

PLANNING COMMITTEE ADDENDUM Presentations

2.00PM, WEDNESDAY, 4 SEPTEMBER 2024

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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Patcham Court Farm, Vale Avenue

BH2022/02232



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Application Description

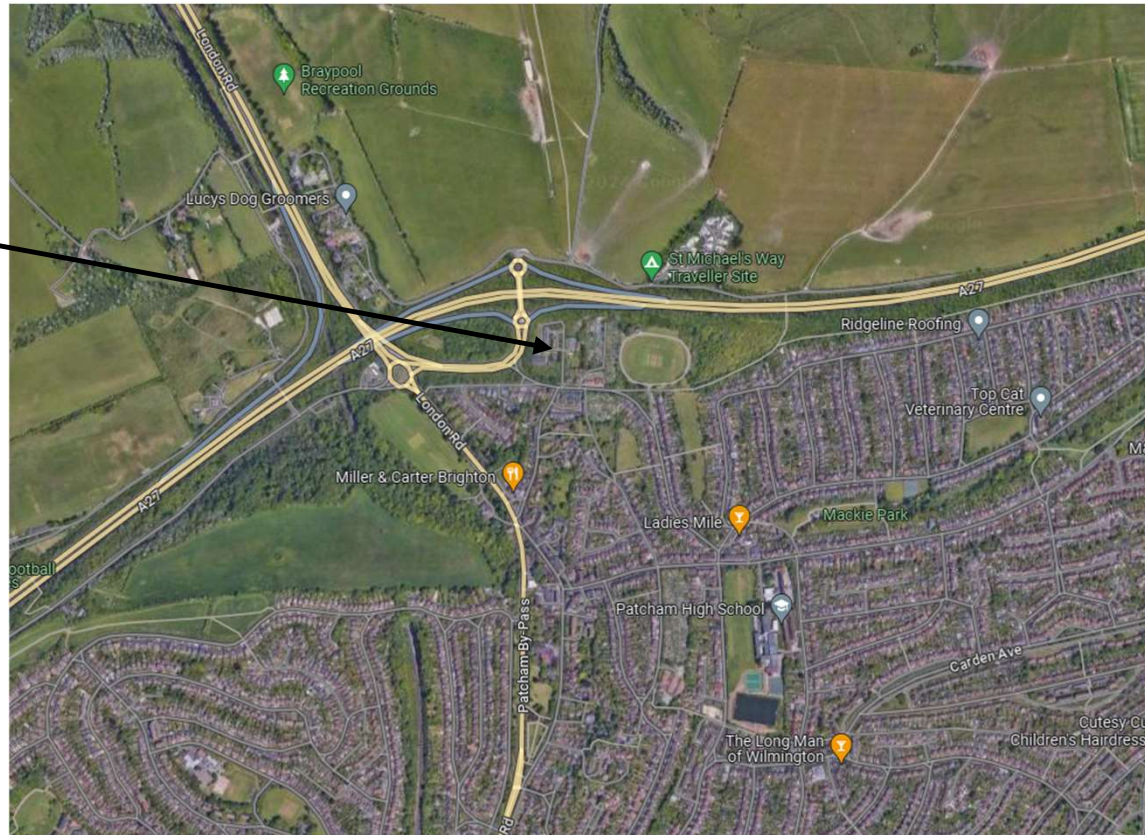
- Demolition of existing buildings and erection of storage and distribution (B8) building with associated access, parking, landscaping, re-grading of land, enclosures and infrastructure works and an express vehicle maintenance facility



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City Council

Map of application site

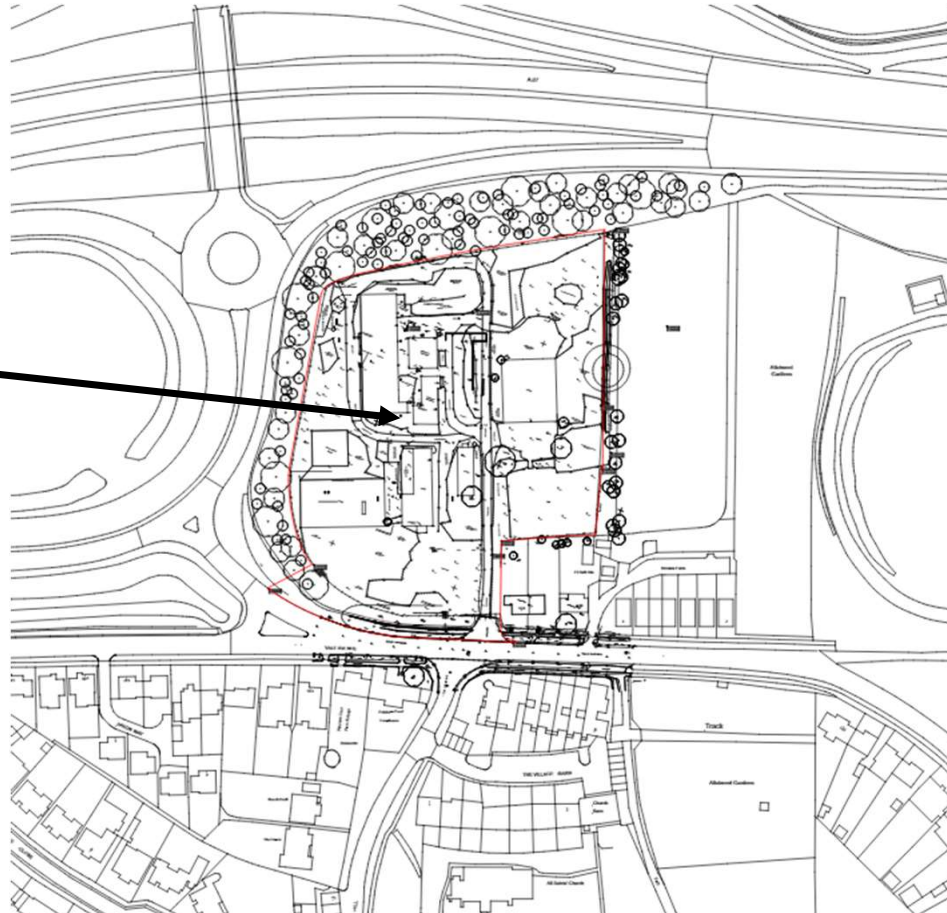
Site



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City Council

Location Plan

Site



BDO-HLM-00-00-DR-A-0000 Rev C

Aerial photo of site

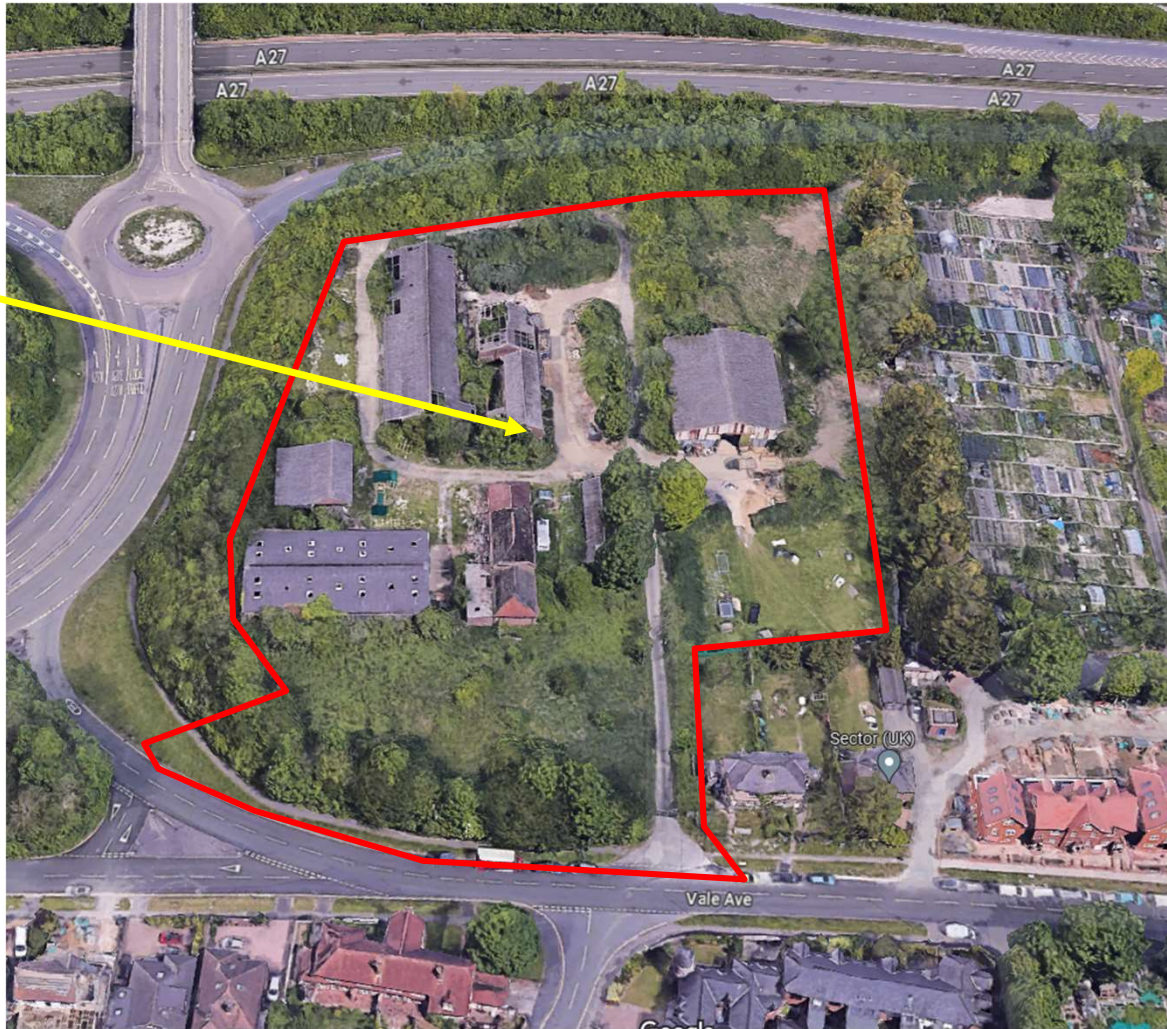
Site
Site



Brighton & Hove
City Council

3D Aerial photo of site

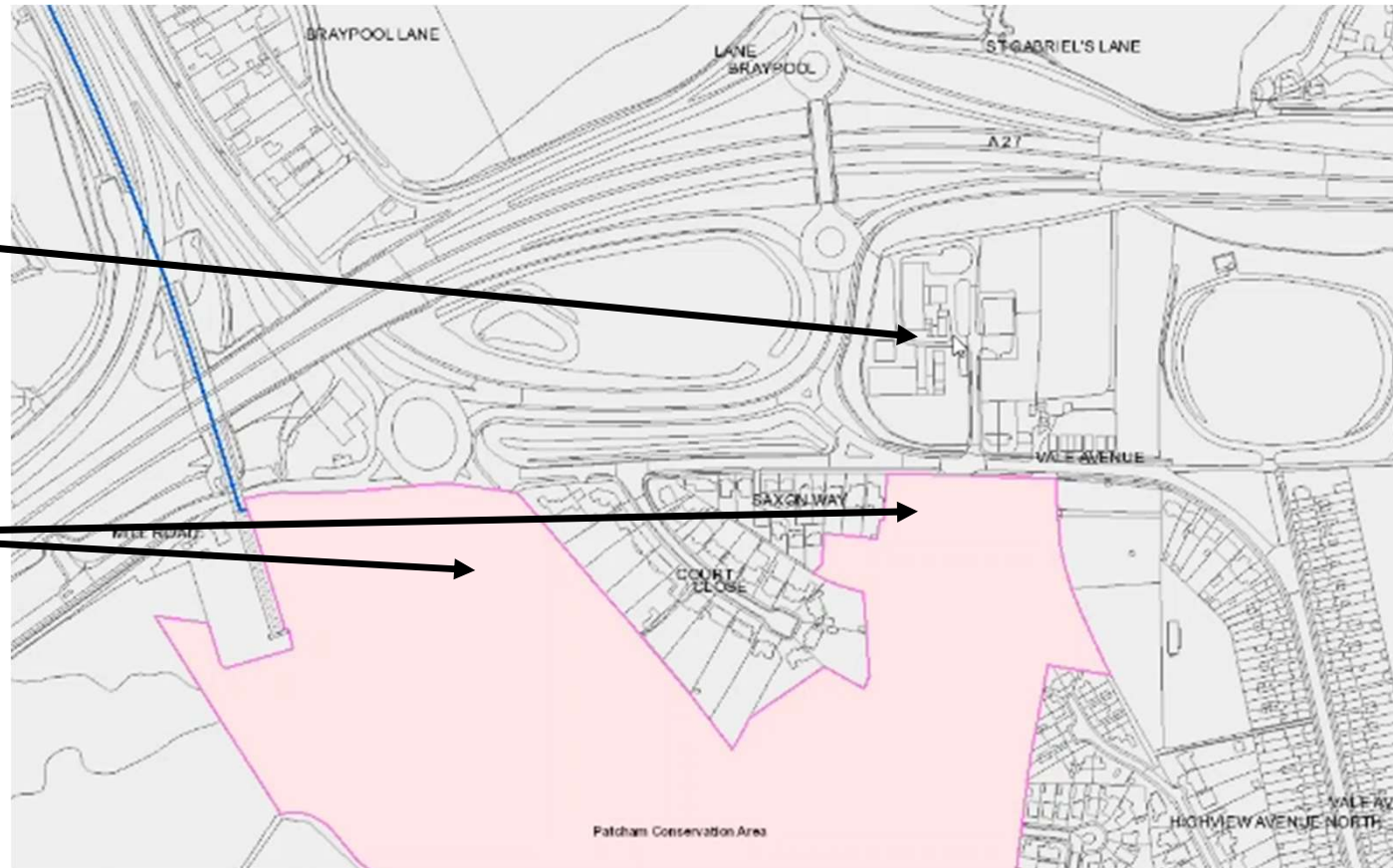
Site



Extent of Patcham Conservation Area

Site

CA



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City Council

Street photo from Vale Avenue

facing west towards A27/A23, site on right hand side



Street photo from Vale Avenue

facing east, site to left of photo



Brighton & Hove
City Council

Street photo from Vale Avenue

facing west towards site, entrance to Church Hill on left



Brighton & Hove
City Council

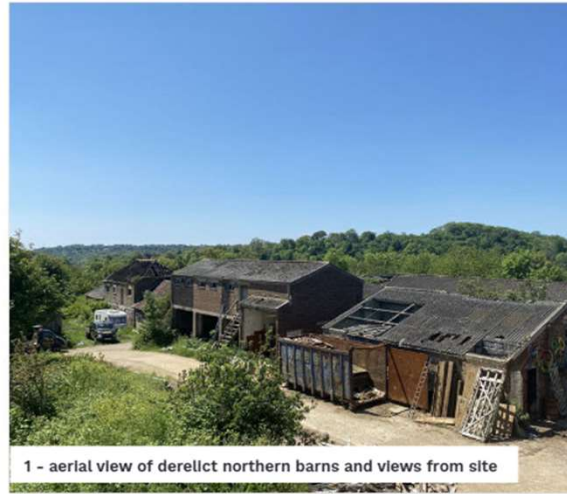
Street photo from Church Hill

south of site from Church Hill, facing north



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City Council

Site Photos



1 - aerial view of derelict northern barns and views from site



2 - View of tenanted property on site



3 - Tree buffer to allotments



4 - Derelict northern barn



5 - Derelict Southern farmhouse

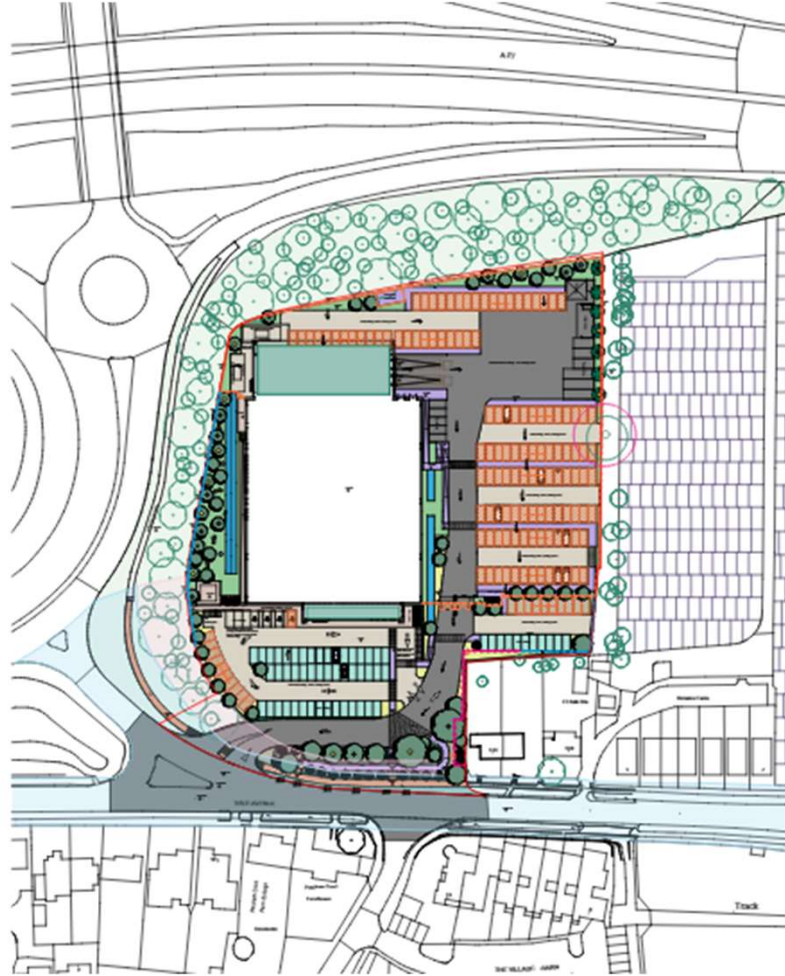


6 - Second floor views to the South Downs



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City Council

Proposed Block Plan

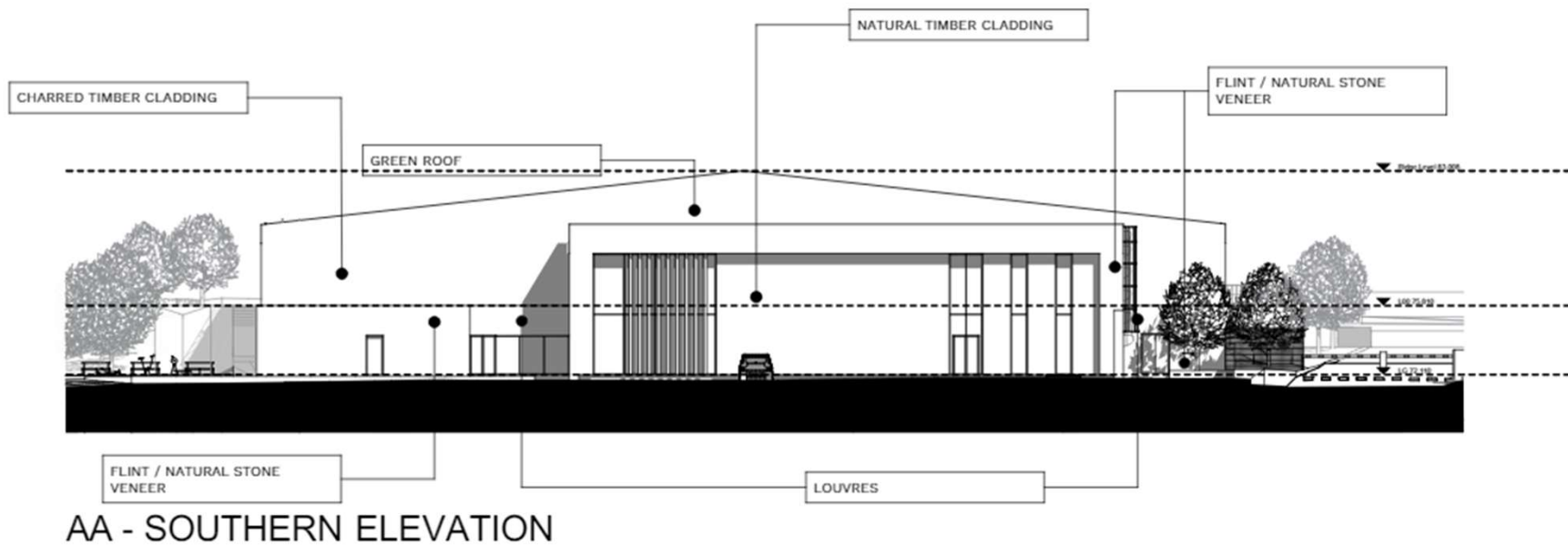


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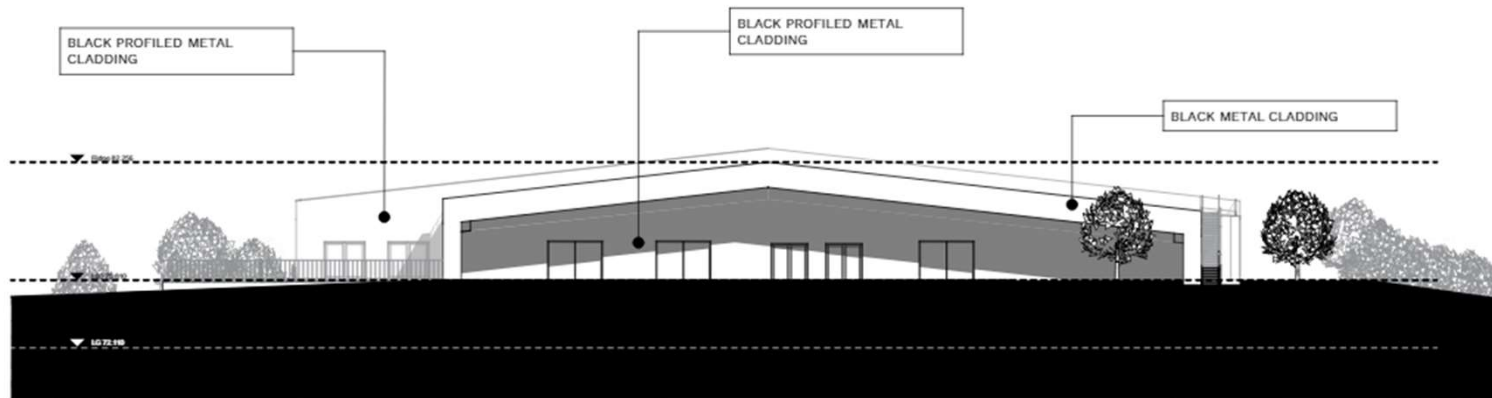
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Proposed Front Elevation



BDO-HLM-01-ZZ-DR-A-0031 I

Proposed Rear Elevation



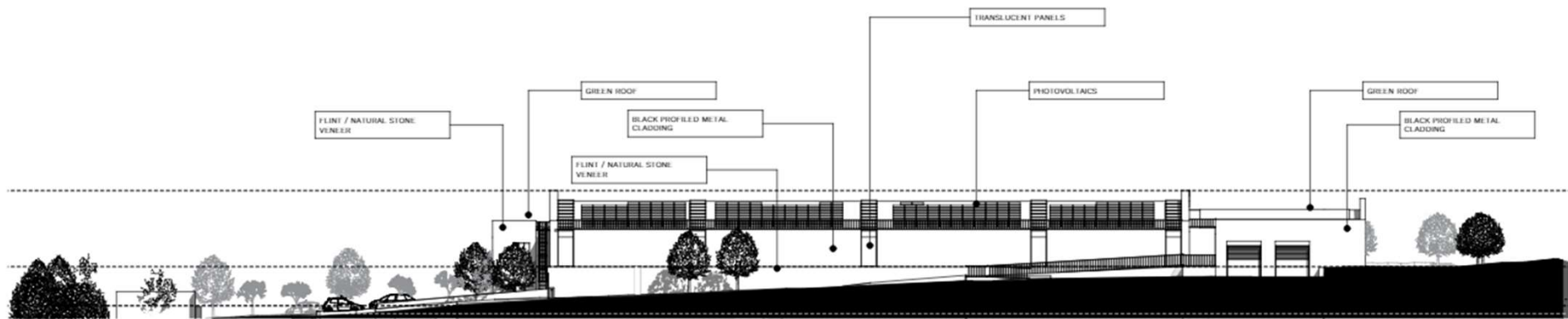
CC - NORTHERN ELEVATION

BDO-HLM-01-ZZ-DR-A-0031 |



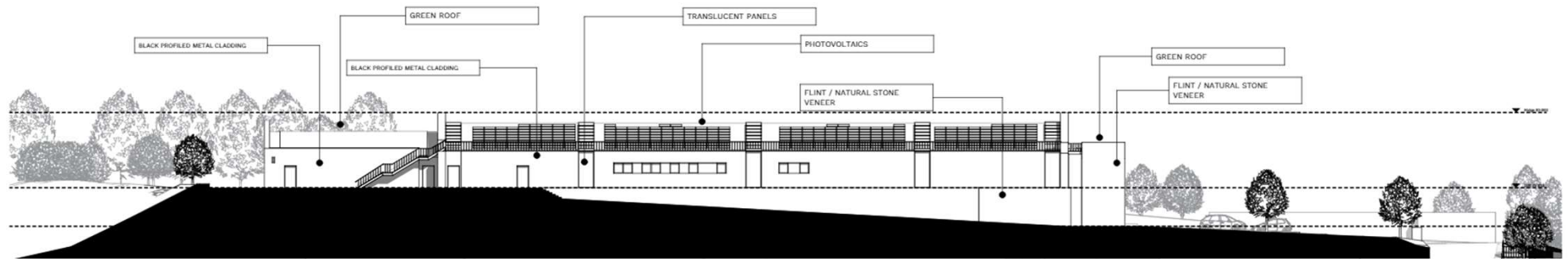
Brighton & Hove
City Council

Proposed Side (East) Elevation



BB - EASTERN ELEVATION

Proposed Side (West) Elevation



Proposed Contextual Front Elevation



Proposed Visuals



Brighton & Hove
City Council

Proposed Visuals



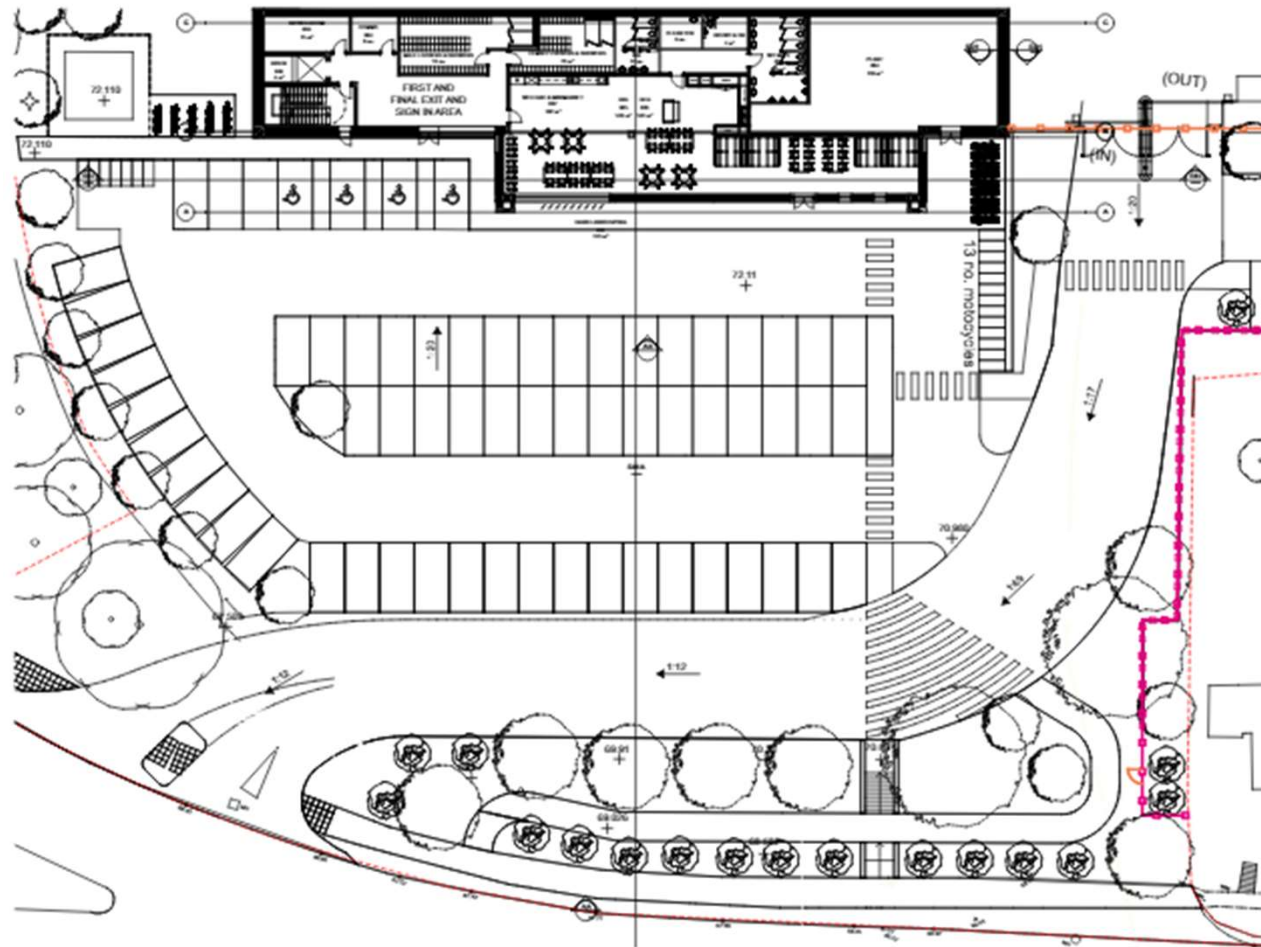
Proposed Visuals from Rear

Elevational Treatment
Artists Impression of view from rear of site

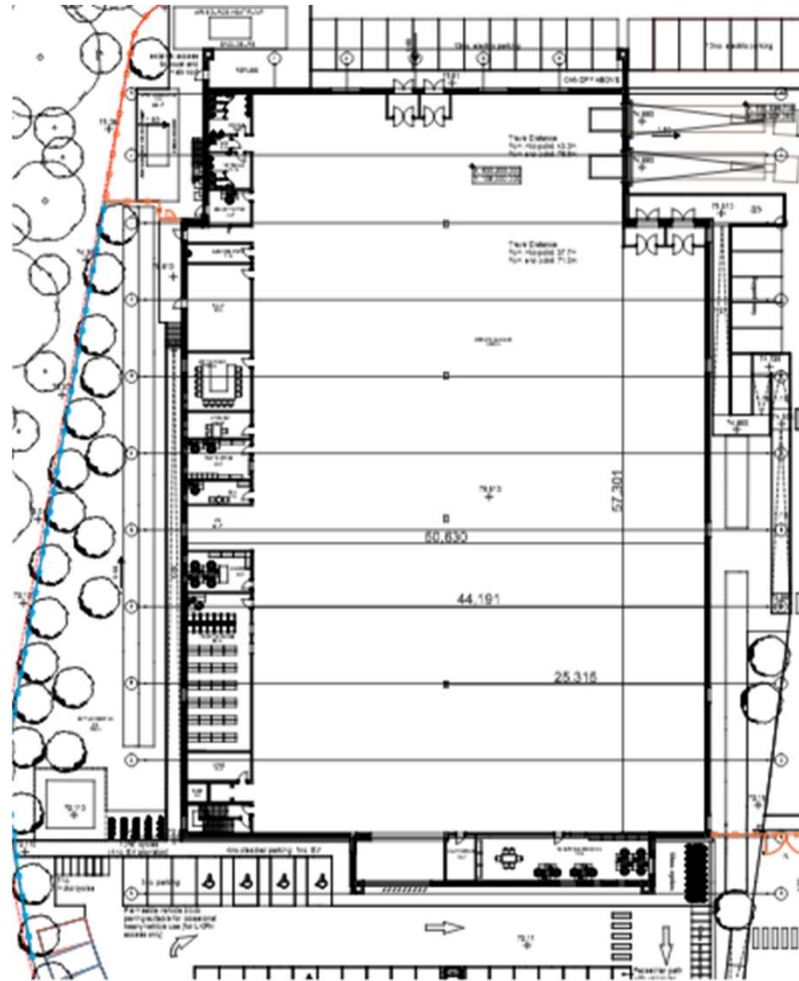


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Lower ground floor



Ground floor



Access details and highway improvements



Representations

Objections from **1163** individuals received, issues raised:

Principle of development

- Storage and distribution use (Planning Use Class B8) proposed on site allocated for office development (Class B1 - now Class E(g)).

Transport and Highway impacts

- Congestion, road safety issues on local roads and strategic road network; overspill car parking; detrimental impact on the condition of the roads.
- Too close to A27 junction - will create obstructions especially when used by HGVs which will struggle to navigate small roundabout;
- Employee travel survey is out of date;
- Car parking survey inaccurate as gas works being carried out; overestimates available parking spaces; underestimates that required;
- Cycling to site unlikely as at top of hill; routes from bus stop dangerous and distant so unlikely to bus; no clear paths
- Significantly less sustainable than existing city centre Royal Mail sites;
- Baseline traffic surveys inaccurate due to covid (2021) and bad weather (2023);.
- National Highways and Local Highway Authority comments inaccurate or incorrect.

Environmental impact:

- No guarantee Royal Mail vans will be electric.
- Detrimental impact on the environment including the ecology of the site; air, light and noise pollution; loss of a green space.
- Contamination of the drinking water supply as over aquifer and groundwater Source Protection Zone.
- Will exacerbate existing groundwater and surface water flooding issues in Patcham.
- Will worsen existing land stability issues – site contains a number of sinkholes, too heavy for ground.

Representations

Appearance and Impact on Heritage Assets

- Impact on the character and appearance of the area - overdevelopment, inappropriate height, size, scale; substations out of keeping;
- impact on Conservation Area, nearby listed buildings and Scheduled Monument from buildings, lighting, traffic/vehicles.

Impact on Residential Amenity

- Introduction of 24/7 industrial use in residential setting inappropriate, will impact on physical/mental health, quality of life, sleep;
- Too close to residential properties;
- Loss of privacy;
- In other areas Royal Mail have objected to new residential development close to their delivery offices – clearly not compatible with nearby residential uses.

Other Issues Raised

- Amendments to proposal do not address previous objections.
- No extra job creation, just relocating existing jobs.
- Insufficient consultation by the applicant.
- Inconsistent, misleading or incorrect reports submitted by the applicant.
- Restrictive covenant on the land prevents it being developed for the proposed use.
- Loss of tourism.
- No benefits to local residents.
- Use is likely to change and expand in the near future.
- Detrimental impact on property values [not a material planning consideration]

Objections also received from former MP Caroline Lucas, Ward Councillors McNair and Meadows

Representations

Representations in **support** from **13 individuals** on the following grounds:

- Excellent use of a long vacant site which will reduce traffic through the centre of town.
- Far fewer properties affected than current city centre sites.
- Will reduce the number of HGVs on London Road.
- Less pollution in the town centre.
- Site not in quiet residential area. Noise from the A27/A23 is constant;
- May be disruption for local residents whilst the structure is built but worse when motorways constructed.
- Design excellent, sympathetic to surroundings.
- Great location for sorting office.
- Access to the site on Vale Avenue but near A27 roundabout so limited noise impact on residents.
- Will free up sites in the city centre for housing.
- Will create jobs in the area.

Key Considerations in the Application

- Principle of development
- Design, appearance, layout, scale and heritage
- Impact upon neighbouring amenity
- Transport
- Drainage and contamination
- Biodiversity
- Air Quality
- Landscape and arboriculture
- Sustainability

Conclusion and Planning Balance

- Storage and distribution use justified in accordance with Policy CP3 of the City Plan Part One given lack of market interest in developing site for office use and high level of jobs associated with proposal
- Would facilitate relocation of existing Royal Mail sites in Brighton & Hove and redevelopment of these sites for housing and employment
- Building of generally acceptable scale, form, massing and design.
- Some impact on Patcham Conservation Area and other heritage assets due to increased intensity of use, amount of parking provision and lighting. However, harm considered to be less than substantial and can be weighed against the public benefits of the proposal, specifically that it would help to ensure a large employer would remain in the City, retaining jobs and benefitting Brighton & Hove's economy, as well as helping to facilitate the release of key sites in the City centre for employment and housing.
- Not considered that proposed development would have unacceptable impact on amenities of neighbouring properties in respect of outlook, privacy, noise, and lighting, subject to conditions to help mitigate/reduce such potential impacts.
- Whilst notable impact on biodiversity on site, the proposal can meet 10% BNG through combination of on-site and off-site provision.
- To reduce risk of flooding and prevent contamination of water supply, drainage of the site will not be via infiltration but will instead include impermeable geocellular storage and attenuation with flow controls to slow down the rate of discharge to the manhole on Vale Avenue and London Road.
- Subject to appropriate conditions regarding landscaping and lighting, it is not considered that the proposal would have a significant impact on the landscape, including the South Downs National Park.
- Proposal incorporates a number of sustainability measures to achieve BREEAM 'Outstanding' which is welcomed.
- Therefore considered that the proposed development complies with national and local planning policies.
- **Recommend: Mind to Grant subject to s106**

S106 Heads of Terms

Transport

- Travel Plan covering a minimum 5 year period including objectives, targets, actions, measures/incentives to reduce single occupancy trips by motor vehicles, and monitoring fees.
- S106 transport contributions including the following:
 - £64,790 contribution to the Junction 4 Patcham Interchange A27 Trunk Road works
 - Commuted sum for non-standard elements proposed in the S278 scheme (to be agreed)
 - 1 no. real time bus information display for the delivery office staff canteen area
 - Contribution to / agreement with B&H Buses to support diversion of the early morning bus route 5/5a to stop outside the development for a minimum period of one year

S106 Heads of Terms

Transport

- Highway Works including the following:
 - Closure of existing access and replacement of existing crossover with footway and verge
 - Creation of new site access
 - Vale Avenue amendments between new site access and A27 link road
 - Construction of new footway on north side of Vale Avenue crossing new site entrance
 - Up to 2no. pedestrian crossings on Vale Avenue
 - Widening of footway along key pedestrian routes from bus stops, Church Hill, and Vale Avenue (both sides)
 - Widening of footpath link at end of Vale Avenue/A23 to incorporate cycle access
 - Pedestrian refuge on A23 to support cyclist access of footpath link
 - Markings and signage on Vale Avenue and A23 to support new cycle access
 - Details of any areas of the public highway to be stopped up around the site entrance
 - Improvements to bus stops serving the site
 - Addition of a new set down only bus stop to serve the site entrance
- S278 Agreement details

S106 Heads of Terms

Air Quality

- Air Quality Appraisal Damage Cost contribution of £33,626 to be spent on air quality related mitigation measures for the proposed development.

Ecology

- Commitment to provide off-site Biodiversity Net Gain (BNG) within a 30 year period via an Ecological Design, Management and Monitoring Strategy (EDMMS)
- A fee of £19,505 for the Council to monitor BNG provision over a 30 year period.

Employment and Training

- Developer contribution of £20,725 to support training and apprentice placements
- Employment and Training Strategy

**Court Farm,
King George VI Avenue
BH2022/03483**

4th September 2024



**Brighton & Hove
City Council**

Application Description

- Demolition of existing buildings on site and erection of retail unit (Class E) with associated works including new access, car parking and landscaping. (For information: proposal is for 1880sqm of gross floorspace, with 1315sqm retail supermarket floorspace and 107 space car park).



Location plan of application site



Site

Application site in wider context of Policy DA7: Toad's Hole Valley



Aerial photo of site

Site



3D Aerial photo of site

Site



Street photo of site: KGV Ave looking north-east (1)



Street photo of site: KGVI Ave looking north-east (2)



Street photo of site: KGVI Ave looking north



Street photo of site: KGV Ave looking north-east (3)



Street photo of site: KGVI Ave looking south-west (1)



Street photo of site: from roundabout looking west



Street photo of site: from roundabout looking west (2)



Street photo of site: from A27 looking east

Site



Longer views of site looking east from South Downs



NOTE: PHOTOGRAPHS ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY AND SHOULD NOT REPLACE VISITING THE VIEWPOINTS IN PERSON TO

Viewpoint 8

Longer views of site looking south from Devils Dyke Rd



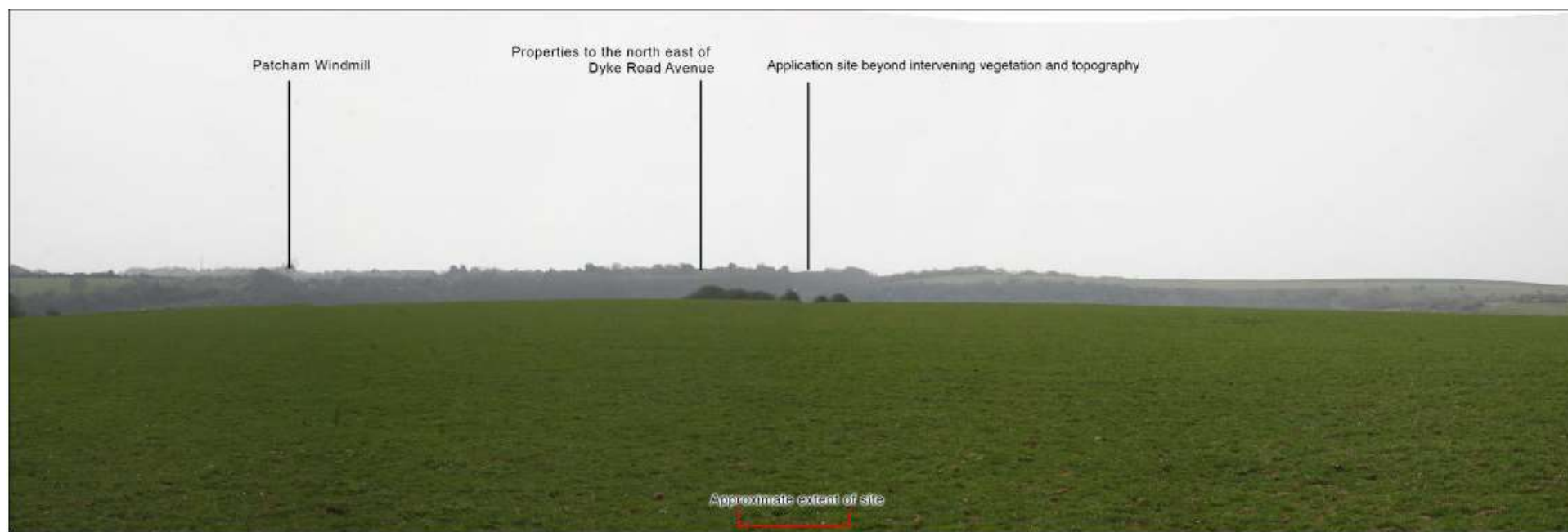
NOTE: PHOTOGRAPHS ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY AND SHOULD NOT REPLACE VISITING THE VIEWPOINTS IN PERSON TO
OBTAIN AN ACCURATE REPRESENTATION. Panoramas are created from multiple photographs which are stitched together in Adobe Photoshop. The photographs are taken

Viewpoint 10

Longer views of site from Green Ridge



Longer views of site from Waterhall looking south-west



NOTE: PHOTOGRAPHS ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY AND SHOULD NOT REPLACE VISITING THE VIEWPOINTS IN PERSON TO

Viewpoint 12

Existing site plan (showing adjacent THV permission)



Proposed site plan (wider)



Proposed site plan (showing THV permission)



Proposed landscape plan

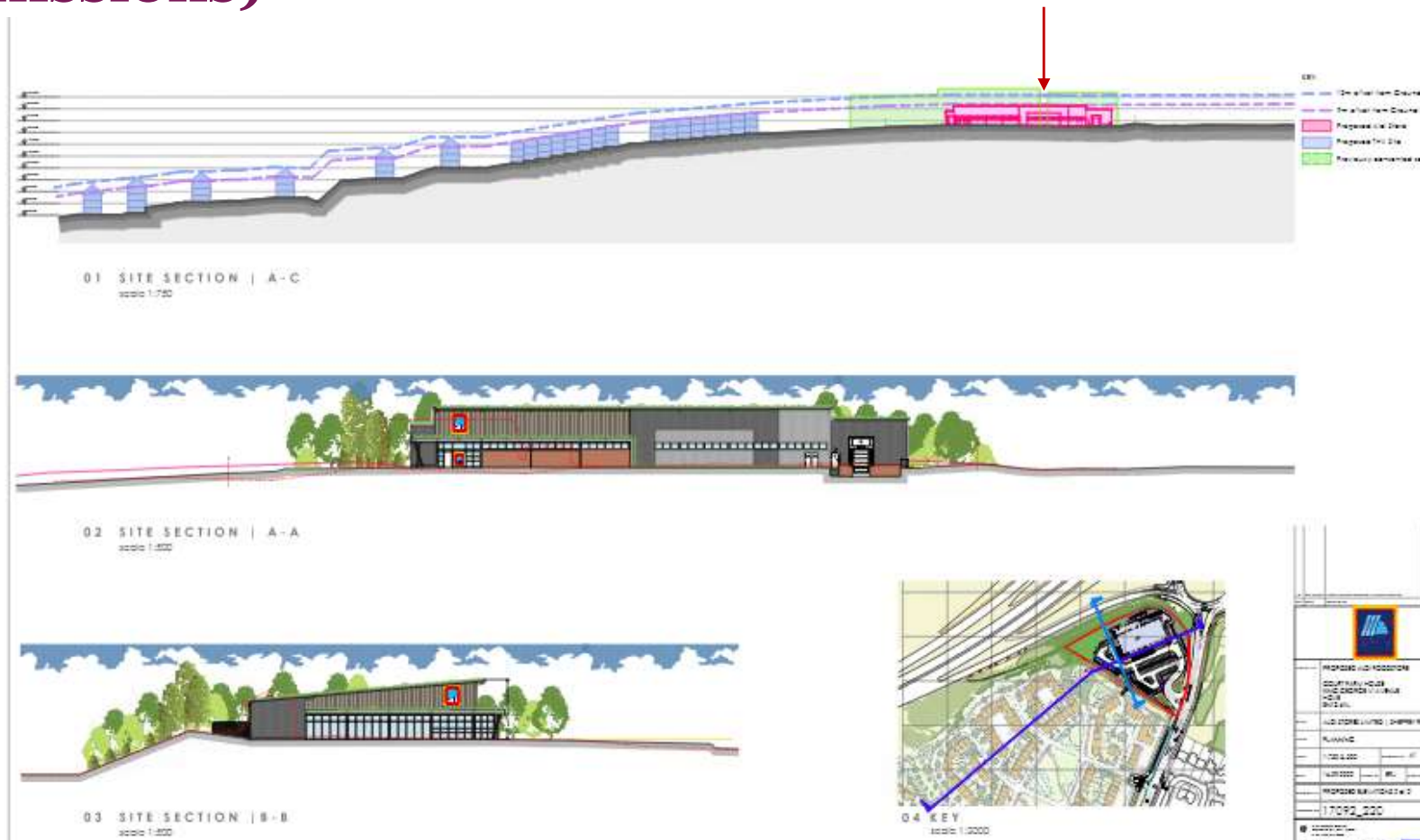




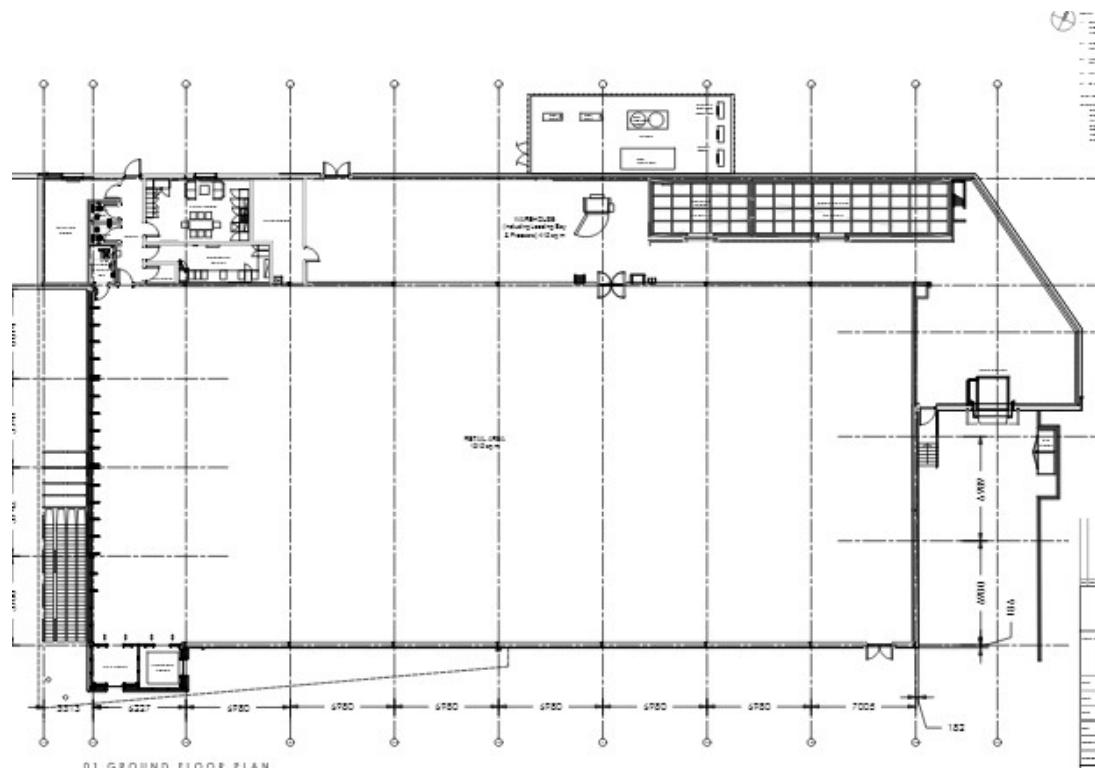
Proposed Rear/Side Elevations



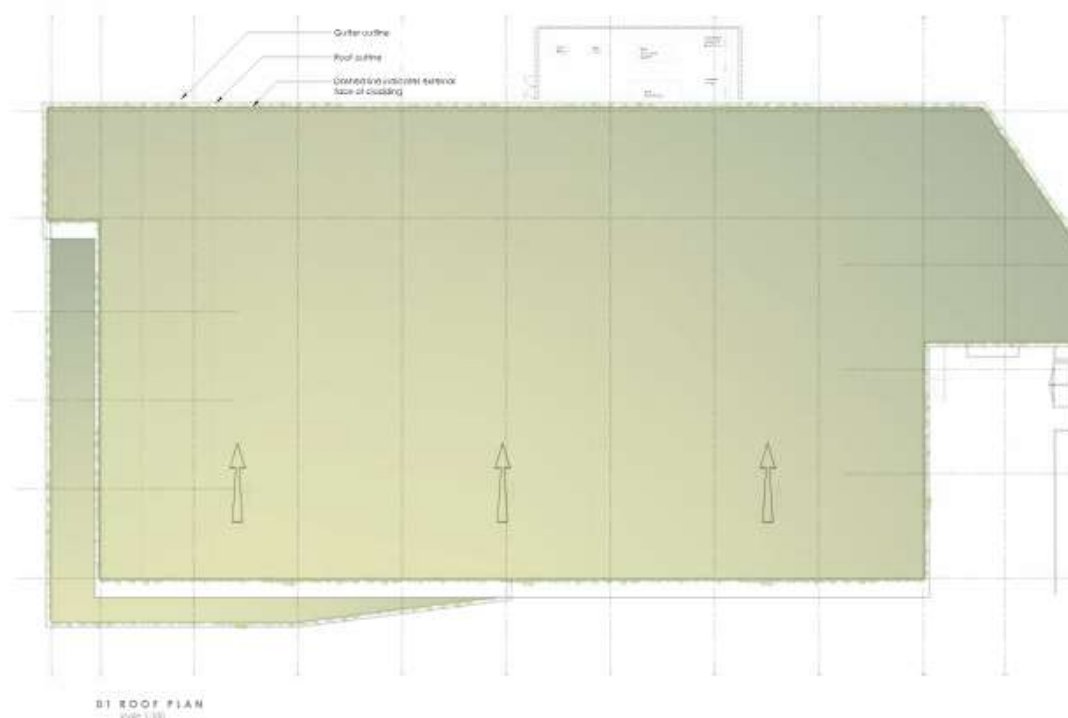
Proposed Site Sections (showing context of THV & other permissions)



Proposed ground floor plan



Proposed roof plan



Proposed Visual



Proposed Visual



Proposed Visual



Comparative visuals of previously approved residential scheme and current supermarket



Proposed Development
Court Farm House,
Devil's Dyke Road,
Hove



Proposed Visual



Representations

- Quite balanced (**29 objections, 22 support**). Key issues:
 - Traffic congestion/safety, poor pedestrian/cycle/bus linkages, no need for supermarket, and design are the main concern for objectors,
 - Supporters welcome supermarket as an amenity to serve the area, creation of jobs, do not consider traffic an issue
 - Expert consultees raise no objection (including National Highways), subject to condition/S106

Key Considerations in the Application

- Principle of supermarket use on this site (and policy DA7)
- Impact on existing shopping areas
- Compatibility with extant THV permission
- Ecology and sustainability
- Design and impact to South Downs National Park
- Transport incl promotion of sustainable modes
- Flood risk and groundwater protection
- Amenity

S106 table

- Construction employment and training
- Highways - incl works to KGVI Ave, new pedestrian/cycle links and crossing, enhancement of bus service, A27 roundabout, Travel Plan
- Ecological mitigation
- Monitoring

Conclusion and Planning Balance

- Principle of development acceptable, DA7 objectives not compromised, no adverse impact to shopping centres
- No significant transport impact, includes highway works and promotion of sustainable modes
- Ecology impacts acceptable, proposal is sustainable
- Design acceptable, limited visual impact to SDNP
- Consultees supportive of scheme
- Conditions/s106 can mitigate impacts and secure enhancements

Recommend: Minded to Grant subject to s106

**76-79 And 80
Buckingham Road
BH2022/02361**

4th September 2024



**Brighton & Hove
City Council**

Application Description

- Variation of condition 1 of BH2020/02102 and condition 1 of BH2022/02752 [Mixed use development providing residential units (C3) and community use (F1)] to allow amendments to drawings comprising:
 - Addition of 2no. new residential units: subdivision of one ground floor unit and creation of new unit at lower ground.
 - Minor design alterations to the roof form;
 - removal of the reinforced concrete frame;
 - reconfiguration of internal space including vehicle parking (loss of 4 spaces) and associated alterations.

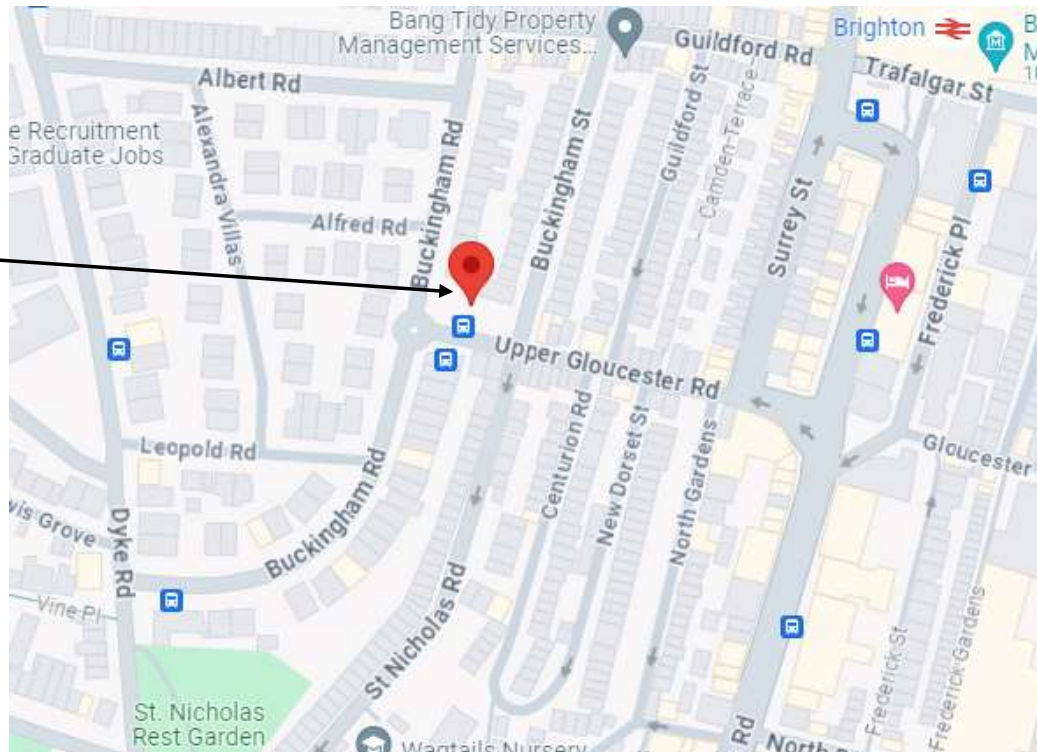
Also proposing to amend s106 to allow affordable housing by commuted sum (£500,000) rather than on site.

Background

- 34 units approved under BH2018/01137: 20 units via 5 storey building at no. 80 Buckingham Road, 14 units via conversion of 76-79 Buckingham Road;
- Varied in June 2021 – 14 affordable housing units to be provided in new-build rather than converted units (ref. BH2020/02102);
- Convert has been completed, new-build at early stage of construction.
- Current application seeks 2 additional units in new-build:
 - Approved allowed 20 units in new-build: 14 X 2-bed units, 5 x 1-bed, 1X 3-bed;
 - Now seeking: 22 units in new-build: 16 X 2-bed, 5 X 1-bed, 1 X 3-bed.
 - Converted buildings unchanged.
- Also seeking provision of commuted sum payment of £500,000 rather than on-site Affordable Housing Provision.

Map of application site

Site



Aerial photo of site

Site

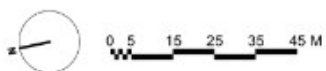


Existing Location Plan



Proposed Location Plan

Site



3D Aerial photos of site



3D Aerial photos of site



Site

Street photo of site



Brighton & Hove
City Council

Street photo of site



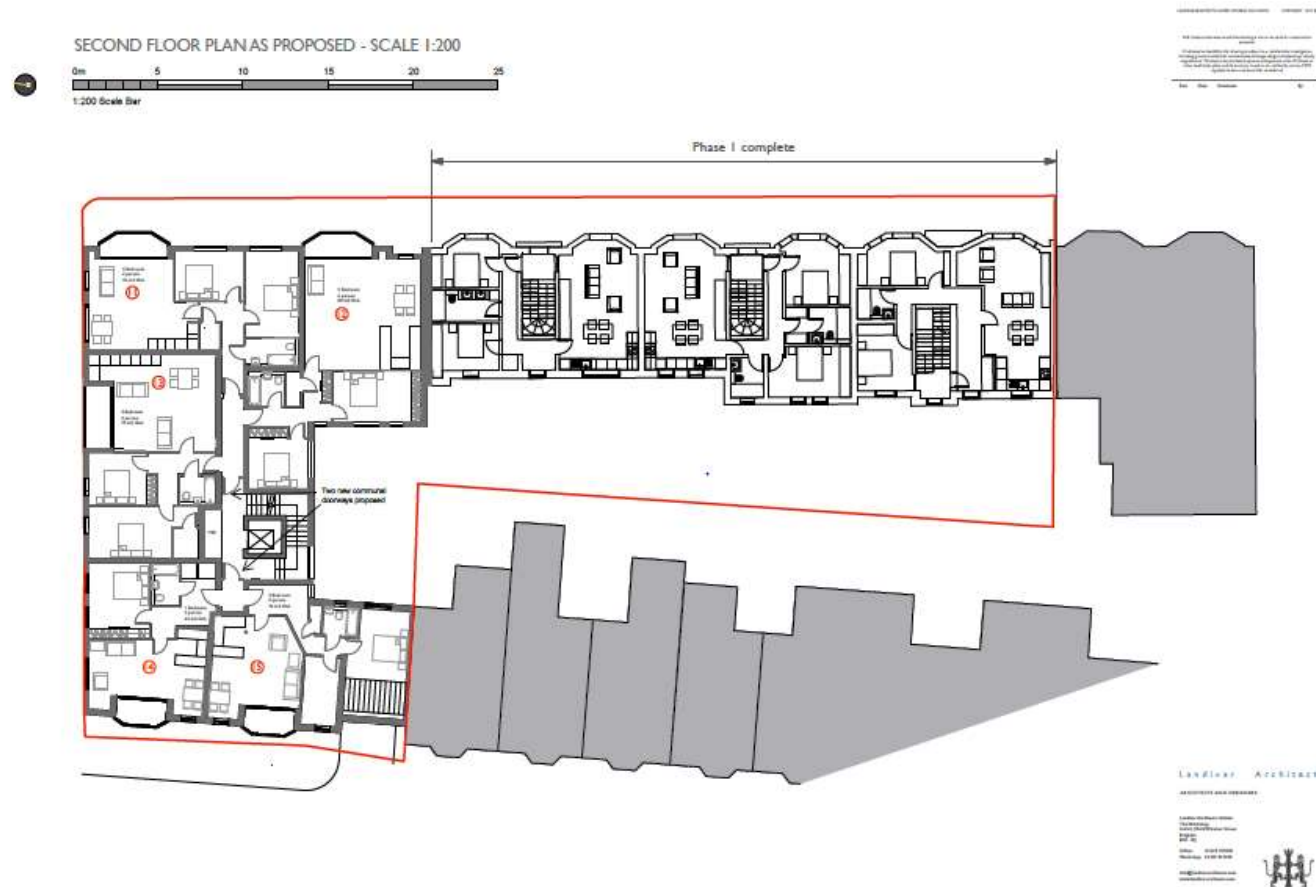
Existing Block Plan



Proposed First Floor Plan



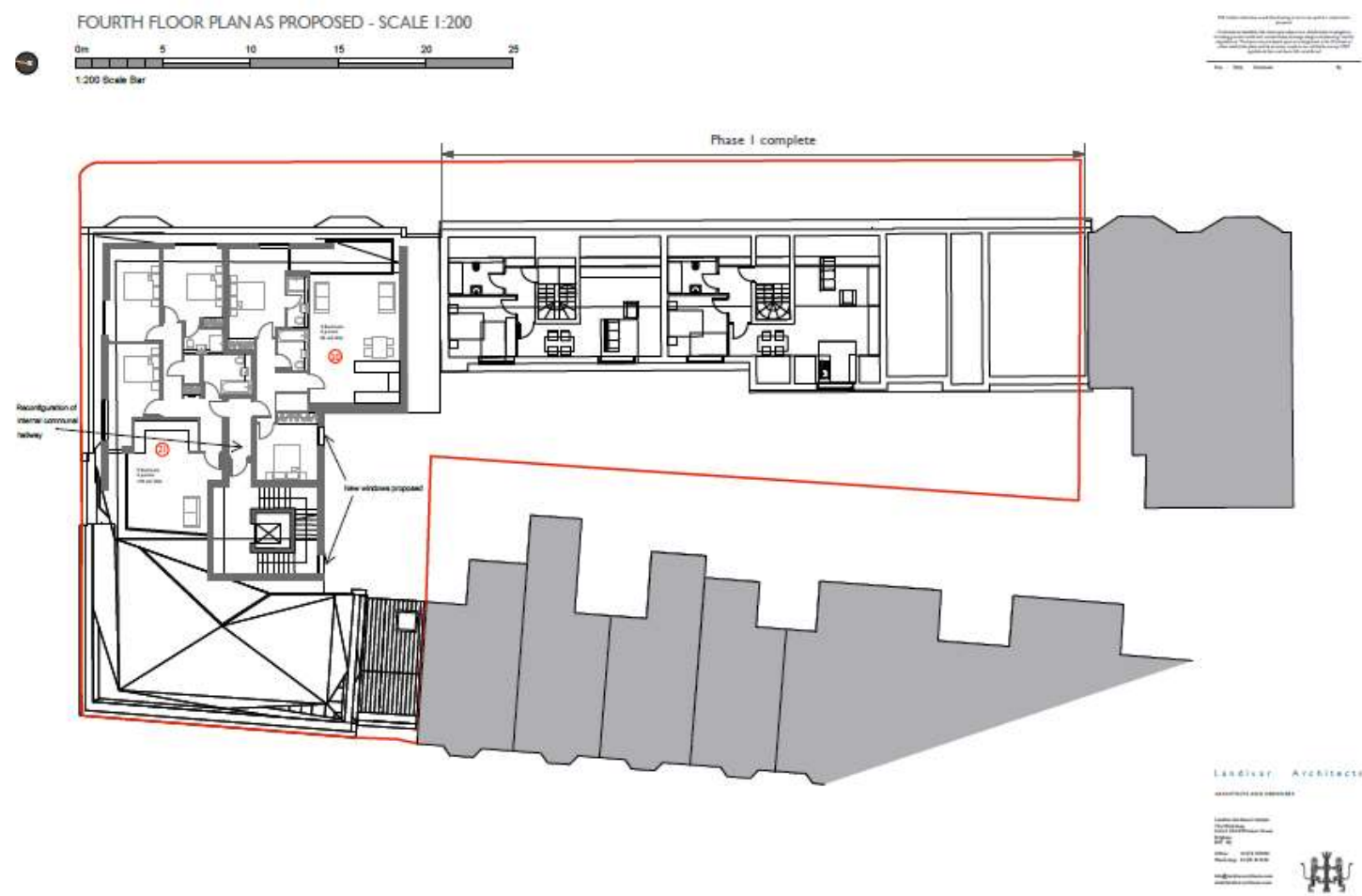
Proposed Second Floor Plan



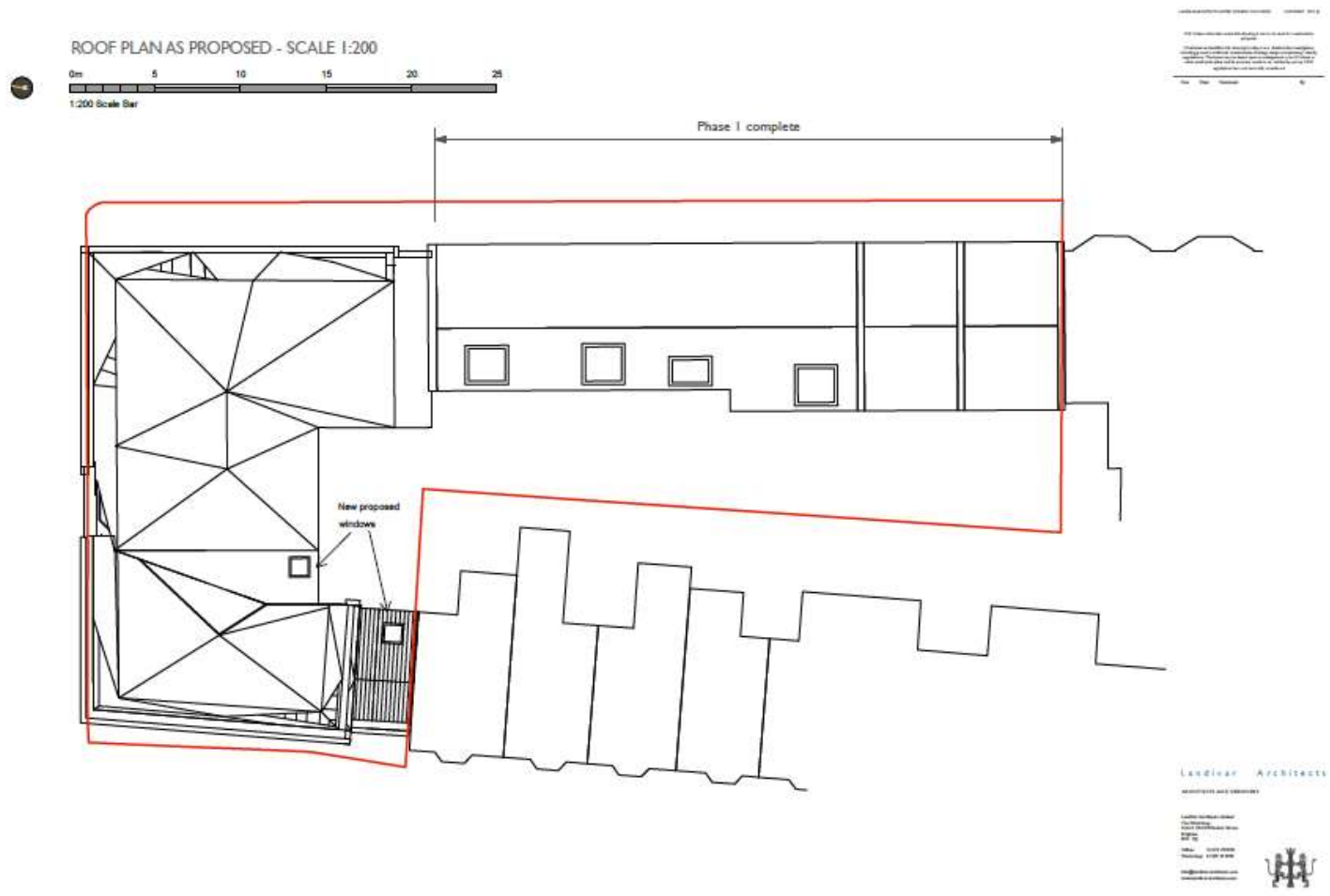
Proposed Third Floor Plan



Proposed Fourth Floor Plan



Proposed Roof Plan



Buckingham Road Elevation

Proposed

Approved



[illegible]

Buckingham Street Elevation

Proposed

Approved



D.008

Representations

- No letters of representation received

Key Considerations

- Principle of the development
- Design and impacts on the character of the area and Conservation Area
- Housing Mix
- Impact on amenity of future residents
- Impact on neighbouring amenity
- Affordable housing provision
- Sustainable transport issues

S106 table

S106 Head of Terms

Affordable Housing

- The provision of a commuted sum payment of £500,000 towards the provision of affordable housing in the city, with a review mechanism to ensure any uplift in profit is reflected in the amount secured.

Conclusion and Planning Balance

- Principle of development established via approval of BH2018/01137
- Revised scheme acceptable in design terms, with no overall increase in built form
- Provision of 2 additional units welcomed
- Revised housing mix considered acceptable
- Provision of commuted sum rather than on site Affordable Housing provision justified via Viability Assessment - considered accepted
- Standard of accommodate acceptable
- Transport/parking provision – acceptable even with loss of parking given city centre location.

Recommend: Minded to Grant subject to s106

90-92 Elm Drive

BH2024/00373

4th September 2024



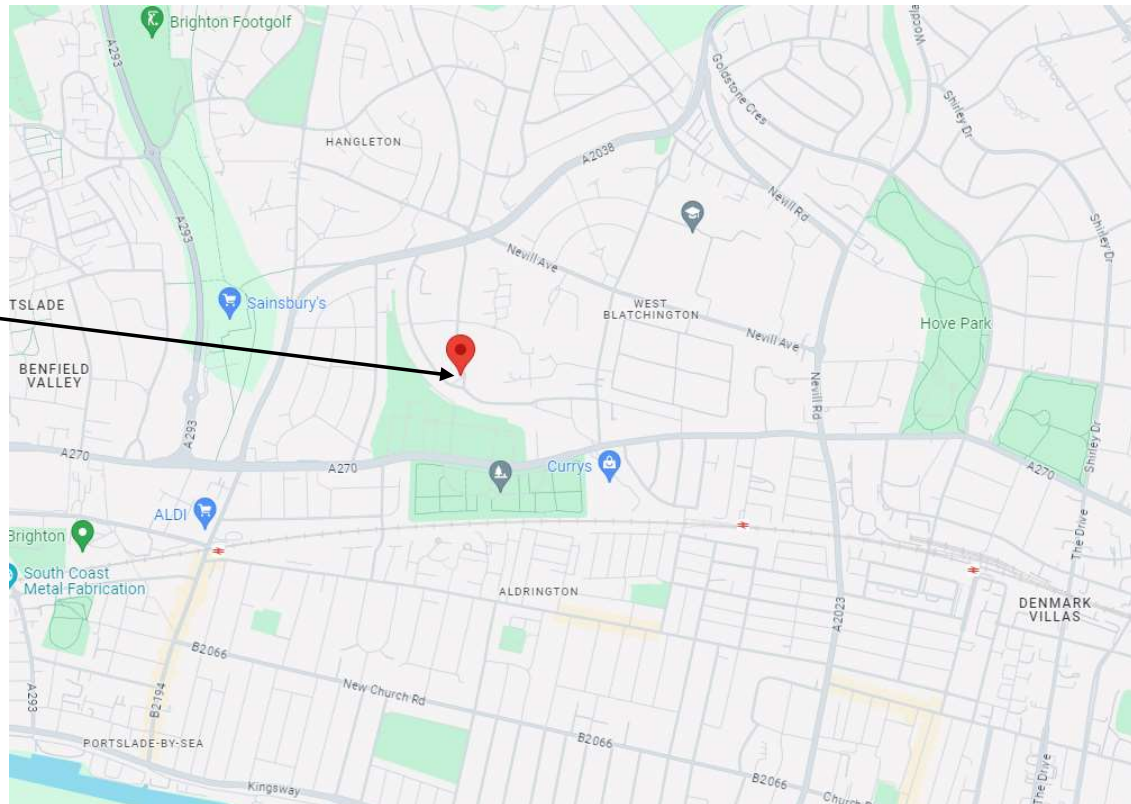
Brighton & Hove
City Council

Application Description

- Demolition of 3no garage buildings and erection of 2no semi-detached dwellings (C3), with associated landscaping, car parking, refuse, recycling and bicycle storage.

Map of application site

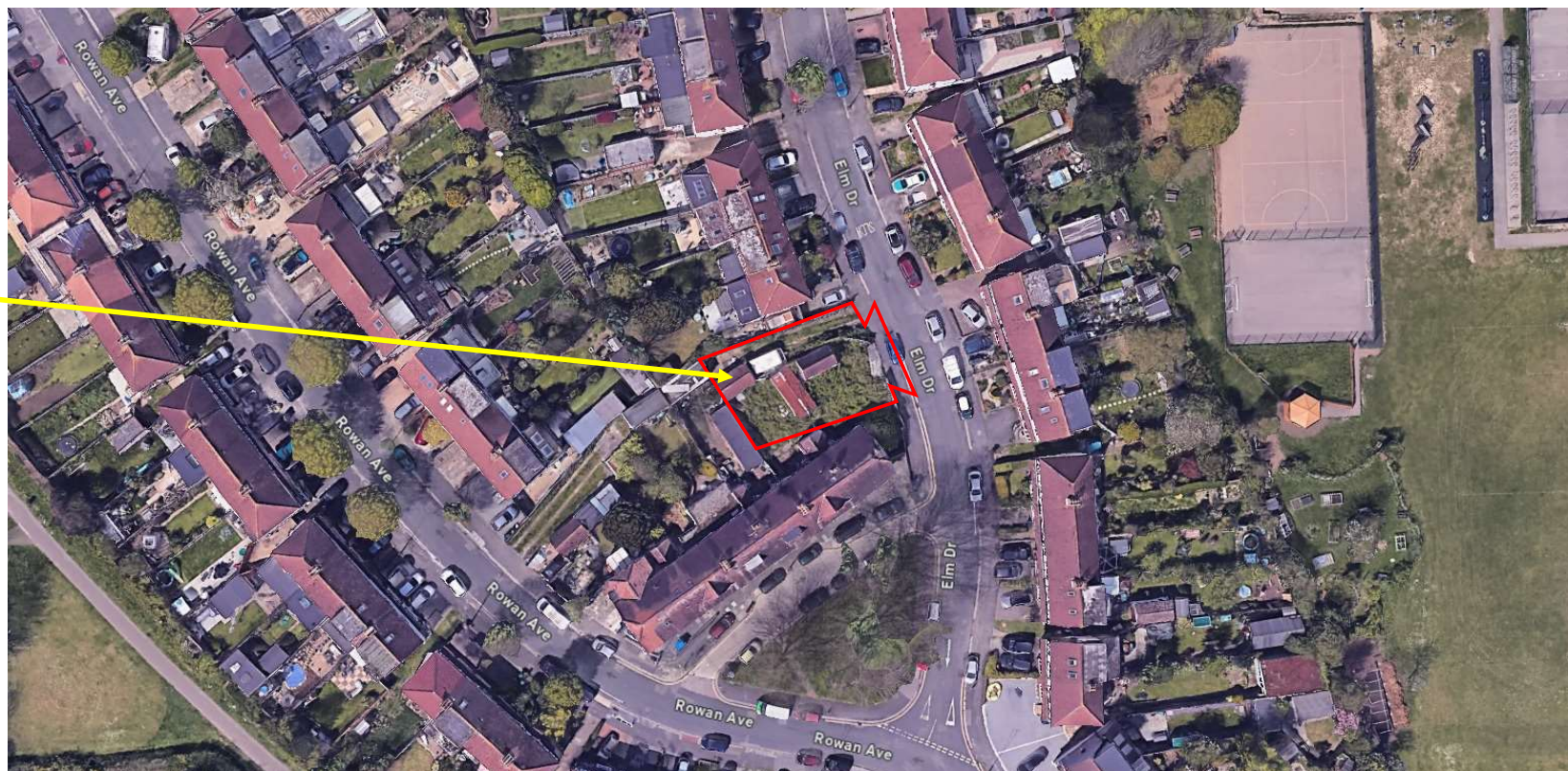
Site



Location Plan



Aerial photo of site



3D Aerial photo of site



Site

North

Street photo of site

Note – updated photos to be added shortly



View looking West and No. 94

Street photo of site

Note – updated photos to be added shortly



Rear view showing rear additions to retail and garages

15 Shirley Avenue

BH2024/00947

4th September 2024



**Brighton & Hove
City Council**

Application Description

Demolition of existing dwelling and erection of two storey dwelling house (C3), with associated landscaping.

Location Plan



Existing site location plan scale 1:1250 @A3



Aerial photo of site



3D Aerial photo of site



Street photo of site



Front of the Site



Rear of the site



Back garden of the site



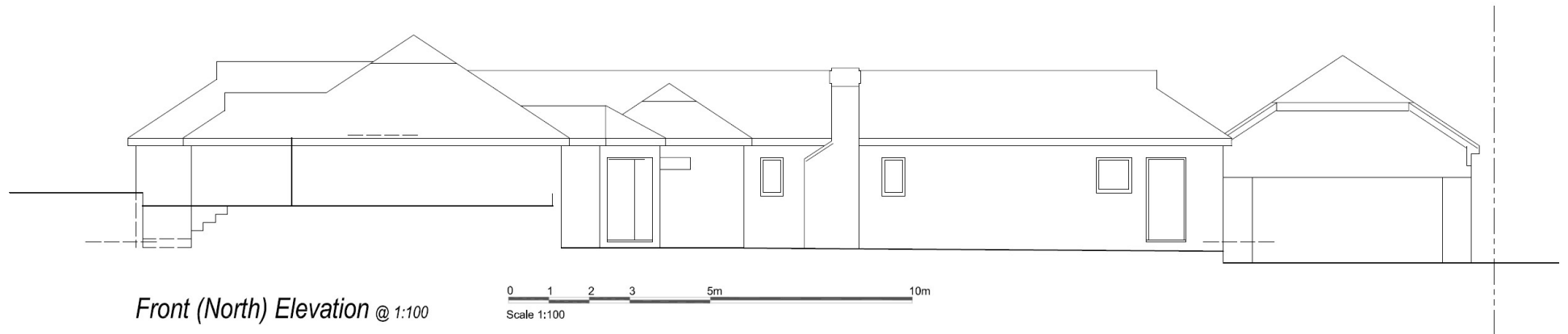
Proposed Block Plan



Site

TA 1524/01

Existing Front Elevation



Proposed Front Elevation



Proposed front / north elevation scale 1:100 @A3



Existing Rear Elevation

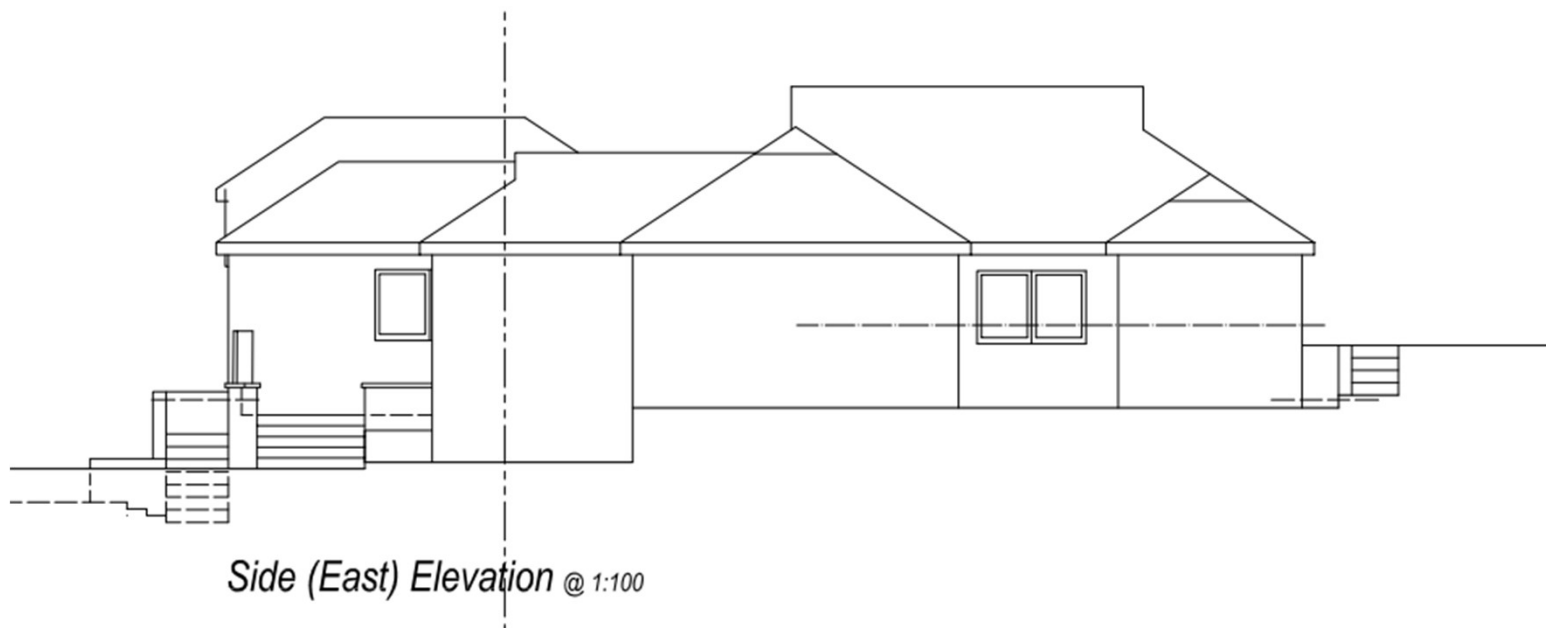


Proposed Rear Elevation

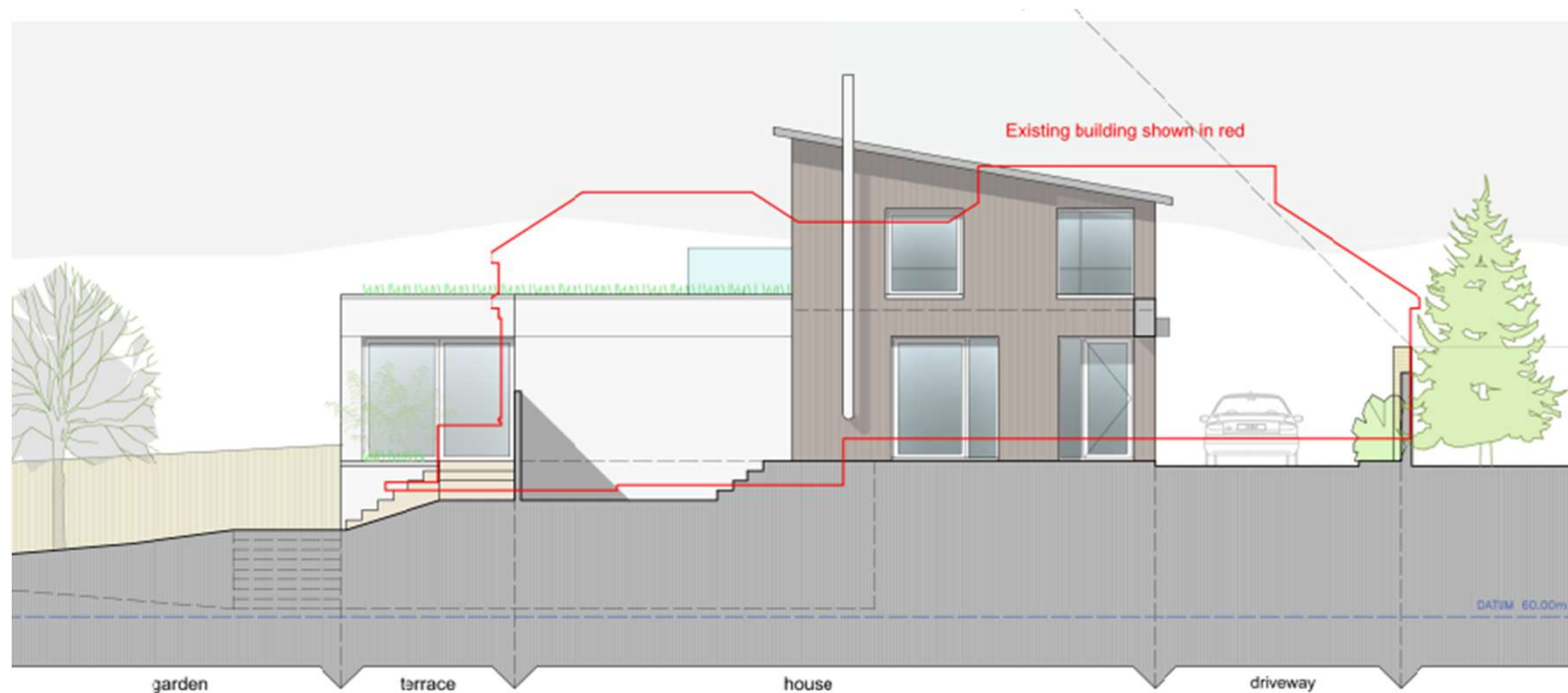


TA 1524/16 A

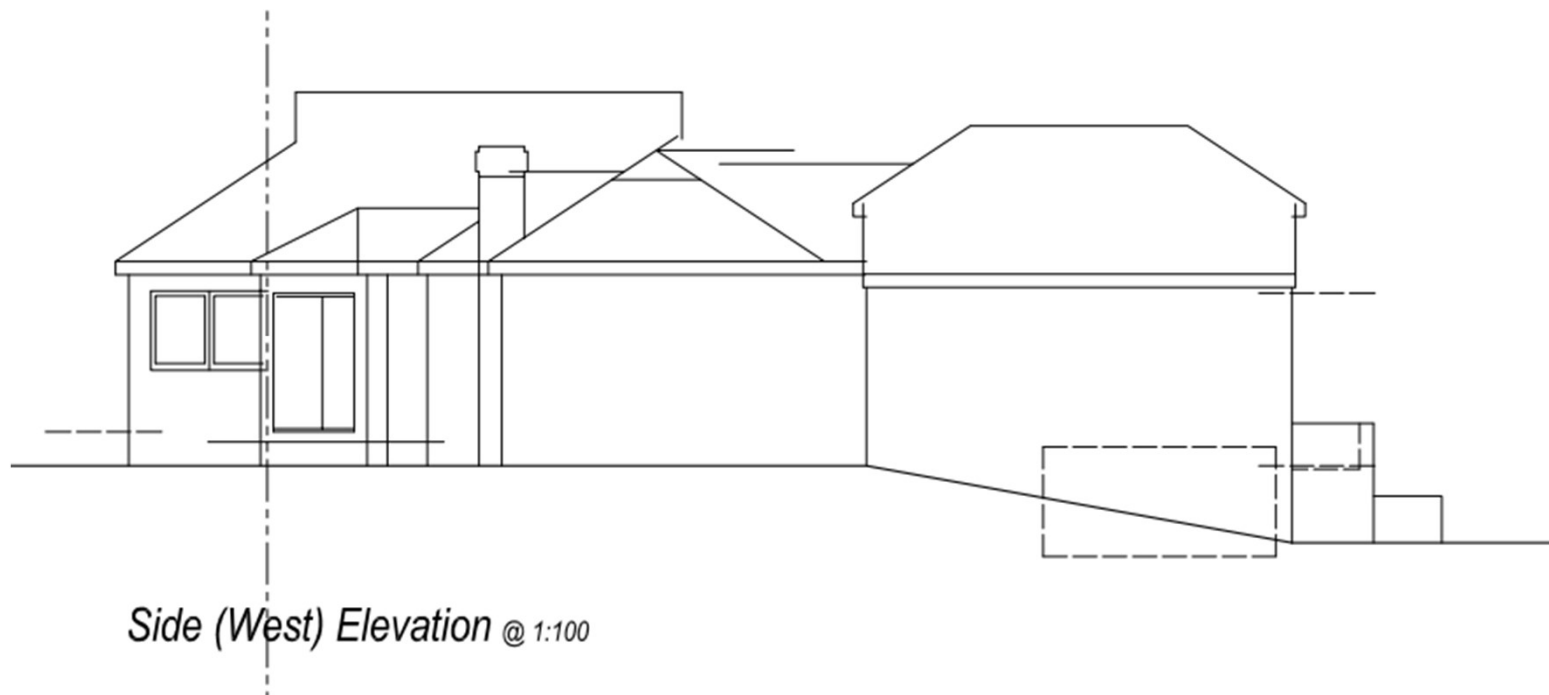
Existing East Side Elevation



Proposed East Side Elevation

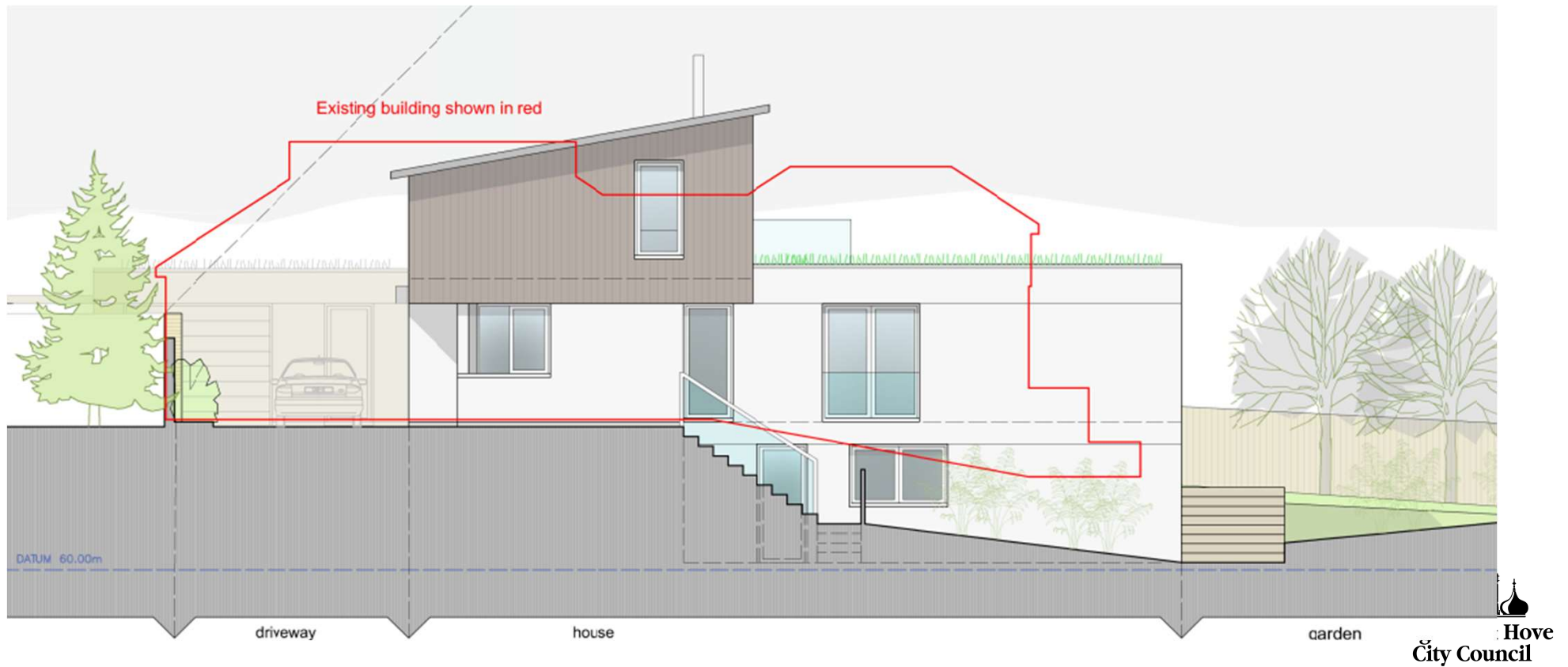


Existing West Side Elevation



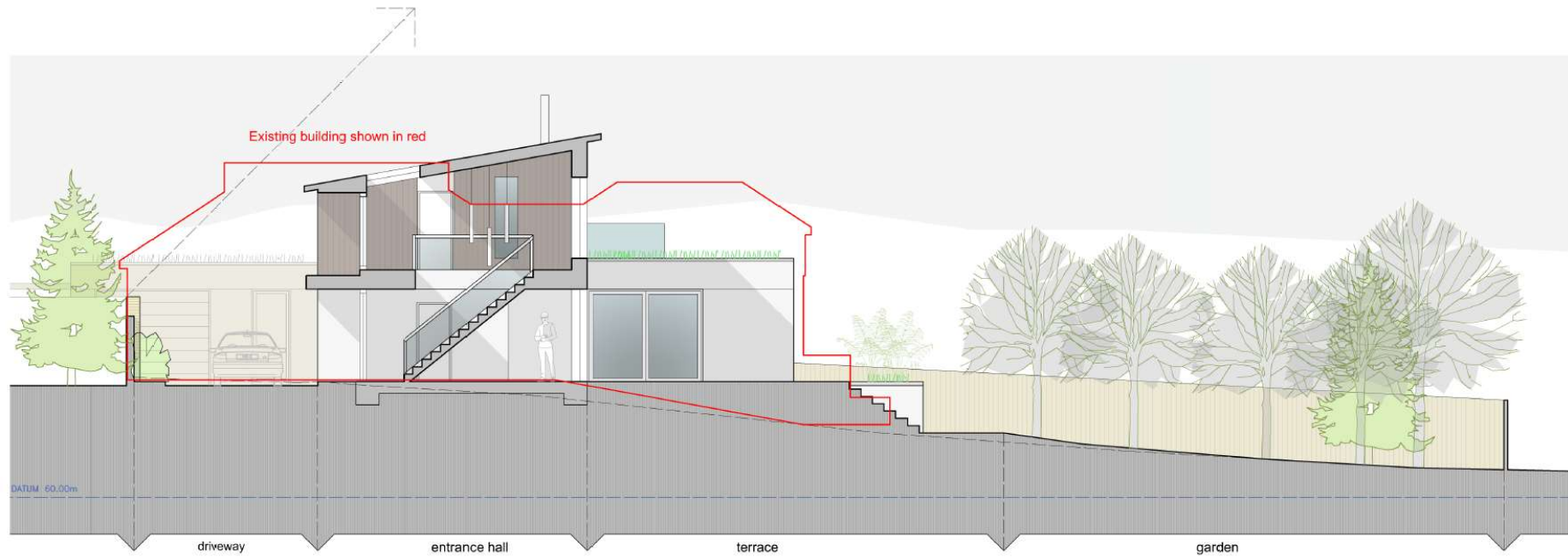
ADC1150/04

Proposed West Side Elevation



TA 1524/15 A

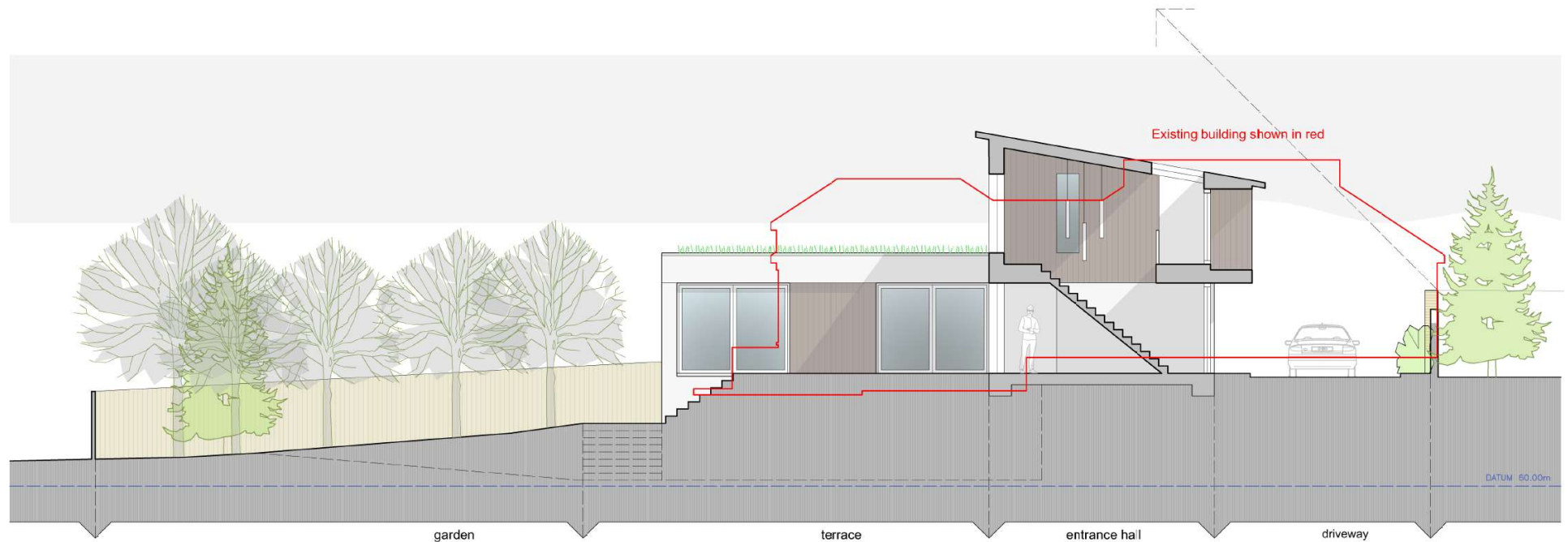
Proposed Site Section



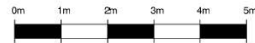
Proposed section AA - facing east scale 1:100 @A3
See drawing 10 for section references



Proposed Site Section



Sketch section AA - facing west scale 1:100 @A3
See drawing 10 for section references



Proposed Site Section



Proposed section BB scale 1:100 @A3
See drawing 10 for section references



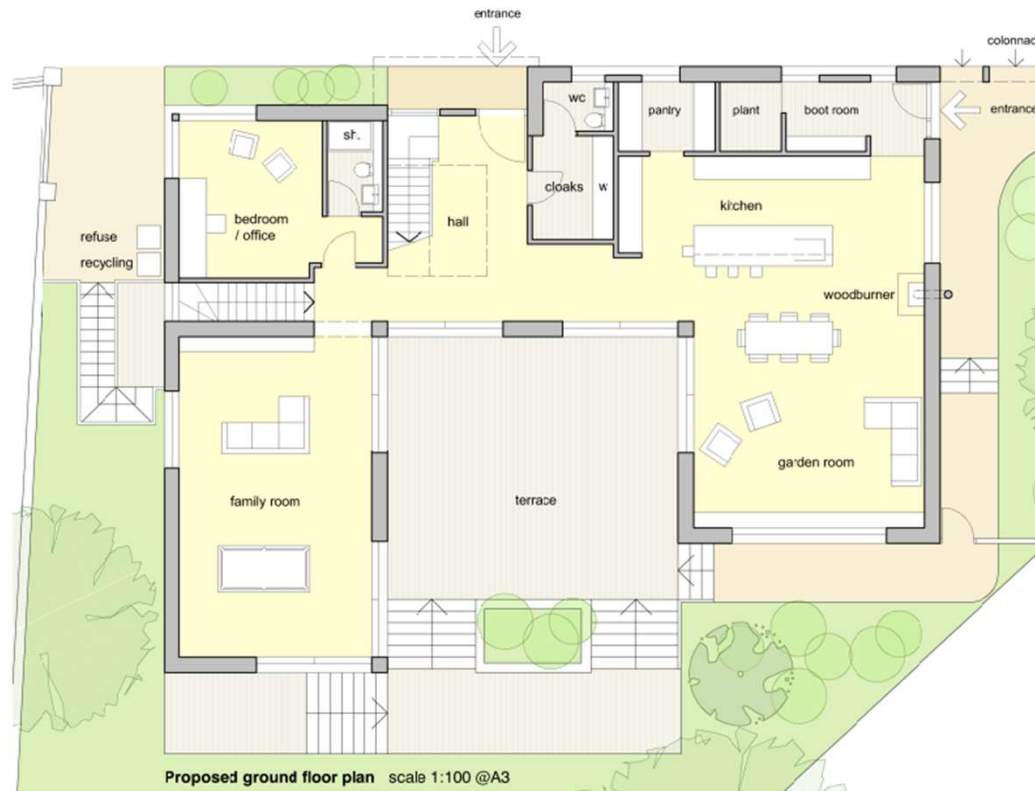
Proposed Site Plan



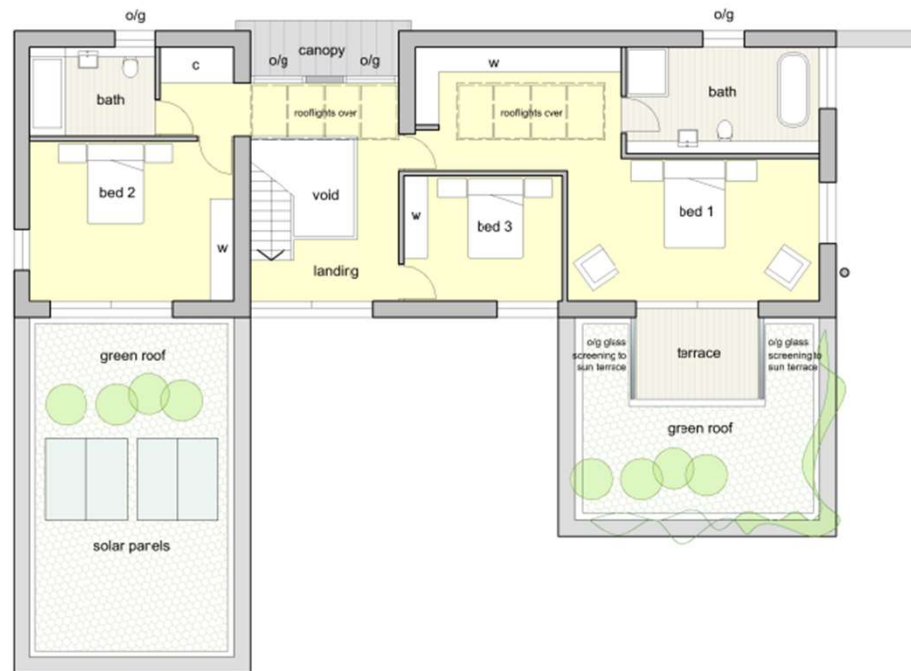
Proposed Lower Ground Floor Plan



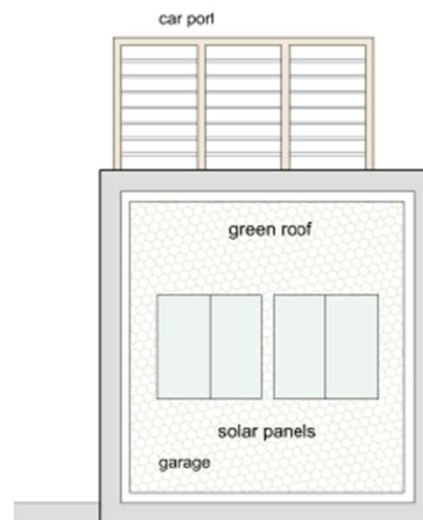
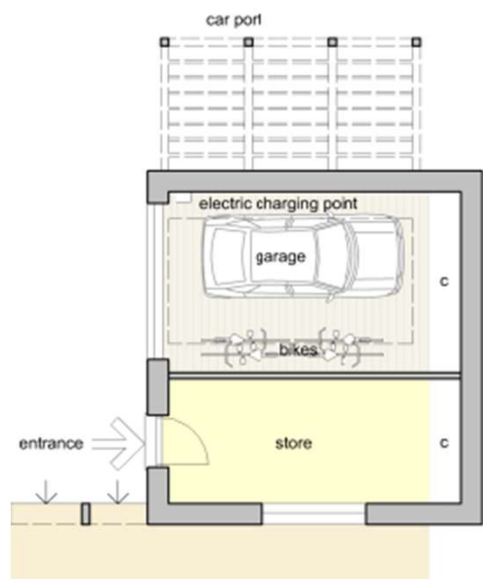
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Garage Plan/Roof



Representations

10 Objections received, material planning issues raised:

- Design: out of keeping with the local character – two-storey, external materials inappropriate
- Detrimental impact on amenity – overshadowing, loss of privacy

Key Considerations in the Application

- Design/Appearance
- Impact on Residential Amenity
- Standard of Accommodation

Conclusion and Planning Balance

- Design/Appearance – an improvement over the existing sprawled building. Makes a more efficient use of the site allowing more soft landscaping. Two storeys acceptable given the limited views into the site, and changes in topography – would have very limited impact on the character of the area, which includes a variety of single and two-storey development.
- Impact on Amenity –Neighbouring privacy protected by limiting windows, and securing several with obscure glazing or by being fixed shut. Separated from neighbouring properties by sufficient distance to limit shadowing and overlooking.
- Standard of Accommodation – improvement over the existing dwelling, in accordance with Nationally Described Space Standard.

Recommend: Approve

**Land Adjoining The
Farriers,
24G Hythe Road
BH2024/00309**

4 September 2024



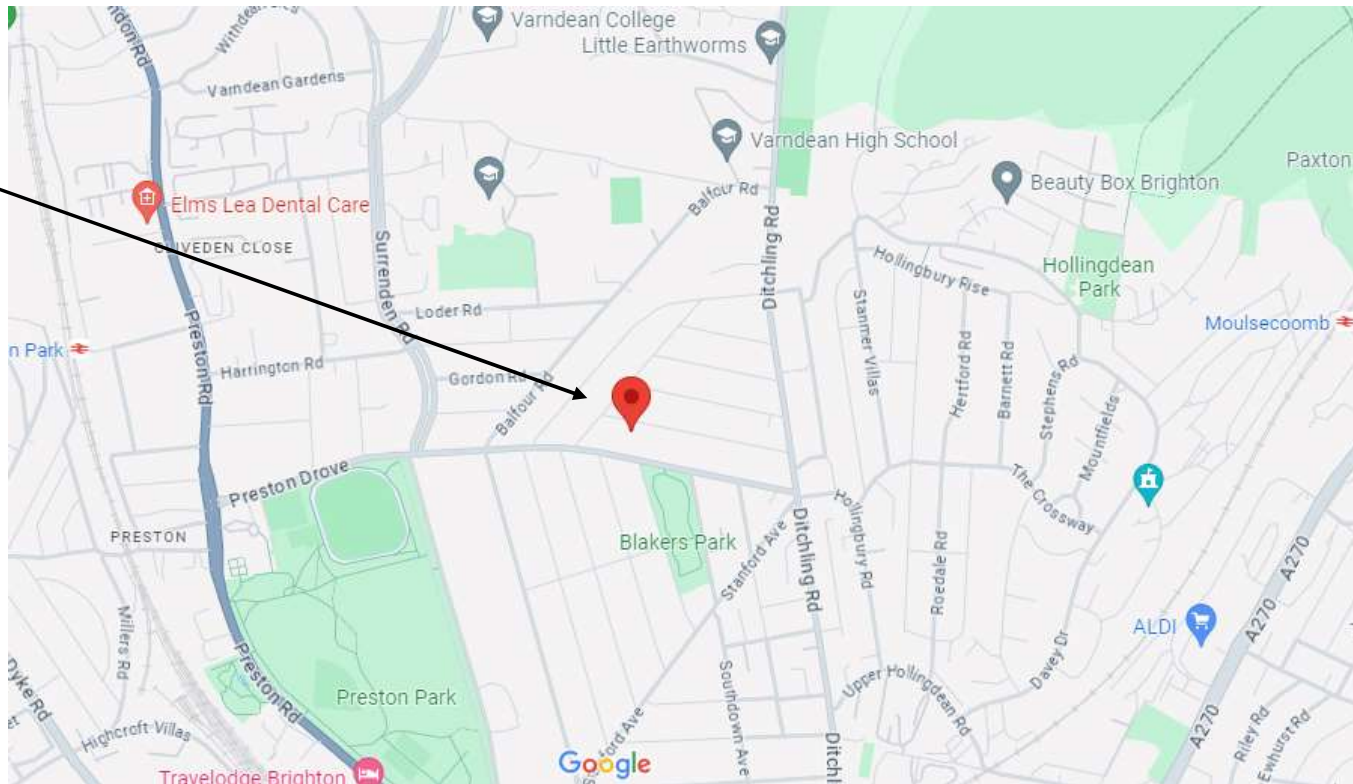
**Brighton & Hove
City Council**

Application Description

Demolition of existing single storey structures and creation of a new single dwellinghouse (Use Class C3).

Map of application site

Site



Existing Location Plan

Site



+LP Location Map 1:1250

Scale in Metres 1:1250



Aerial photo of site

Site

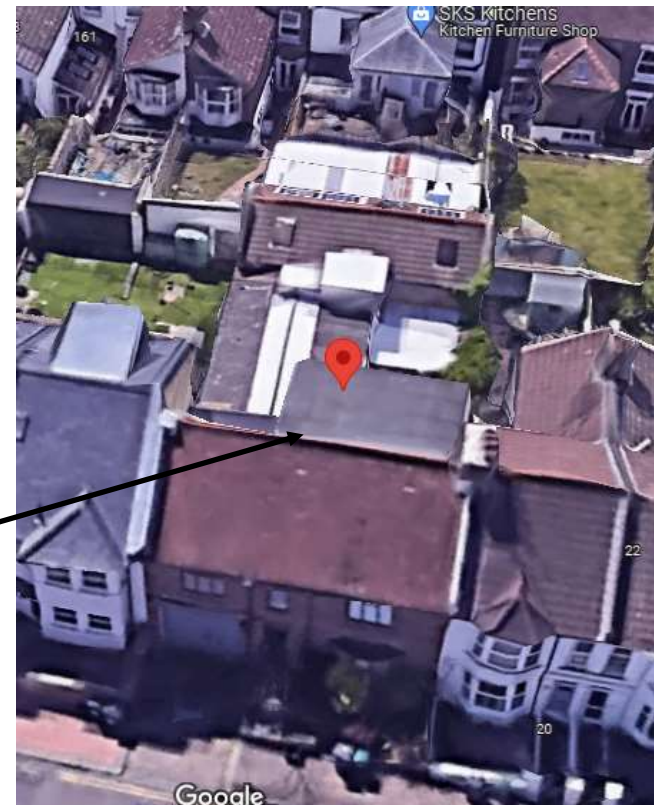


3D Aerial photos of site

Site



3D Aerial photos of site



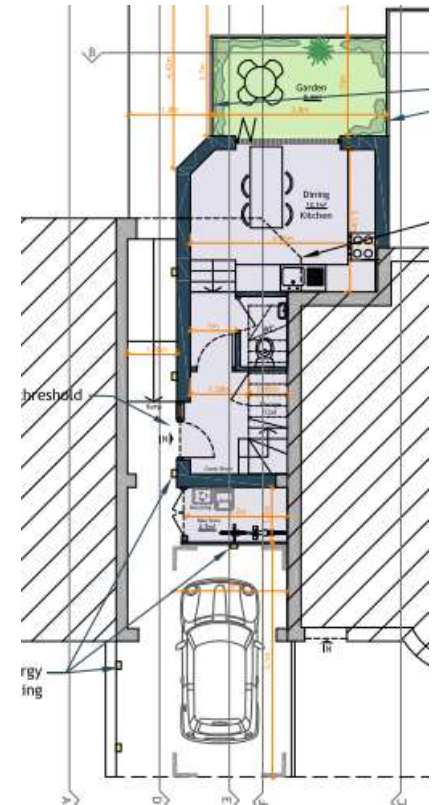
Site

Street photo of site



Note: as per floor plan, the site widens to the rear.

Only the area containing blue workshop door and above forms part of the site frontage.



Existing Block Plan



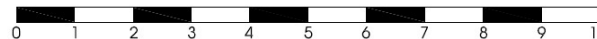
23-P15-02

Existing Front Elevation

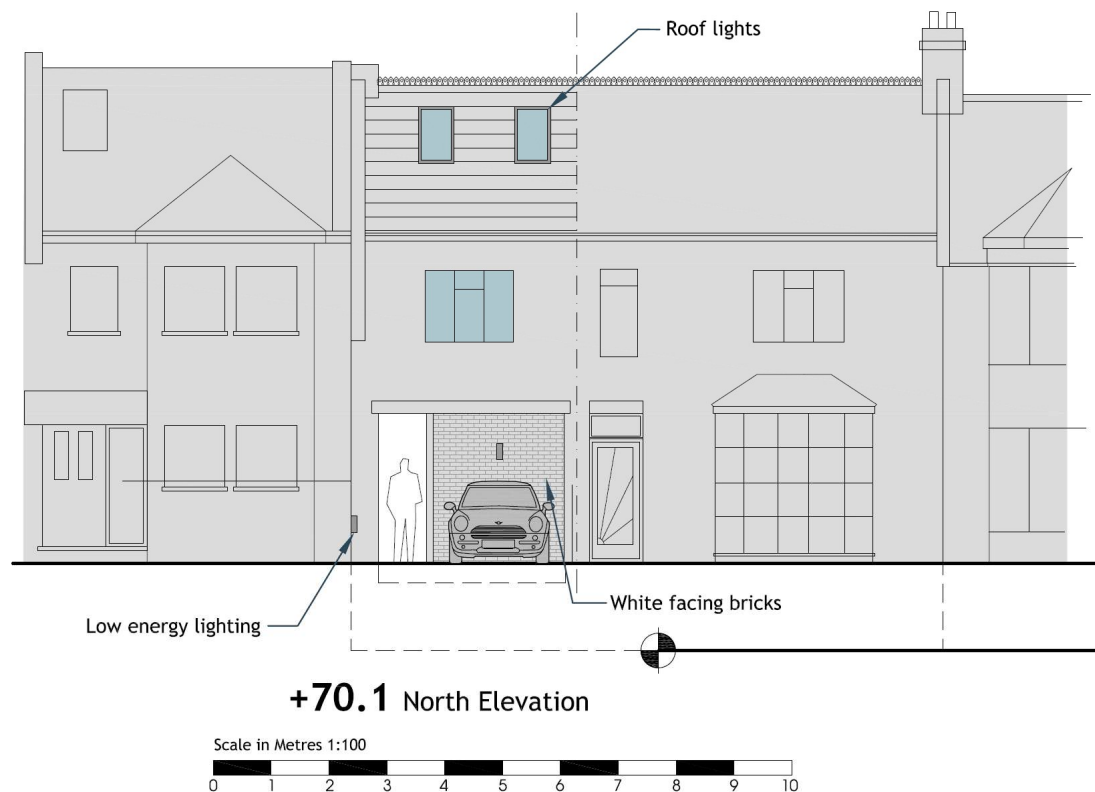


+20.1 North Elevation

Scale in Metres 1:100



Proposed Front Elevation



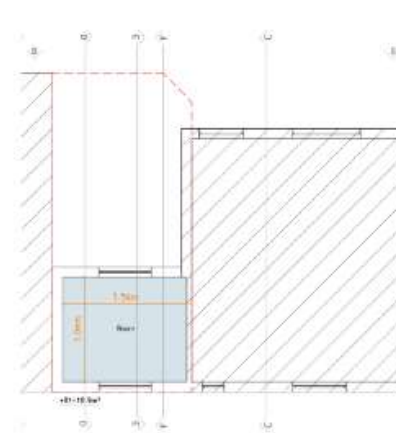
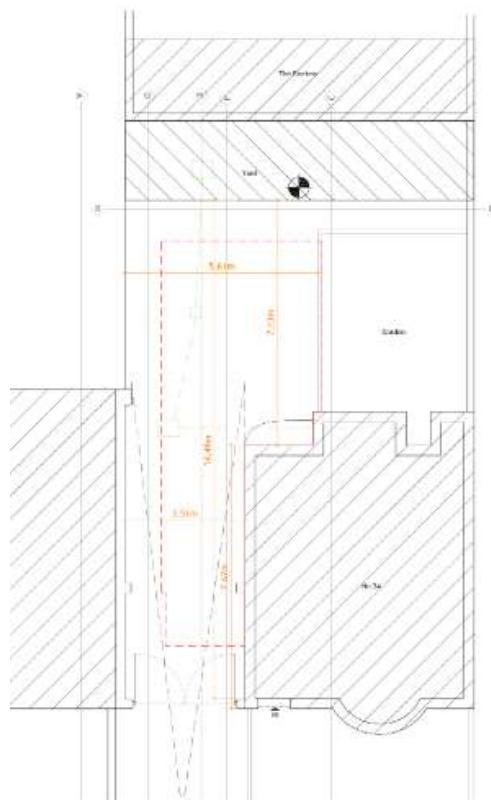
Existing Rear Elevation



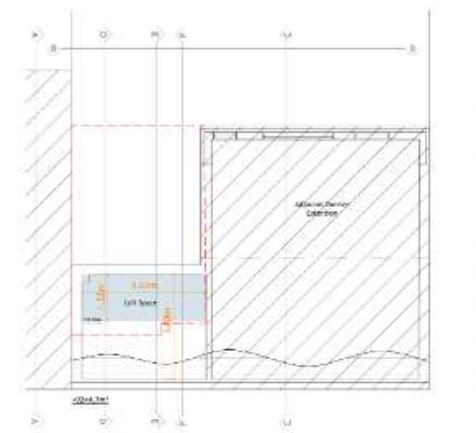
Proposed Rear Elevation



Existing Plans

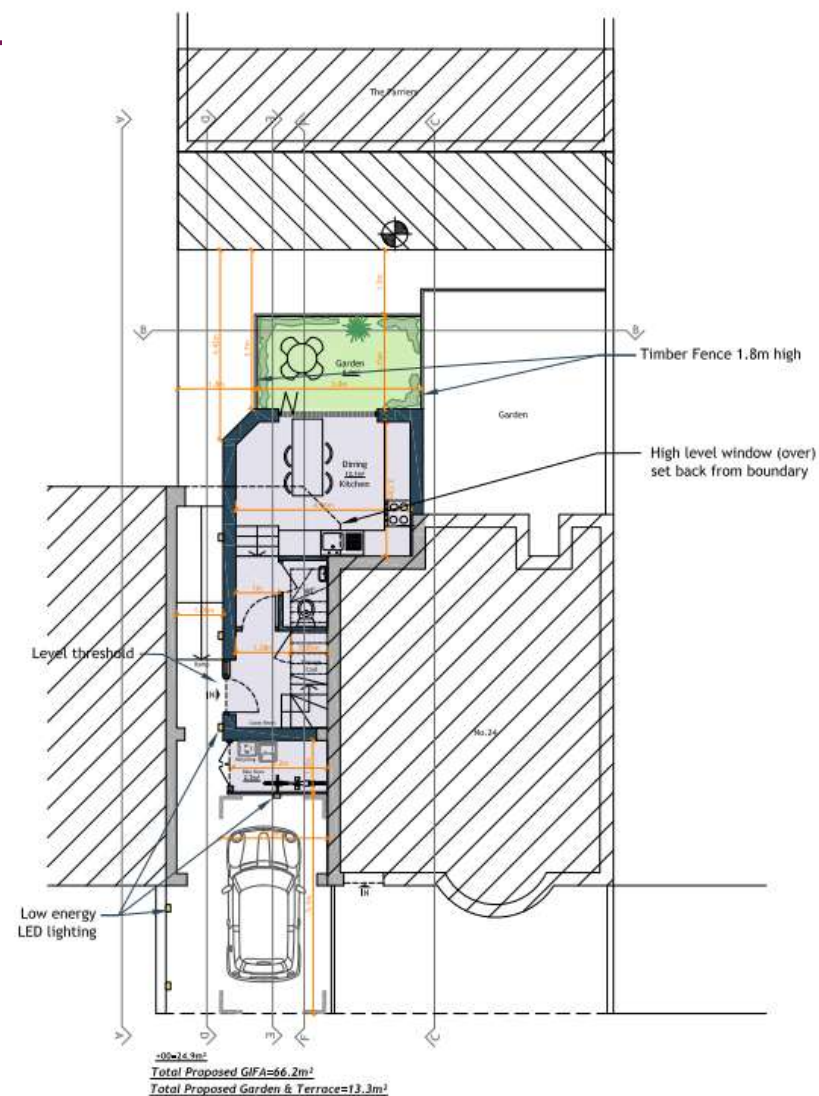


+01 First Floor Plan



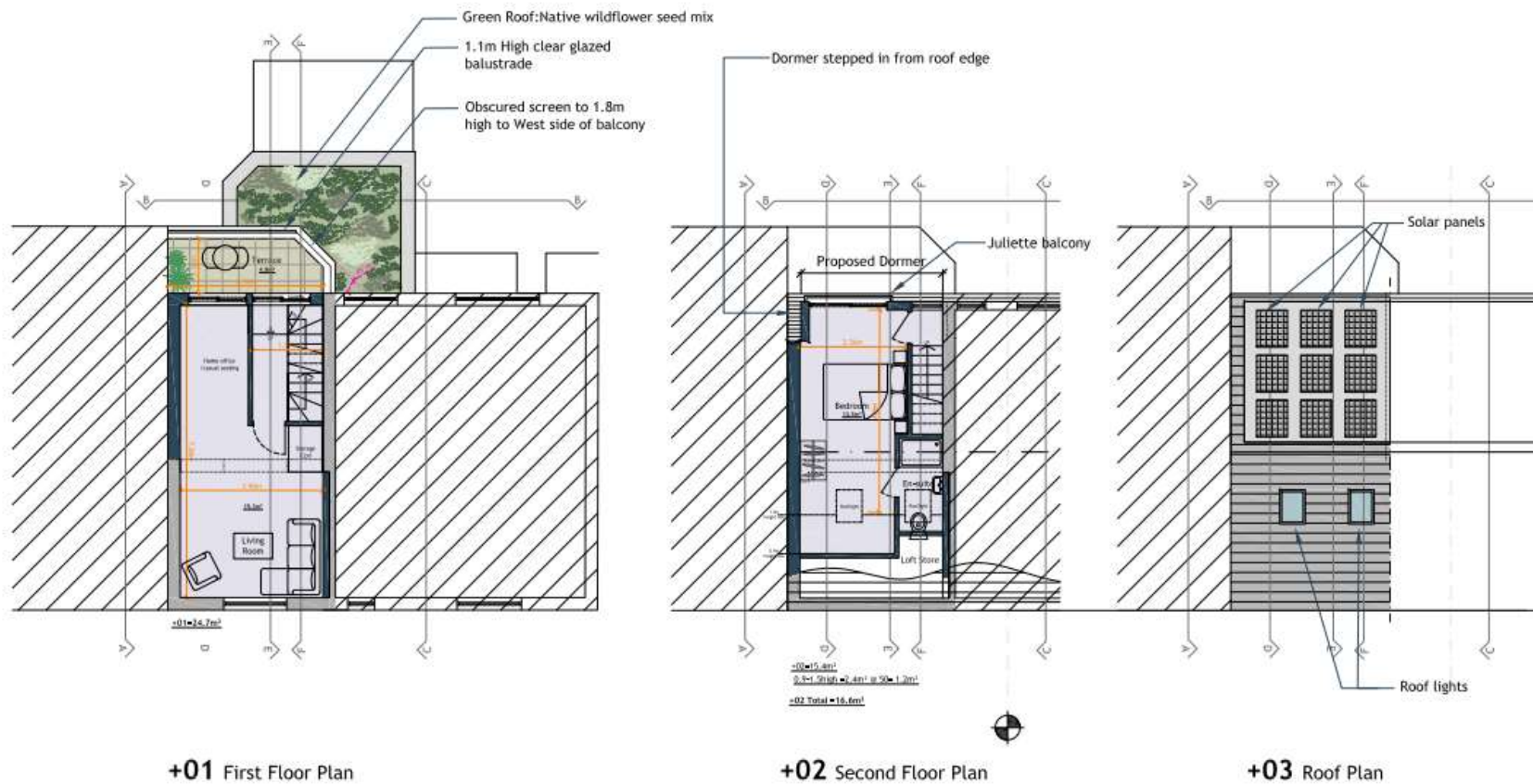
+02 Second Floor Plan

Proposed Ground Floor Plan



+00 Ground Floor Plan

Proposed First, Second, Roof Plans



Representations

Seven initial **objections** were received plus 5 following reconsultation. Issues raised:

- Loss of original building
- Parking/traffic pressure
- Impact on amenity: overshadowing, noise, overlooking.
- Overdevelopment
- Loss of access to the rear
- Development to be used as short term lets
- Impact on the property value [officer note: not a material planning consideration]

Three representations in **support**. Issues raised:

- Good design;
- Good use of the site;
- Provision of additional dwelling

Councillor Theresa Fowler objected to the application.

Representations continued

Three (3) letters have been written in support of the application on the following grounds:

- Good design
- Good use of the site
- Provision of additional dwelling
- The dwelling will be a family home

Councillor Theresa Fowler objecting to the application, noting support for homes in Brighton but that it could impede emergency services to properties to the rear, could become AirBnBs and asking that it come to Committee.

Full details of the representations received can be found on the planning register.

Key Considerations

- Principle of the development
- Design and appearance
- Impact upon neighbouring amenity
- Standard of accommodation
- Transport

Conclusion and Planning Balance

- Acceptable in principle including the loss of the commercial building and introduction of residential use.
- Acceptable in design terms: no significant harm to the streetscene or conservation area which adjoins rear of site.
- Would not cause significant harm to the amenity of adjoining neighbouring properties including stable block at rear. Planning conditions will ensure that terrace screening is in place prior to use.
- Standard of accommodation acceptable.
- Matters relating to transport and sustainability can be addressed through conditions.

- **Recommend: Approve**