

13 September 2017 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
1	Land Off Overdown Rise And Mile Oak Road, Portslade	BH2017/02410	<p>Four (4) further representations <u>objecting</u> to the proposal. Additional material planning considerations raised not already set out in section 4 of the committee report are as follows;</p> <ul style="list-style-type: none"> • Parking/garages appear to be right next to the entrance to the allotments, believe these are an open invitation for the gateway into the allotment site to be blocked, • the security of the allotment site will not be enhanced, <p>Case Officer Response: The layout of the dwellings and garages would be assessed at reserved matters stage.</p>
105	Site of Sackville Hotel, 185 Kingsway, Hove	BH2017/01108	Letter from Cllr Tom Bewick attached.
135	West Blatchington School, Hangleton Way, Hove	BH2017/01891	<p>Amend condition 26 to include further details as required by the County Ecologist:</p> <p>26. No development above ground floor slab level for each respective phase of the development as agreed under Condition 3 shall commence until a Scheme to Enhance Nature Conservation interest within the site has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall include provision of a minimum of 8 bird nesting boxes (house sparrow and swift), 2 bat nesting boxes, and provision logpile and meadow habitats, and the following:</p> <ol style="list-style-type: none"> 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 approved Scheme shall be implemented before first occupation of each respective phase of the development (or in the first planting season following occupation with regard to meadow habitat) and retained thereafter.

Amend conditions 21 and 22 (on-site car parking and cycle parking) it is understood that the phasing of the development is such that it will not be possible to ensure this is fully provided prior to first occupation and these conditions are recommended to be re-worded to state 'unless an alternative timescale is agreed by the LPA.'

The list of approved drawing numbers (condition 1) is (unless further updates are received prior to committee):

Plan Type	Reference	Version	Date Received
Site Location Plan	DR-A-9000	3	5/6/17
KS Proposed ground floor	DR-A-2001	13	2/8/17
KS proposed first floor	DR-A- 2001	6	5/6/17
KS proposed second floor	DR-A-2001	7	5/6/17
KS proposed roof plan	DR-A-2001	6	5/6/17
WB proposed first floor plan	DR-A-2001	8	5/6/17
WB proposed roof plan	DR-A-2001	7	5/6/17
WB proposed elevation	2000	8	5/6/17
WB sections	2004	4	5/6/17
Levels plan	0601	PL02	5/6/17

			Levels plan	0602	PL02	5/6/17
			Pitch comparison	0901	PL02	5/6/17
			Boundary sections	0404	D01	14/6/17
			Enlarged boundary between schools	0405	D01	14/6/17
			Site sections 1 of 4	0400	PL03	12/7/17
			Site sections 2 of 4	0401	PL03	12/7/17
			Site sections 3 of 4	0402	PL03	12/7/17
			Site sections 4 of 4	0403	PI03	12/7/17
			WB ground floor plan	DR-A-2001	13	2/8/17
			WB proposed elevations 01	DR-A-2002	4	2/8/17
			WB proposed elevations 02	DR-A-2001	10	2/8/17
			WB proposed elevations	DR-A-2003	4	2/8/17

			KS proposed elevations 01	DR-A-2001	10	2/8/17
			KS proposed elevations 02	DR-A-2002	11	2/8/17
			KS proposed elevations 01	DR-A-2003	3	2/8/17
			KS proposed elevations 02	DR-A-2004	4	2/8/17
			KS sections 01	DR-A-2005	6	2/8/17
			KS sections 02	DR-A-2006	6	2/8/17
			Site masterplan	0100	PL03	29/8/17
			Typical detail-acoustic fencing	0502	PL01	22/8/17
			Ball stop fencing details	0501	PL02	22/8/17
			Boundaries plan	0103	PL03	22/8/17
			Connick Tree Care - Tree retention and protection plan	142307/PRO/TR PP	26/1/17	5/6/17
191	Royal Sussex County Hospital,	BH2017/02256	Amend condition 4 to include the following: 'No development shall take place within part of the site that includes the underground cellular tank..... ', as it is only			

	Eastern Road, Brighton		<p>this part of the site that has been identified for archaeological potential. The developer has confirmed that the tank is on the main forecourt and as such will be in ground that will not be effected until after the primary piling phase has been completed, and at this stage visual inspection for archaeological purpose can take place.</p> <p>Amend condition 13 to also include the part of the existing retaining wall underneath the proposal, adjacent to the hospital service road to the south, for the avoidance of any doubt.</p> <p>Amend condition 16 to remove ‘.....and which demonstrates whether use of air source heat pump technology’ as there is some doubt whether the use of this technology is possible here and the condition is worded as such that all technologies have to be considered in any event.</p>
226	Land at Goldstone Street, Hove	BH2017/01176	<p>Amend condition 5 to ensure it relates precisely to the area marked as plant enclosure: Access to the area of flat roof marked as plant enclosure on drawing 15016/003 Rev 2 received on 11 May 2017 shall be for maintenance or emergency purposes only and this area of flat roof shall not be used as a roof garden, terrace, patio or similar amenity area. Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.</p> <p>Delete condition 20. Further correspondence from the applicant has stated that the nature of the Bus Company use is that the office may be required to be in operation for 24 hours a day and as such could not function satisfactorily with the proposed ‘hours of use’ restriction. As such it is considered that condition 20 should be removed.</p>
275	1 Denmark Road, Portslade	BH2017/01818	<p>Amend condition 1 to read: Block Plan and Location Plan reference to 001 Revision A Received on 08/09/2017</p>

NB. Representations received after midday the Friday before the date of the Committee meeting will not be reported (Sub-Committee resolution of 23 February 2005).

