction traffic should not be allowed to access the site from Mallory Road. <p>Officer response: These points are addressed in the committee report. Further clarification regarding the proposed boundary screening has been sought from the agent for the application.</p> |
| 67 | 12 Norman Road, Hove | BH2018/01635 | <p>Following amendments and re-consultation one further letter of representation has been received <u>objecting</u> to the proposal for the following reasons:</p> <ul style="list-style-type: none"> - Inappropriate height - Overshadowing <p>A further <u>comment</u> has been provided as follows:</p> <ul style="list-style-type: none"> - The 'neighbours photos' submitted with the application are detailed incorrectly <p>Officer response: These points are addressed in the committee report. The site has been revisited and the rooms which the neighbouring windows serve have been confirmed.</p> |
| 83 | 1 Lindfield Close, Saltdean | BH2018/02355 | <p>Following amendments and re-consultation, one further letter of representation has been received <u>objecting</u> to the proposal for the following reasons:</p> <ul style="list-style-type: none"> - The previous removal of the hedgerow is harmful to the street scene - Loss of privacy from rear dormer window - Poor design of rear dormer window - Existing traffic and access issues <p>One further letter has been received providing the following <u>comments</u> on the proposal:</p> <ul style="list-style-type: none"> - How will the dwelling look post-construction? - Will our privacy been infringed on? - Will there be impact on congestion and parking? |

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| | | | <p>Officer Response: All objections raised are addressed in the committee report.</p> <p>Additional Conditions:</p> <p>14. No extension, enlargement, alteration of the dwellinghouses or provision of buildings etc incidental to the enjoyment of the dwellinghouse within the curtilage of the of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority. Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan and CP12 of the Brighton & Hove City Plan Part One.</p> <p>15. The development hereby permitted shall not be first occupied until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall accord with the standards described in Annex 6 of SPD 11 and shall be implemented in full prior to the first occupation of the development hereby approved and thereafter retained. Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.</p> |
| 99 | 84 Tongdean Lane, Brighton | BH2018/01032 | <p>Additional Plans received:</p> <ul style="list-style-type: none"> • TA 1106/10 Revision C • TA 1106/18 |

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| | | | Showing the proposed section through the site. |
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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).