

**12 June 2019 Planning Committee – Additional Representations**

Page	Site Address	Application No.	Comment
	113-119 Davigdor Road	BH2018/02926	<p><b>Letter of support received from the applicant, which has been sent to committee members.</b></p> <p><b>Delete item in s106:</b></p> <ul style="list-style-type: none"> <li>• S278 highway works to repair or make alteration as required on Lyon Close and Davigdor Road</li> </ul> <p><b>Replace with the following item:</b></p> <ul style="list-style-type: none"> <li>• 1 no. off site car club bay (and associated service) to be provided on the public highway in the vicinity of the development within parking zone O</li> </ul> <p><b>Condition 10 to include an additional final sentence:</b></p> <p>The scheme shall also reduce the entitlement to visitor permits for each residential unit within the development to 25 visitor permits annually.</p> <p><b>Additional Condition:</b></p> <p>33. Prior to commencement of development an ‘approval in principle’ shall be obtained from the Highway Authority for the basement works hereby permitted adjacent to the Davigdor Road frontage of the site. The scheme benefiting from that approval in principle shall be constructed in accordance with the approval and, thereafter shall be retained.</p> <p>Reason: In the interests of highway safety and to comply with policy TR7 of the retained Brighton and Hove City Council Local Plan.</p>

	George Cooper House, 20-22 Oxford Street	BH2018/02749	<p><b>Condition 10 to be replaced with the following wording:</b></p> <p>10. Prior to first occupation of the development hereby permitted, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.</p> <p>Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton &amp; Hove Local Plan.</p>
	George Cooper House, 20-22 Oxford Street	BH2018/02749	<p><b>Typo in 9.1 of the report.</b></p> <p>9.1 should read as follows:</p> <p>The scheme would provide at least 30% affordable housing.</p>
	Land Off Overdown Rise And Mile Oak Road Portslade	BH2018/01441	<p><b>Wording of condition 2 amended to read;</b></p> <p>No development above ground floor slab level of any part of the development hereby permitted shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority to add flights of steps to the footpath link to Mile Oak Road that is shown on Landscape Masterplan drawing 2630-4-5-1 DR-5000 S4-P15. Such flights shall serve to link each slalom of the path to provide a more direct link for able bodied pedestrians and shall incorporate also cycle channels.</p> <p>Reason: To provide reasonable access to the site for sustainable modes of transport, to encourage healthy and active lifestyles and to comply with policies CP9 and CP13 of the Brighton &amp; Hove City Plan Part One.</p> <p><b>Additional Condition:</b></p>

			<p>The landscaping scheme hereby approved shall be carried out in the first planting and seeding season following the first occupation of each phase of the development or the completion of the development in a single phase, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the last phase of development die, are removed or become, in the opinion of the Local Planning Authority, seriously damaged or diseased, shall be replaced with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.</p> <p>Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD15 of the Brighton &amp; Hove Local Plan and CP12 and CP13 of the Brighton &amp; Hove City Plan Part One.</p>
	Gingerbread Nursery	BH2018/03912	<p><b>Additional Condition requested by Heritage:</b></p> <p>The development hereby permitted shall not be commenced until a survey report and a method statement setting out how the existing flint boundary walls are to be protected, maintained and stabilised during demolition and construction works, and including details of any temporary support and structural strengthening works, have been submitted to and approved in writing by the Local Planning Authority. The demolition and construction works shall be carried out and completed fully in accordance with the approved method statement.</p> <p><b>Reason:</b> As this matter is fundamental to the acceptable delivery of the permission to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton &amp; Hove Local Plan and CP15 of the Brighton &amp; Hove City Plan Part One.</p>
	104 Greenways	BH2019/00093	<p><b>Additional paragraph to be added to Impact on amenity section of report:</b></p> <p>The rear dormer to the proposed new dwelling serves a bathroom, not a habitable room. The window to the dormer is also situated 1.7m above floor level. The potential for loss of privacy to neighbouring properties is therefore further reduced.</p>

	Hill Park School Upper Site Foredown Road Portslade BN41 2FU	BH2018/03891	<p><b>Condition 3 to include an additional final sentence:</b></p> <p>“The Travel Plan shall thereafter be fully implemented in accordance with the approved details.”</p> <p><b>Additional Condition:</b></p> <p>“The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.”</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).