

10th October 2018 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
17	St Aubyns School, 76 High Street, Rottingdean	BH2017/02680	<p><u>Corrections to the committee report</u></p> <p>Paragraph 1.2 - within the s106 Heads of Terms includes reference to an open space contribution of £291,502.30. This figure should be £64,606.94 in accordance with the figure set out in paras 8.70 and 8.171.</p> <p>Paragraph 4.9 - the fifth bullet point should state 37 (not 40) affordable units.</p> <p>Paragraphs 8.78 and 8.97 should state that the retained field is 1.4Ha (not 1.14Ha)</p> <p>Paragraphs 8.145 and 8.159 should state that in respect of electric vehicle charging points the applicant has agreed that 50% of spaces will be provided with charging points with the remaining 50% having passive provision to allow for easy installation of charging points in the future.</p> <p><u>Alterations to conditions</u></p> <p><u>Condition 10</u> The wheelchair accessible dwelling(s) hereby permitted shall be completed in compliance with Building Regulations Optional Requirement M4(3)(2b) (wheelchair user dwellings) prior to first occupation and shall be retained as such thereafter. All other new build dwelling(s) hereby permitted shall be completed in compliance with Building Regulations Optional Requirement M4(2) (accessible and adaptable dwellings) prior to first occupation and shall be retained as such thereafter. Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans</p>

Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

This has been amended to make clear that it just refers to the new build dwellings.

Condition 22

Notwithstanding the information submitted no development shall take place until an Energy Assessment and Strategy for the new build dwellings has been submitted and approved in writing by the Local Planning Authority. The Strategy should include the following details;

- i. calculation of baseline energy demand and carbon dioxide emissions;
- ii. compliance against Part L of Building Regulations;
- iii. proposals for the reduction of energy demand and carbon dioxide emissions from heating, cooling and electrical power;
- iv. proposals for meeting residual energy demands through renewable/sustainable energy measures; and
- v. calculation of the remaining energy demand and carbon dioxide emissions.

The approved measures shall be implemented in strict accordance with the approved details prior to the first occupation of the development and shall thereafter be retained as such.

Reason: To ensure that the development is sustainable and makes efficient use of energy and to comply with policy CP8 of the Brighton & Hove City Plan Part One.

This has been amended to make clear that it just refers to the new build dwellings.

			<p><u>Condition 23</u></p> <p>1. No dwelling shall be occupied until the specific refuse and recycling storage facilities indicated on the approved plans serving that dwelling have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.</p> <p>Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.</p> <p>This has been amended to allow individual dwellings to be occupied as long the specific facilities have been implemented.</p> <p><u>Condition 37</u></p> <p>1. No works to Field House or the retained cottages shall take place until full details of all new sash window(s) and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be painted timber double hung vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.</p> <p>Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.</p> <p>Amended to ensure it relates specifically to the historic buildings to be converted.</p>
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			<p>Condition 38</p> <p>No works to Field House or the retained cottages shall take place until full details of all new external doors and architraves in the listed buildings including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter. Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.</p> <p>Amended to ensure it relates specifically to the historic buildings to be converted.</p> <p>Condition 39</p> <p>No works to Field House or the retained cottages shall take place until a schedule of all historic features to be removed, moved, replaced or reinstated has been submitted to and approved in writing by the Local Planning Authority. All replacement and reinstatement features must match exactly the original in materials and detail. Photographs, drawings and sections recording the features to be replicated along with 1:1 scale drawings of proposed items shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.</p> <p>Reason: As insufficient information has been submitted and to ensure the satisfactory preservation of the listed building, and to comply with policies</p>
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			<p>HE1 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.</p> <p>Amended to ensure it relates specifically to the historic buildings to be converted.</p> <p>Condition 42</p> <ol style="list-style-type: none">1. No works to Field House shall take place until detailed plans, sections and elevations at Scale 1:20 and 1:1 of the proposed new balcony to Field House have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and maintained as such thereafter in that material and finish. <p>Reason: To ensure a satisfactory appearance of the listed building and to comply with policy HE1 of the Brighton and Hove Local Plan and CP15 of the City Plan Part One.</p> <p>Amended to ensure it relates specifically to the listed Field House.</p> <p><u>Additional condition</u></p> <p>Condition 48.</p> <p>None of the residential units in the converted Field House and Cottages shall be occupied until each unit has achieved a minimum Energy Performance Certificate</p>
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(EPC) rating of 'C'.

Reason: To ensure that the development is sustainable and makes efficient use of energy to comply with policy CP8 of the Brighton and Hove City Plan Part One.

Additional condition to ensure that the converted buildings meet a minimum level of sustainability.

Further representations since report finalised

10 Objections have been received on the following issues;

- Unacceptable impact on air quality and harm to health,
- Highway safety concerns,
- Inaccuracies in transport / air quality information / modelling,
- Increased congestion,
- Ecology harm,
- Inadequacies and lack of transparency in viability information,
- Adverse impact on Conservation Area,
- Overdevelopment,
- Noise,
- Increased strain on infrastructure and services (eg. doctors services),
- Inadequate consultation and revisions to the application.

There are no issues that have not previously been raised in representations to the Council.

In relation to the procedural concerns relating to revisions / consultation it is stated that there have been numerous amendments to the scheme without the necessary additional consultation. It is set out that the application is very different to the application that was originally submitted and as such it should be returned to the applicant and a new application submitted.

			<p><u>LPA Response</u> Whilst there have been a number of revisions during the life of the application and some additional information submitted this has all been relatively minor in scope. The nature of larger, complex applications is such that there are often revisions and further information submitted during the life of the application. The alterations to this application are not of the nature that would require either additional public consultation or the withdrawal of the application (and a new application to be submitted).</p> <p>Two further representations have been received <u>commenting</u> on transport and air quality issues.</p>
113	St Aubyns School, 76 High Street, Rottingdean	BH2017/02681	<p>There has been one further representation <u>objecting</u> to the application on the grounds of air quality.</p> <p><u>Officer response</u> Whilst air quality cannot be considered in relation to the Listed Building Consent application it is fully considered in the concurrent full planning application on this site.</p>
163	30 Roedean Crescent, Brighton	BH2018/02184	<p><u>Amend</u> Condition 1 to include:</p> <ul style="list-style-type: none"> • Details of slate tile provided • Amended location and block plan 108A • Comparative heights plan 20

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).

