

PLANNING COMMITTEE ADDENDUM Late List & Additional Representations

2.00PM, WEDNESDAY, 5 MARCH 2025

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

ITEM		Page No.
72	TO CONSIDER AND DETERMINE PLANNING APPLICATIONS	3 - 8

5th March 2025: Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
Item A, p31	Brighton Hove And Sussex Sixth Form College 205 Dyke Road Hove BN3 6EG	BH2023/02859	<p>A representation has been received from Councillor Allen, in support of the application, summarised as follows:</p> <ul style="list-style-type: none"> - The existing temporary buildings are not pleasant teaching and learning spaces. Their replacement with a modern building would improve the facilities for staff and students at the college. - The new building is well designed and would enhance the appearance of the site - The playing fields would not be affected <p>One (1) additional letter of objection has been received. The matters raised are already summarised in the officer report.</p>
Item B, p49	Western Esplanade Pond, Fountain And Public Toilets Western Esplanade Hove	BH2024/03067	<p>Amended and additional plans and supporting information submitted by the applicant, as follows:</p> <ul style="list-style-type: none"> • Updated site and roof plans for relocation of proposed landscaping strip to within eastern boundary fencing, and therefore increasing width of retained path from 2.1m to 2.5m. • Plans also indicate removal of mesh on boundary fencing that surrounds proposed detached ‘beach hut’ outbuilding. • Reduction in height of proposed boundary fencing from 2.7m to 2.4m. <p><u>Officer response:</u> The proposed amendments are overall considered to reduce visual harm from the proposed boundary fencing, and would also improve public accessibility. Some visual harm remains with the planning balance and overall recommendation to approve unchanged.</p>

Amend Condition 1 as follows (highlighted in yellow):

Plan Type	Reference	Version	Date Received
Location and block plan	2269-PA-011	C	27-Feb-25
Proposed Drawing	2269-PA-010	C	27-Feb-25
Proposed Drawing	2269-PA-012		17-Dec-24
Proposed Drawing	2269-PA-013	A	15-Jan-25
Proposed Drawing	2269-PA-014	B	26-Feb-25
Proposed Drawing	2269-PA-015	A	27-Feb-25
Proposed Drawing	2269-PA-016	A	27-Feb-25
Proposed Drawing	2269-PA-017		26-Feb-25
Proposed Drawing	2269-PA-024	A	27-Feb-25

Amend Condition 13 to enable details of PV panels to be submitted at a later stage:

13. Prior to installation of the photovoltaic array hereby approved, full details of the proposed photovoltaic array as shown on drawing no.2269-PA-010/A, including details of the position, size, protrusion from the roof (when measured perpendicular with the external surface of the roof), fixing, colour and finish, associated equipment, and any minor strengthening works to the roof, shall be submitted to and approved in writing by the Local Planning Authority. The photovoltaic array shall then be installed in accordance with the approved details. Once installed, the solar panels equipment shall be maintained/kept in good order and it/they shall be removed as soon as reasonably practicable when no longer operational or in use.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and has an acceptable appearance and to comply with policies CP8 and CP12 of the Brighton & Hove City Plan Part One and DM44 of the Brighton & Hove City Plan Part Two.

<p>P59</p> <p>p61</p>		<p>Remove Condition 17 as following further comment by Council Sustainability Officer, Policy CP8 of City Plan Part 1 paragraph 4.87 indicates development with floorspace under 236 sqm does not require BREEAM (proposed development is 70sqm).</p> <p>Amend Condition 20 to remove specifying operational hours in order to allow the applicant to consider reduced seasonal opening hours, as follows:</p> <p>20. The north and south access gates to the fountain and pond area hereby approved shall remain open for all to access during operational hours of the development. <u>Within 6 months of first occupation, a detailed calendar of opening hours, including details of bank/public holiday hours, and number of event days in a year, shall be submitted and approved in writing by the Local Planning Authority. The gates shall remain open as far as practicably possible in accordance with the approved details.</u></p> <p>Reason: In order to ensure public access to the site and to accord with the requirements of SA1 the Seafront, Policy CP13 and CP16 of the City Plan Part 1.</p> <p>One (1) objection received has been withdrawn, with comments as follows:</p> <ul style="list-style-type: none"> • Objection withdrawn following public meeting with applicant • If the relocation of the Beach Hut further south is not feasible, its visual impact should be reduced by 'greening' its north side and east side. <p>Five (5) further support representations have been received from new individuals.</p> <p><u>Officer response:</u> No action required. No new issues have been raised that are not already covered within the Officer Report.</p> <p>Additional Standard Consultee comment: <u>Lead Local Flood Authority:</u> the risk of flooding to the site from surface water or most other sources is negligible. Full surface and foul water drainage strategy required by condition.</p>
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			<p><u>Officer response:</u> Details required under Conditions 4 & 5. No action required.</p>																
Item F, p130	9 The Beeches Brighton BN1 5LS	BH2024/02569	<p>One (1) additional letter of objection has been received, summarised as follows:</p> <ul style="list-style-type: none"> - The amendments do not overcome concerns previously raised <p>The total number of individual objections remains nine (9). No additional issues raised.</p>																
Item G, p145	St Nicholas Church, Church Street	BH2023/03396	<p>The plans list is updated as below (yellow highlights), due to an updated plan (scale bar) and one of the report numbers was incorrect:</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>Proposed Drawing</td> <td>NIC-DKA-ZZ-DR-Y-1001</td> <td></td> <td>18-Feb-25</td> </tr> <tr> <td>Report/Statement</td> <td>EXTERIOR ARCHITECTURAL LIGHTING DESIGN STATEMENT</td> <td>NIC-DKA-ZZ-RP-Y-0001</td> <td>12-Aug-24</td> </tr> <tr> <td>Location Plan</td> <td></td> <td></td> <td>22-Dec-23</td> </tr> </tbody> </table>	Plan Type	Reference	Version	Date Received	Proposed Drawing	NIC-DKA-ZZ-DR-Y-1001		18-Feb-25	Report/Statement	EXTERIOR ARCHITECTURAL LIGHTING DESIGN STATEMENT	NIC-DKA-ZZ-RP-Y-0001	12-Aug-24	Location Plan			22-Dec-23
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