Brighton & Hove City Council

PLANNING COMMITTEE ADDENDUM
Late List & Additional Representations

1.00PM, WEDNESDAY, 28 OCTOBER 2026

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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28th October 2026 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
Item E	16 Lewes Road	BH2026/01449	The Mosque Management Plan was updated in response to EH comments. The updated Mosque Management Plan includes specific stewarding thresholds (one steward per 20 attendees, with enhanced arrangements for events over 20 people), a formal complaints log to be retained for two years, detailed controls over amplified speech including keeping doors and windows closed during use, installation of a notice board displaying operating rules, defined opening and closing hours, attendance limits and categories, and a commitment that amplified sound within the prayer room would not exceed 80dB. EH consider the updated plan acceptable. A Planning Statement has also been provided explaining and justifying the proposal. The statement describes the proposed activities, alterations to the building, occupancy levels, ancillary accommodation, and community uses, and assesses matters such as accessibility, transport and policy compliance. Drawings were amended to add cycle parking to the rear of the building. The details of cycle parking condition was subsequently removed.
Item D	113 - 118 Davigdor Road	BH2026/01608	A further objection has been received to add to an earlier objection made. The representation raises concerns regarding the submitted acoustic assessment and proposed mitigation measures, including the treatment of low-frequency noise, operating hours of the plant, vibration impacts, reliability of predicted noise reductions, winter operation of the equipment, and the effectiveness of post-installation verification. The objectors also raise concerns regarding the visual and residential amenity impacts of the enclosure, the consideration of alternative locations for the plant, and the relationship between the proposal and the ongoing enforcement and environmental health investigations relating to the existing plant. **Officer Response:** The additional representation expands on objections previously submitted by local residents and largely reiterates concerns already raised by neighbour representations. The matters relating to noise, vibration, residential amenity, operating hours, mitigation measures, alternative locations, and enforcement considerations have been considered through the application process, including consultation with Environmental Health officers, and are addressed within the officer's assessment and

			recommendation. The further representation does not introduce any material planning considerations that have not already been taken into account and set out in the committee report.
Item B	36 Cheltenham Place	BH2026/00727	Since the report was finalised, an up-to-date Officer site visit has been undertaken and as a result it can be confirmed that none of the external alterations proposed have been undertaken. It can also be clarified that part of the site is currently being used for unlawful holiday lets. These unlawful units are currently occupied independently of the existing facilities, including the existing sauna, which were approved under earlier application BH2025/01271. However, the agent has clarified that should the application be approved then the proposed letting rooms would be associated with the wellness facilities that would also be provided as part of the proposed Sui Generis use and would be subject to the conditions attached to the recommendation, such as a management plan. Whilst the Sui Generis use and associated alterations set out in the application remain proposed, due to the unlawful provision of holiday lets in parts of the site, paragraphs 10.60 to 10.62 remain relevant. **One (1)** additional representation made in <u>support</u> of the application which includes a wheelchair accessible sauna.
Item A	Oakley House	BH2025/02088	**Two (2)** additional representations have been received <u>supporting</u> the application on the following grounds: -Good design -In keeping with the neighbouring buildings -Sites owned by the council should be developed to their maximum potential -Proposals tackle housing crisis and offers good variety of homes -The site has excellent transport links **Updated drawings** <u>The following drawings are superseded:</u> EDS-BHCC-NS-SX-DR-A-1493 Rev C Site sections GG received 18.09.2026 EDS-BHCC-NS-SX-DR-A-1492 Rev C Site sections EE-FF received 18.09.2026 EDS-BHCC-NS-SX-DR-A-1491 Rev G Site sections CC-DD received 18.09.2026 <u>And replaced by drawings:</u> EDS-BHCC-N-SX-DR-A-1495 Rev A Site sections CC-DD received 14.10.2026

			EDS-BHCC-N-SX-DR-A-1496 Rev A Site sections EE-FF received 14.10.2026 EDS-BHCC-N-SX-DR-A-1497 Rev A Site sections GG received 14.10.2026 These updated plans remove reference to the scheme to the south which forms a separate planning application under reference BH2025/02089. **Amended conditions** Following comments from the applicant, amendments are proposed to a number of conditions. Conditions 6 and 7 have been amended to allow for separate demolition and construction contractors. <u>Condition 6 to read:</u> *6A. No development (including any demolition, ground works, site clearance) shall commence until a Site Waste Management Plan for that initial phase of the works has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details approved.* *B. No development (other than demolition/ground works/site clearance) shall commence until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details approved.* *Reason: To maximise the sustainable management of waste and to minimise the need for landfill capacity and to comply with policies DM18 of the Brighton and Hove City Plan Part Two, CP8 of the Brighton & Hove City Plan Part One, WMP3 of the Waste Plan (2013), and RM0 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan.* <u>Condition 7 to read</u> *7A. No development shall take place until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the Local Planning Authority. The DEMP shall include:*

			(i) Timescales for the Proposed Development including the forecasted completion date; *(ii) Details of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme)* *(iii) Measures to minimise disturbance to neighbours regarding issues such as noise and dust management, vibration, site traffic, and deliveries to and from the site;* *(iv) Measures to prevent mud/dust from tracking onto the highway;* *(v) Details of hours of construction including all associated vehicular movements* *(vi) Details of the construction compound including plant and material storage and manoeuvring areas;* *(vii) A plan showing construction traffic routes.* *The construction of the development shall be carried out in full compliance with the approved DEMP.* *Reason: As this matter is fundamental to the protection of amenity, highway safety and managing waste throughout development works and to comply with policies DM20, DM33 and DM40 of Brighton & Hove City Plan Part 2, policy CP8 of the Brighton & Hove City Plan Part One, and WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and Supplementary Planning Document 03 Construction and Demolition Waste.* *B. No development, except demolition, shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:* *(i) Timescales for the Proposed Development including the forecasted completion date;* *(ii) Details of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme)*

			(iii) Measures to minimise disturbance to neighbours regarding issues such as noise and dust management, vibration, site traffic, and deliveries to and from the site; *(iv) Measures to prevent mud/dust from tracking onto the highway;* *(v) Details of hours of construction including all associated vehicular movements* *(vi) Details of the construction compound including plant and material storage and manoeuvring areas;* *(vii) A plan showing construction traffic routes.* *The construction of the development shall be carried out in full compliance with the approved CEMP.* *Reason: As this matter is fundamental to the protection of amenity, highway safety and managing waste throughout development works and to comply with policies DM20, DM33 and DM40 of Brighton & Hove City Plan Part 2, policy CP8 of the Brighton & Hove City Plan Part One, and WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and Supplementary Planning Document 03 Construction and Demolition Waste.* <u>Condition 11</u> The trigger point for condition 11 is also to be amended from pre-commencement to the following wording: *No development, other than demolition, shall take place until an ecological design strategy (EDS) addressing compensation and enhancement measures and including as a minimum 20 swift cavities, 20 bee bricks and at least one bat brick/box has been submitted to and approved in writing by the local planning authority. The EDS shall include the following:* *a) purpose and conservation objectives for the proposed works;* *b) review of site potential and constraints;*

			c) detailed design(s) and/or working method(s) to achieve stated objectives; *d) extent and location /area of proposed works on appropriate scale maps and plans;* *e) type and source of materials to be used where appropriate, e.g. native species of local provenance;* *f) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;* *g) persons responsible for implementing the works;* *h) details of initial aftercare and long-term maintenance;* *i) details for monitoring and remedial measures;* *j) details for disposal of any wastes arising from works.* *The EDS shall be implemented in accordance with the approved details, and all features shall be retained in that manner thereafter.* *Reason: To ensure that any adverse environmental impacts of development activities can be mitigated, compensated and restored and that the proposed design, specification and implementation can demonstrate this, and to contribute to a net gain for biodiversity as required by Section 40 of the Natural Environment and Rural Communities Act 2006, the National Planning Policy Framework and Policy DM37 of the City Plan Part 2.* Given that the condition secures compensation and enhancement measures of the proposed development, delaying the trigger point to allow for demolition is considered acceptable. <u>Condition 18</u> The applicant has queried the condition that reads as follows: *The north facing balcony to flat 4 and east facing balconies to flats 9, 13 and flat 17 shall comprise an opaque balustrade to a height of 1.3m and shall thereafter be permanently retained as such.*

			Reason: To safeguard the privacy of the occupiers of the adjoining properties and to comply with Policies DM20 and DM21 of Brighton & Hove City Plan Part 2. On reconsideration it is considered that the upper floor flats to the east (13 and 17) would have limited views into the windows of No.2 Tillstone opposite. Views from the second and third floor balconies would predominantly be over the roof slope of this neighbouring property. An opaque balustrade is still sought to the first-floor unit. This is considered to result in both acceptable levels of amenity for neighbouring and future occupiers. As such an amendment to this condition is sought to read as follows: *The north facing balcony to flat 4 and east facing balcony to flat 9, shall comprise an opaque balustrade to a height of 1.3m and shall thereafter be permanently retained as such.* *Reason: To safeguard the privacy of the occupiers of the adjoining properties and to comply with Policies DM20 and DM21 of Brighton & Hove City Plan Part 2.* <u>Condition 32</u> Amendments are proposed to the last bullet point of the condition to include all areas of private highway within the building footprint to become public highway under the proposals. *The development hereby permitted shall not be occupied until a scheme of highway works has been submitted to and approved in writing by the Local Planning Authority relating to works at the front of the building (Edward Street) and at the rear (Leicester Street) to include:* • *Raised soft landscaping areas on the site's frontage (Edward Street)* • *The use of highway land furthest north as communal garden space* • *Footway surfacing improvements on the western edge of the site* • *Resurfacing of footways on Leicester Street to include the removal of the crossover on the eastern edge of Leicester Street and its replacement with a footway.* • *Installation of a crossing point (pair of dropped kerbs and tactile paving) between the two communal garden areas* • *Formalisation of the partial bay at the rear of the building into a marked loading bay.* • *The areas of private footprint of the building which will become public highway*

			The approved highway works shall be fully implemented in accordance with the approved details prior to the first occupation of the development and shall thereafter be retained. *Reason: In the interests of highway safety and to comply with policies DM33 of Brighton & Hove City Plan Part 2, CP9 of the Brighton & Hove City Plan Part One.* Condition 34 Amended wording is proposed to remove reference to Secure by Design certification whilst retaining the need to incorporate crime prevention principles. *No part of the development hereby permitted shall be first occupied or brought into use until written evidence, has been submitted to and approved in writing by the Local Planning Authority to demonstrate that the scheme has incorporated crime prevention measures.* *Reason: In the interests of crime prevention in this busy central location, to comply with policies CP12, SA6 and CP13 of the Brighton & Hove City Plan Part One.*