

PLANNING COMMITTEE ADDENDUM Late List/Additional Representations

2.00PM, WEDNESDAY, 1 NOVEMBER 2023

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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55	TO CONSIDER AND DETERMINE PLANNING APPLICATIONS	1 - 8

1 November 2023 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
Item B: p51	Ovingdean Hall English Language School Greenways Brighton BN2 7BA	BH2023/00830	<p>Update to S106 Heads of Terms: <u>Transport</u> - A Travel Plan and an accompanying Monitoring fee of £8,404.80 <u>£7,004</u></p> <p>Updated wording of several conditions to clarify the timing of detailed submissions:</p> <p><u>Condition 3:</u> The development hereby permitted shall not be commenced, <u>other than demolition</u>, until full details of existing and proposed ground levels (referenced as Above Ordnance Datum) within the site and on land and buildings adjoining the site by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details. Reason: As this matter is fundamental to the acceptable delivery of the permission to safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with Policies DM18 and DM20 of Brighton & Hove City Plan Part 2 and CP12 of the Brighton & Hove City Plan Part One.</p> <p><u>Condition 10:</u> No development, <u>other than demolition</u>, shall take place until an Ecological Design, Management and Monitoring Strategy (EDMMS) for the provision of a minimum 10% biodiversity net gain within a 30-year period [etc.]</p>
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P60			<p><u>Condition 20:</u> No external <u>community</u> use of the relocated MUGA shall take place until a management plan for the MUGA has been submitted to and approved in writing by the Local Planning Authority. The Management Plan should set out how the MUGA will be made available for external use, how this would operate and how any impacts upon residents will be minimised. Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policy DM20 of the Brighton & Hove City Plan Part Two.</p>
P60			<p><u>Condition 21:</u> No development of any boundary treatment <u>to the west of the site onto Ovingdean Road</u> shall take place until a sample panel of flintwork has been constructed on the site and approved in writing by the Local Planning Authority. The flintwork comprised within the development shall be carried out and completed to match the approved sample flint panel. Reason: To ensure a satisfactory appearance to the development and to comply with policies DM18, DM21 and DM26 of Brighton & Hove City Plan Part 2 and CP12 and CP15 of the Brighton & Hove City Plan Part One.</p>
P65			<p>Consultee comment received from Sustainability Officer:</p> <ul style="list-style-type: none"> • Overall, the energy proposals, set out in the Energy Statement Report, are acceptable, using air source heat pumps for heating and hot water along with good building fabric and a good amount of roof-mounted solar panels. • This reduces the carbon emissions by (as designed) 26.7% - a combined figure for the two buildings. Building 2 is significantly more energy efficient than Building 1. The carbon emissions reduction meets the requirements of City Plan Part 1 and Part 2. • Condition 18 appropriately requires a post-construction BREEAM certificate achieving an 'Excellent' rating. • Condition 7 can be re-worded to require compliance with the submitted Energy Statement Report

P55			<p>Revision of condition 7 in response to comments from Sustainability Officer:</p> <p><u>Condition 7:</u> 7. Prior to the commencement of development an energy statement shall be submitted for approval in writing setting out how the clubhouse will achieve carbon emissions reduction in line with the requirement of the Future Buildings Standards including building fabric details and heating/hot water solutions together with thermal modelling to ensure risks of overheating are mitigated and to ensure correct sizing of heating and ventilation systems. Reason: In order to comply with Brighton and Hove City Plan Part 1 policy CP8 and Brighton and Hove Submission City Plan Part 2 policy DM44.</p> <p><u>The development hereby permitted shall be carried out in accordance with the Energy Statement Report (ESR) received 17th March 2023. The measures identified within the ESR shall be retained and maintained thereafter.</u> <u>Reason:</u> In order to comply with policy CP8 of the Brighton and Hove City Plan Part One and policy DM44 of the Brighton and Hove City Plan Part Two.</p> <p>Additional paragraph relating to the Community Infrastructure Levy (CIL):</p> <p>COMMUNITY INFRASTRUCTURE LEVY The proposal is not liable for CIL as the proposed boarding accommodation falls under a C2 use class. The only charge within the Brighton & Hove City Council CIL Charging Schedule for Class C2 use is for 'C2 – Extra Care / Assisted Living' which does not apply to this scheme.</p>
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Item C	58-60 Beaconsfield Road BN1 4QJ	BH2023/01186	<p>MP Representation</p> <p>A copy of the representation from Caroline Lucas MP has been attached.</p>

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Condition 1

Condition 1 (plans condition) has been updated to include the Ecology report which was missing and ensure versions are correct:

Plan Type	Reference	Version	Date Received
Proposed Drawing	E104	V3	6 October 2023
Proposed Drawing	D104	V2	23 May 2023
Proposed Drawing	D106	V3	18 August 2023
Proposed Drawing	L102	V2	14 September 2023
Proposed Drawing	715.001	D	18 October 2023
Location Plan	001	V2	4 July 2023
Report/Statement	Activity Noise Assessment	23-10729 Rev B	17 October 2023
Report/Statement	Planning and Heritage Statement		21 April 2023
Report/Statement	Transport Statement		21 March 2023
Report/Statement	Heritage Statement		21 July 2023
Report/Statement	Phase One Environmental Assessment Report	EN23138 CI 001b	18 August 2023
Detail	XXXXXX-HCA-23-XX-DR-E-0101	P01	14 September 2023
Report/Statement	XXXXXX-HCA-23-XX-RP-E-0001	P02	18 September 2023
Proposed Drawing	E103	V3	6 October 2023
Proposed Drawing	0731-TR-0003	P3	25 September 2023
<u>Report/Statement</u>	<u>Extended Phase 1 Habitat (Ecology)</u>	<u>Version 1</u>	<u>7 September 2023</u>

<p>Item H P186</p>	<p>44 The Cliff Brighton BN2 5RE</p>	<p>BH2023/01573</p>	<p>Standard of Accommodation section updated for greater clarity: Significant concerns were originally held regarding the size and layout of the double bedroom in the LGF flat. Whilst it was recognised that it is an existing bedroom, the proposed subdivision would result in this room becoming the primary bedroom of the LGF flat and its minimal size (11.5sqm as originally proposed) and awkward proportions would have limited its functionality and versatility.</p> <p>The amended plans would increase the size of this bedroom to 12.3sqm and improve the width of the narrowest part by the entrance door. Whilst this bedroom remains imperfect, it is recognised that on the basis of the amended plans it would comply with the NDSS and would also represent a modest improvement on the existing arrangement in terms of the useability of the space. On this basis it is considered that this bedroom can be accepted.</p> <p><u>The size and layout of the double bedroom in the LGF flat is not ideal. Whilst it is recognised that it is an existing bedroom, the proposed subdivision would result in this room becoming the primary bedroom of the LGF flat and its minimal size (11.5sqm as proposed) and somewhat awkward proportions would limit its functionality and versatility.</u></p> <p><u>The applicant was asked to provide updated plans to improve the proportions of the room by reducing the size of the en-suite bathroom. However, the applicant was in the end not agreeable to making this change.</u></p> <p><u>Notwithstanding this, the bedroom as existing does comply with the NDSS (albeit at the lowest end of the scale) and is understood to function as an existing bedroom. It is therefore the view of officers that this would not result in significant enough harm measured against the local policy context to warrant refusal of the application.</u></p>
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To: Liz Hobden

Re: Planning Application BH2023/01186-58-60 Beaconsfield Rd

Dear Liz (cc Rebecca Smith),

Re: application for change of use of vacant land at 58-60 Beaconsfield Road Application number:

BH2023/01186

I am writing as the Member of Parliament for the Brighton Pavilion constituency, as I have been contacted by constituents who have significant concerns about the planning application that has been submitted for change of use to a vehicle rental premises at this site.

I share residents' concerns that this planning application contravenes the National Planning Policy Framework (NPPF) in terms of the impact on the health and quality of life of local residents and the local environment and negative contribution that they believe the proposal will make to the character of the conservation area.

Concerns have been shared with me regarding the significant noise and air pollution that would be created by the manoeuvring of cars in a restricted space adjacent to residents' gardens. My constituents are concerned that the noise impact assessment for the site has only taken into account the jet wash and not the noise of cars being manoeuvred 7 days a week within a small area. Given the space at the site, my constituents note that when vehicles are moved it will involve several gear changes, use of brakes, engine noise to reposition each car and that this should also form part of the noise assessment.

Constituents are also concerned that the proposed change of use and associated noise, and air and light pollution would impact on the wildlife in the area, particularly the embankment, and lead to the loss of another valuable breathing space supporting wildlife in our city centre. With the national swift mapping initiative indicating swifts nesting previously in nearby Ditchling Road, and the evidence connecting the impact of artificial light on migratory birds, it is important that the Planning Committee takes into consideration how floodlighting could also impact not only residents' quality of life but also nearby local wildlife in the area.

There is clearly a strong, active, and engaged local community, galvanised in the active Beaconsfield Arches Community Action Group, who have long been promoting a bid to bring the site into community use, providing much needed space for locally based organisations and maintaining a green space for the use of the local community and wildlife. The correspondence I have had indicates that the community are still keen to play a key role in creating a viable solution and it is therefore disappointing to hear that Enterprise have failed to liaise with the local community about their plans.

I hope the Planning Committee will consider these points when reviewing and deciding this planning application.

Kind Regards, Caroline

Caroline Lucas MP

Brighton Pavilion

