

PLANNING COMMITTEE ADDENDUM Late List / Additional Representations

2.00PM, WEDNESDAY, 5 JUNE 2024

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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Planning Committee 5th June 2024 – Additional Representations

Page	Site Address	Application No.	Comment
Item A, p23	Emblem House Home Farm Business Centre Home Farm Road Brighton BN1 9HU	BH2023/03236	<p><u>Additional objection received</u> bringing the number of objections to 603, raising the following issues:</p> <ul style="list-style-type: none"> - Business complicit in violation of human rights; - Multiple planning reasons for refusal – lapse of temporary permission, site backs on to Wild Park nature reserve; - Clear legal basis to take into account impacts of use of land for weapon manufacturing; - Duty to prevent further deaths in Gaza. <p><u>Officer note:</u> no additional issues raised that have not already been addressed in the Officer Report.</p>
Item B, p116	Portslade Village Centre, 3 Courthope Close Portslade BN41 2LZ	BH2023/03130	<p>Updated Sunlight/Daylight report</p> <p>Since the initial Sunlight/Daylight Report was undertaken, two balconies within the eastern pavilion have been relocated to reduce overlooking of neighbouring properties. An updated Sunlight/Daylight Report has therefore been provided for units within the development.</p> <p>The report concludes that one additional room would not meet the combined BRE target for a kitchen/dining/living room, namely in unit 10 located on the ground floor. This room will achieve an average lux of 150 rather than the 200lux target for a combined living area. BRE guidelines state that a living room independent of a kitchen should achieved 150 lux. Whilst amendments could be made to subdivide off the kitchen in order to meet the combined target, this is considered to result in a reduction in the quality of the standard of accommodation generally.</p> <p>Overall, as a result of the amendments one additional room would not meet the BRE guidelines but across the scheme 82 out of the 84 windows would pass, which as previously noted in the report, is considered to result in a good standard of accommodation across the development.</p>

			<p>Updated Overheating assessment</p> <p>This updated report confirms that dwellings within the development are predicted to satisfy the overheating risk criteria.</p>
Item C, p140	62 Albion Hill Brighton BN2 9NX	BH2024/00507	<p>Two additional objections received bringing the number of post-amendment objections to four, raising the following issues:</p> <ul style="list-style-type: none"> - should restore back to the original condition and fix damage as per enforcement notice. - Impact on amenity should pub reopen – noise disturbance/opening hours, loss of privacy. <p><u>Officer note</u>: no additional issues raised that have not already been addressed in the Officer Report.</p>
Item H, p223	Grange Court 91 Payne Avenue Hove BN3 5HD	BH2024/00154	<p>Consultee comment from Sustainable Transport:</p> <p>No objection, however further/revised details of cycle parking should be secured by condition and the proposed location for the storage of refuse and recycling bins might obstruct the pedestrian access to the adjoining site.</p> <p><u>Officer note</u>: These two issues are already addressed within the officer report. The proposed cycle parking would not comply with SPD14 and no better location is identified. It has therefore been recommended that cycle parking is not secured by condition, however a condition has been recommended to secure a revised location for the refuse and recycling bins.</p>