

# PLANNING COMMITTEE ADDENDUM

**11.00AM, WEDNESDAY, 9 OCTOBER 2019**

**COUNCIL CHAMBER, HOVE TOWN HALL**

Agendas and minutes are published on the council's website [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk). Agendas are available to view five working days prior to the meeting date.

Electronic agendas can also be accessed through our meetings app available through [ModernGov: iOS/Windows/Android](#)

This agenda and all accompanying reports are printed on recycled paper

# ADDENDUM

**ITEM**

**Page**

**LATE/ ADDITIONAL REPRESENTATIONS LIST**

**9<sup>th</sup> October 2019 Planning Committee – Additional Representations**

<b>Page</b>	<b>Site Address</b>	<b>Application No.</b>	<b>Comment</b>																																				
23	30 - 36 Oxford Street, Brighton	BH2019/01258	<p><b>Additional s106 obligations following recommendations by the Highway Authority:</b></p> <ul style="list-style-type: none"> <li>- Submission of a Demolition Environment Management Plan (DEMP).</li> <li>- Submission of a Car Parking Management Plan.</li> <li>- Submission of a Delivery and Servicing Management Plan.</li> <li>- Sustainable transport contribution - £56,500 towards improvements to public transport infrastructure to the proposed site, improvement to pedestrian links to the London Road Car park, implementation of a pedestrian crossing over Oxford St in the vicinity of its junction with Oxford Court.</li> <li>- S278 highway works to repair or make alteration as required on Oxford Court and Oxford Street.</li> </ul> <p><b>Following submission of revised Proposed Ground Floor Plan, Condition 1 amended to read:</b></p> <p>1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.</p> <table border="1"> <thead> <tr> <th><b>Plan Type</b></th> <th><b>Reference</b></th> <th><b>Version</b></th> <th><b>Date Received</b></th> </tr> </thead> <tbody> <tr> <td>Proposed Drawing</td> <td>3696.PL.103</td> <td></td> <td>16 July 2019</td> </tr> <tr> <td>Location and block plan</td> <td>3696.EX.01</td> <td>A</td> <td>25 April 2019</td> </tr> <tr> <td>Proposed Drawing</td> <td>3696.PL.201</td> <td>C</td> <td>16 July 2019</td> </tr> <tr> <td>Location Plan</td> <td>3696.PL.01</td> <td></td> <td>25 April 2019</td> </tr> <tr> <td>Proposed Drawing</td> <td>3696.PL.101</td> <td>L</td> <td>03 October 2019</td> </tr> <tr> <td>Proposed Drawing</td> <td>3696.PL.102</td> <td>H</td> <td>16 July 2019</td> </tr> <tr> <td>Proposed Drawing</td> <td>3696.PL.301</td> <td>G</td> <td>16 July 2019</td> </tr> <tr> <td>Proposed Drawing</td> <td>3696.PL.302</td> <td></td> <td>25 April 2019</td> </tr> </tbody> </table> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>	<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>	Proposed Drawing	3696.PL.103		16 July 2019	Location and block plan	3696.EX.01	A	25 April 2019	Proposed Drawing	3696.PL.201	C	16 July 2019	Location Plan	3696.PL.01		25 April 2019	Proposed Drawing	3696.PL.101	L	03 October 2019	Proposed Drawing	3696.PL.102	H	16 July 2019	Proposed Drawing	3696.PL.301	G	16 July 2019	Proposed Drawing	3696.PL.302		25 April 2019
<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>																																				
Proposed Drawing	3696.PL.103		16 July 2019																																				
Location and block plan	3696.EX.01	A	25 April 2019																																				
Proposed Drawing	3696.PL.201	C	16 July 2019																																				
Location Plan	3696.PL.01		25 April 2019																																				
Proposed Drawing	3696.PL.101	L	03 October 2019																																				
Proposed Drawing	3696.PL.102	H	16 July 2019																																				
Proposed Drawing	3696.PL.301	G	16 July 2019																																				
Proposed Drawing	3696.PL.302		25 April 2019																																				

**Following recommendations from the revised Highway Authority consultation comments, Condition 17 is amended as follows:**

17. Prior to first occupation of the development hereby permitted, details of secure, accessible and inclusive cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

**Replace Condition 19 (Delivery & Service Plan now required by s106) with the following condition requested by Highway Authority:**

19. Prior to first occupation of the development hereby permitted, full details of electric vehicle charging points within the proposed car park hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To encourage travel by more sustainable means and seek measures which reduce fuel use and greenhouse gas emissions and to comply with policies SA6, CP7, CP9, CP12, CP13 and CP15 of the City Plan Part One and SPD14 Parking Standards.

**Additional Condition requested by Sustainability:**

23. Prior to the commencement of the development hereby approved, detailed plans shall be submitted to and approved by the local planning authority to demonstrate how the scheme will be able to connect to any future decentralised energy scheme, should one become available. Specifically these plans shall include details of below ground works which will be implemented within the scheme to ensure that appropriate piping routes are available and safeguarded to enable future

3			<p>connections from the highway, and demonstrate where connections will be made into the blocks including where space is left available in designated plant rooms for future heat exchanger installation or similar. Reason: To ensure the site is network ready and to comply with the sustainability requirements of Policy CP8 of the Brighton &amp; Hove City Plan Part One.</p> <p><b>Additional Consultation Response: Sustainability – <u>No objection</u></b> The application is recommended for approval with conditions.</p> <p><b>Additional Consultation Response: Transport – <u>Objection</u></b> Revised comments following the applicant submitting a Transport Statement Addendum and a revised car park layout (drawing no. 3696.PL.101/L):</p> <ul style="list-style-type: none"> <li>- Highway safety concerns and potential severe impacts on the road network in relation to the impact of loading arrangements in Oxford Court;</li> <li>- Eastern footway of Oxford Court to provide appropriate access for all and to address the transport needs of people with disabilities.</li> </ul>
59	270 Old Shoreham Road, Hove	BH2019/00544	<p><b>Amendment to recommendation:</b> Paragraph 1.1 should read ‘should the s106 Planning Obligation not be completed on or before 29<sup>th</sup> January 2020 the Head of Planning is hereby authorised to refuse planning permission...’</p> <p><b>Amendment to s106 obligations:</b> The artistic contribution reduced from £21,500 to £19,904 due to the reduction in the internal floor area.</p> <p><b>Following the proposed reduction in the bulk of the building the following floor areas now apply:</b></p> <ul style="list-style-type: none"> <li>-The self-storage element proposed is 3,101 m2</li> <li>-The office element proposed remains at 688 m2</li> </ul>

			<p>-Together the proposed self-storage and office floor space is 3,789 m<sup>2</sup></p> <p>-The indicative demountable mezzanine floor space is now 3971 m<sup>2</sup></p> <p><b>Additional condition requested by Planning Policy:</b>  The development hereby approved shall not be commenced until the Resource Management Plan as indicated in the BYSS Site Waste Management Plan received 12th August 2019, has been submitted and approved by the Local Planning Authority.  Reason: To ensure the provision of recycling waste material during the demolition process, in accordance with policy CP8 of the Brighton &amp; Hove City Plan Part One and Policy WMP3d of the East Sussex, South Downs and Brighton &amp; Hove Waste and Minerals Local Plan Waste and Minerals Plan.</p>																																																
119	20 Little Crescent, Rottingdean	BH2019/01848	<p><b>Condition 1 amended to read;</b></p> <p>1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.  Reason: For the avoidance of doubt and in the interests of proper planning.</p> <table border="1"> <thead> <tr> <th>Plan Type</th> <th>Reference</th> <th>Version</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Block Plan</td> <td>P02</td> <td></td> <td>20 June 2019</td> </tr> <tr> <td>Proposed Drawing</td> <td>P03A</td> <td></td> <td>14 August 2019</td> </tr> <tr> <td>Proposed Drawing</td> <td>P04B</td> <td></td> <td>16 September 2019</td> </tr> <tr> <td>Proposed Drawing</td> <td>P05B</td> <td></td> <td>16 September 2019</td> </tr> <tr> <td>Proposed Drawing</td> <td>P06B</td> <td></td> <td>16 September 2019</td> </tr> <tr> <td>Proposed Drawing</td> <td>P07B</td> <td></td> <td>16 September 2019</td> </tr> <tr> <td>Proposed Drawing</td> <td>P08C</td> <td></td> <td>20 September 2019</td> </tr> <tr> <td>Proposed Drawing</td> <td>P09C</td> <td></td> <td>20 September 2019</td> </tr> <tr> <td>Proposed Drawing</td> <td>P12A</td> <td></td> <td>14 August 2019</td> </tr> <tr> <td>Location Plan</td> <td>P01</td> <td>A</td> <td>24 June 2019</td> </tr> <tr> <td>Proposed Drawing</td> <td>P 11B</td> <td></td> <td>2 October 2019</td> </tr> </tbody> </table>	Plan Type	Reference	Version	Date Received	Block Plan	P02		20 June 2019	Proposed Drawing	P03A		14 August 2019	Proposed Drawing	P04B		16 September 2019	Proposed Drawing	P05B		16 September 2019	Proposed Drawing	P06B		16 September 2019	Proposed Drawing	P07B		16 September 2019	Proposed Drawing	P08C		20 September 2019	Proposed Drawing	P09C		20 September 2019	Proposed Drawing	P12A		14 August 2019	Location Plan	P01	A	24 June 2019	Proposed Drawing	P 11B		2 October 2019
Plan Type	Reference	Version	Date Received																																																
Block Plan	P02		20 June 2019																																																
Proposed Drawing	P03A		14 August 2019																																																
Proposed Drawing	P04B		16 September 2019																																																
Proposed Drawing	P05B		16 September 2019																																																
Proposed Drawing	P06B		16 September 2019																																																
Proposed Drawing	P07B		16 September 2019																																																
Proposed Drawing	P08C		20 September 2019																																																
Proposed Drawing	P09C		20 September 2019																																																
Proposed Drawing	P12A		14 August 2019																																																
Location Plan	P01	A	24 June 2019																																																
Proposed Drawing	P 11B		2 October 2019																																																

			Proposed Drawing	P 13B		2 October 2019
135	Garages to the rear of 45 Sackville Road, Hove	BH2018/01130	<p>Following re-advertisement further comments received:</p> <p><b>Five (5)</b> letters of representation have been received in <u>support</u> of the proposal for the following reasons:</p> <ul style="list-style-type: none"> <li>- Good design</li> <li>- Accessible to public</li> <li>- Existing garage sometimes has homeless sleeping in space</li> <li>- Existing garages in poor state</li> <li>- Increase security and enhance the area</li> <li>- Create new housing</li> <li>- Traffic increase will be minimal</li> <li>- Conversion a welcome opportunity</li> <li>- Will enhance the area</li> </ul> <p><b>Twenty one (21)</b> letters of representation have been received <u>objecting</u> to the proposal for the following reasons:</p> <ul style="list-style-type: none"> <li>- Adversely affect the character of the area and conservation area</li> <li>- Highway hazard and parking issues</li> <li>- Result in noise, disturbance, loss of light and loss of privacy</li> <li>- Overdevelopment</li> <li>- Set a precedent for further development</li> <li>- Fundamentally change the nature of Brooker Place</li> <li>- Safety concerns</li> <li>- Poor design</li> <li>- Not intended to be developed</li> </ul>			
159	125 Gloucester Road, Brighton	BH2019/00591	<p><b>Condition 1 amended to read;</b></p> <p>1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.</p>			

			<b>Reason:</b> For the avoidance of doubt and in the interests of proper planning.			
			<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
			Location and block plan	A000		28 February 2019
			Proposed Drawing	D001		28 February 2019
			Proposed Drawing	D002	A	30 April 2019
			Proposed Drawing	D003	A	27 September 2019
			Proposed Drawing	D004	A	15 April 2019
			Proposed Drawing	D005	B	30 April 2019
			Proposed Drawing	D006		27 September 2019
227	27 Baxter Street, Brighton	BH2019/01591	<b>One (1)</b> additional <u>comment</u> received following reconsultation identical to that previously received raising no further issues.			

9

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).