

Emblem House, Home Farm Business Centre

BH2023/03236



Brighton & Hove
City Council

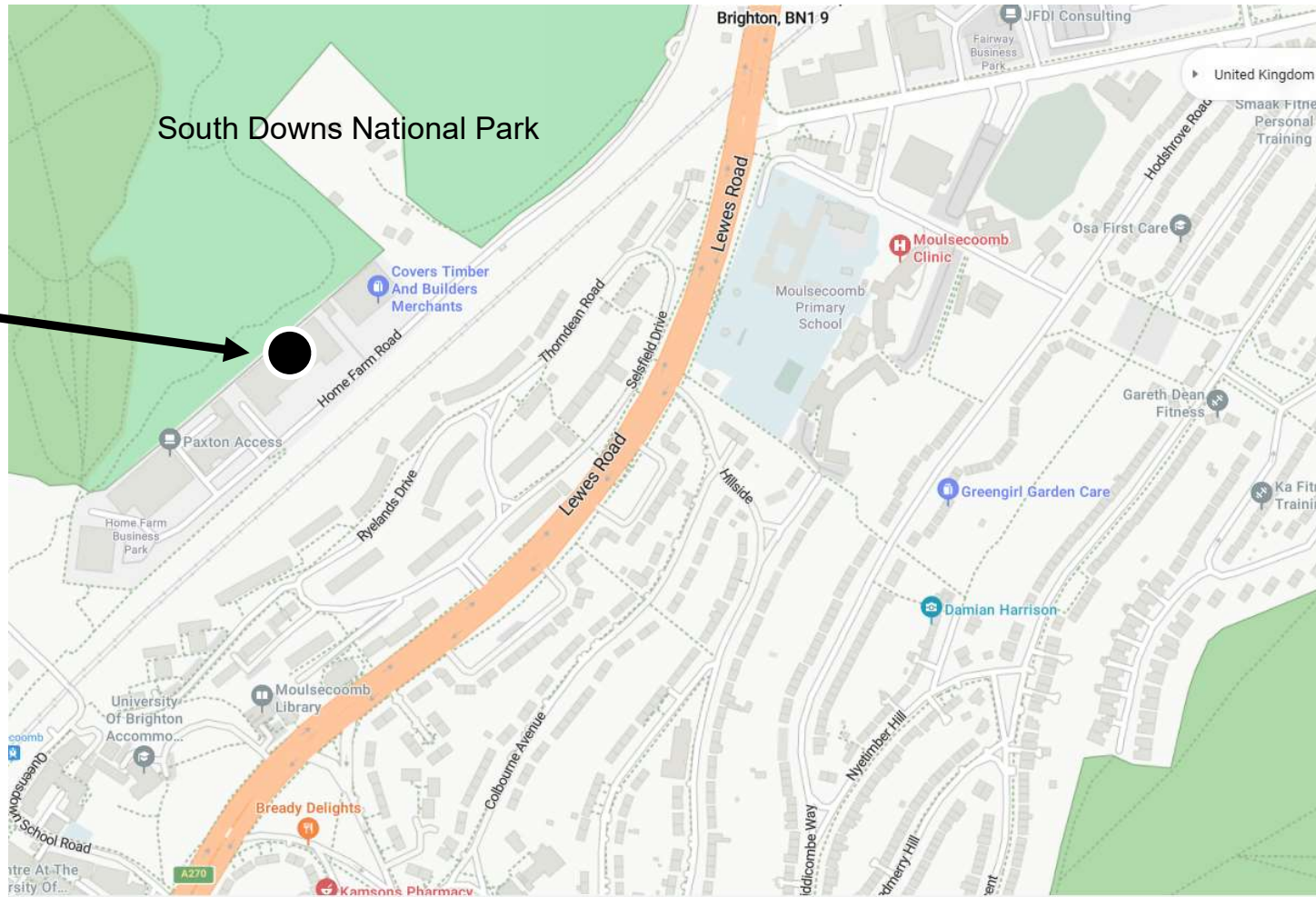
Application Description

- **Application for the permanent retention of the previously approved temporary extension.**

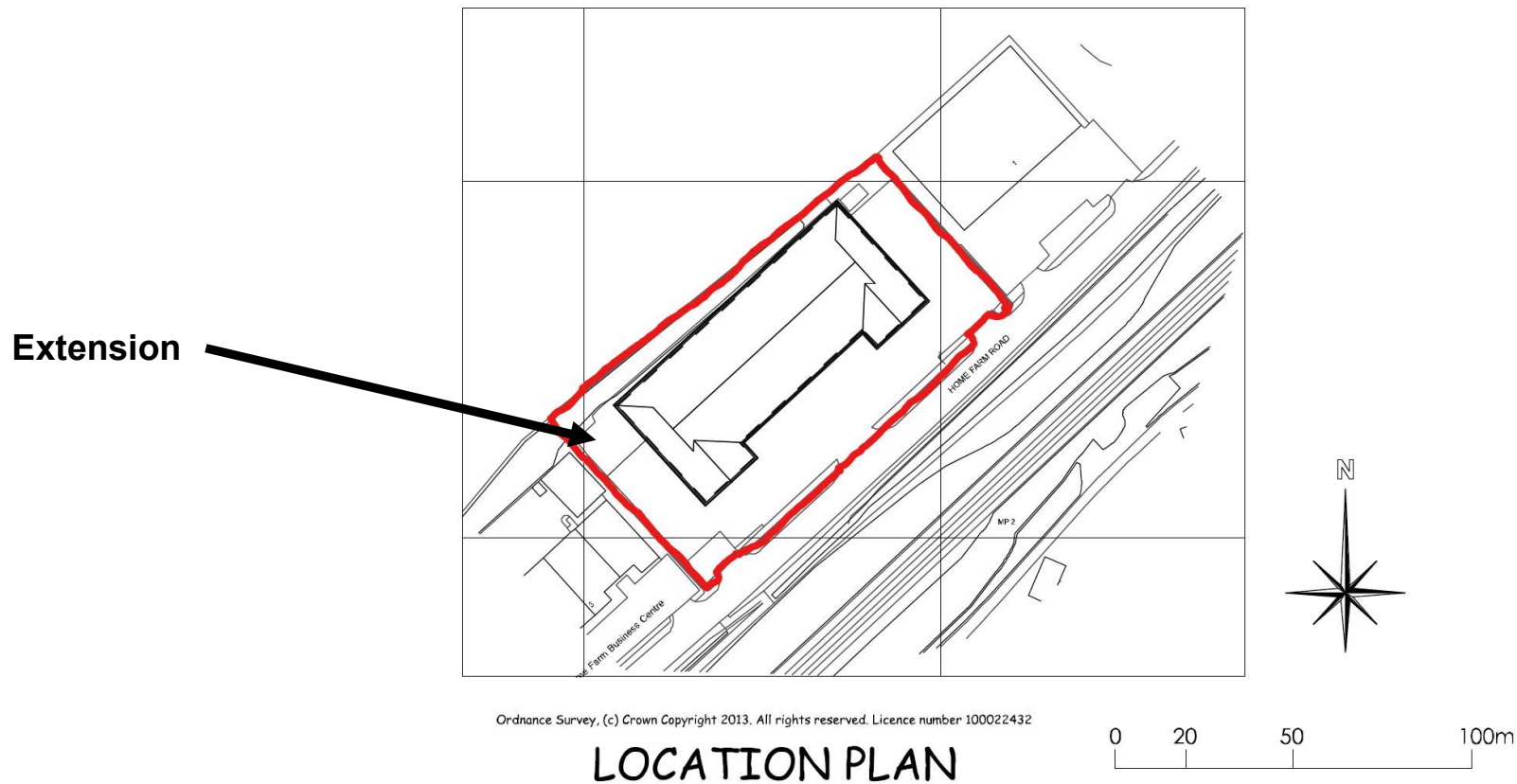


Map of application site

Site

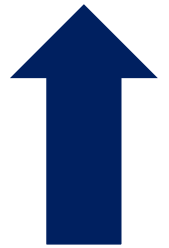


Location Plan



18-7040-07

Aerial photo of site



North



Brighton & Hove
City Council

3D Aerial photo of site



8
Extension

3D Aerial photo of site



6

Extension

Street photo of site – facing North-East

Extension



Rotherham & Hove
City Council

Street photo of site – facing North-East

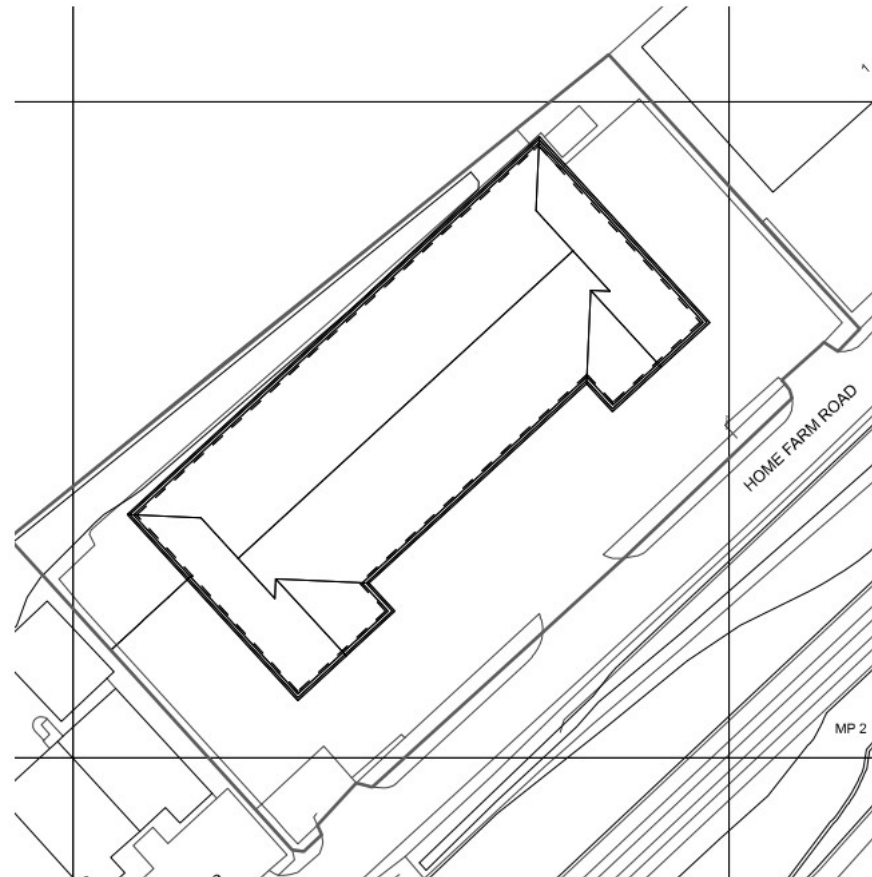


11
Extension



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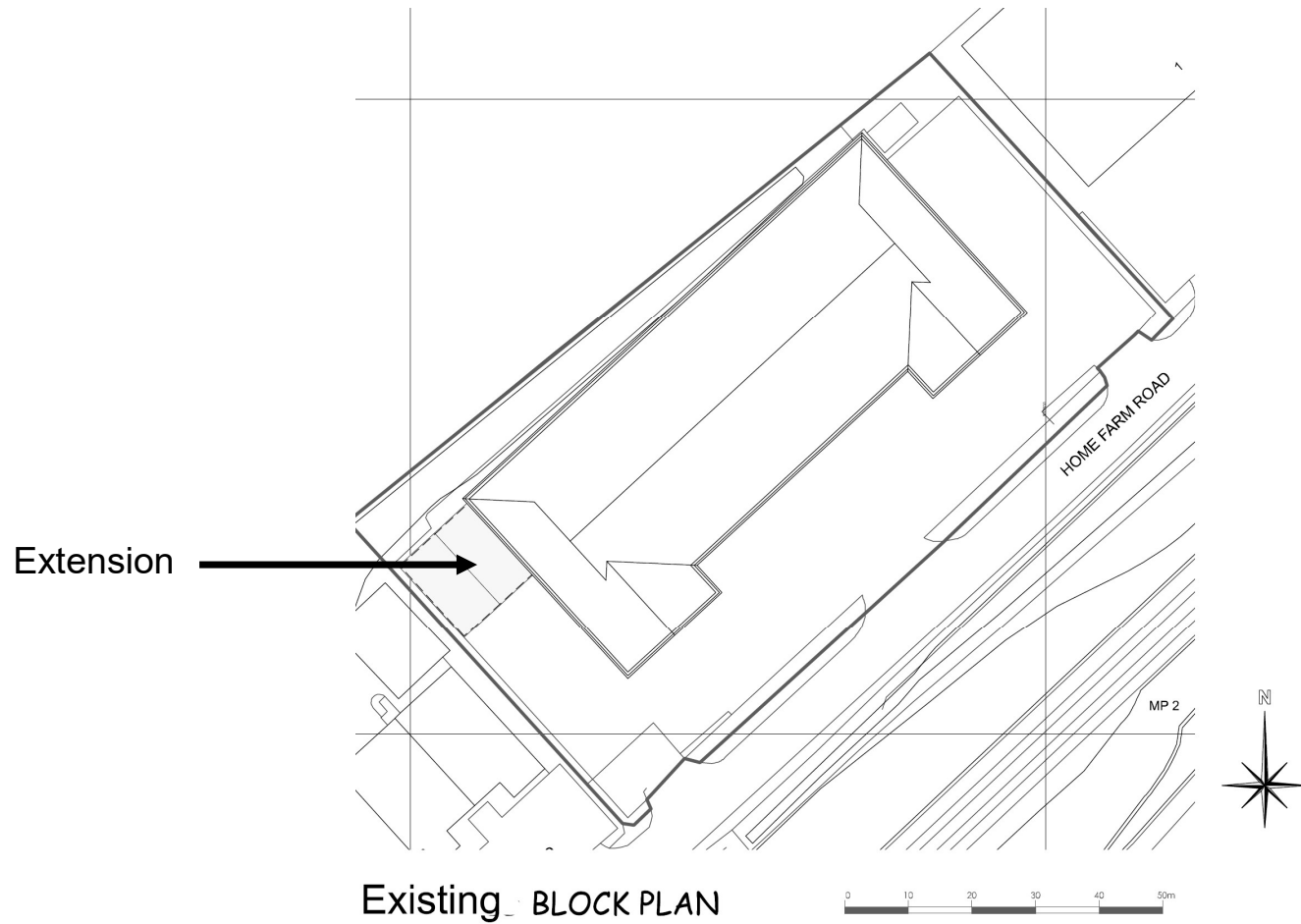
Pre-Existing Block Plan



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18-7040-07

Existing Block Plan



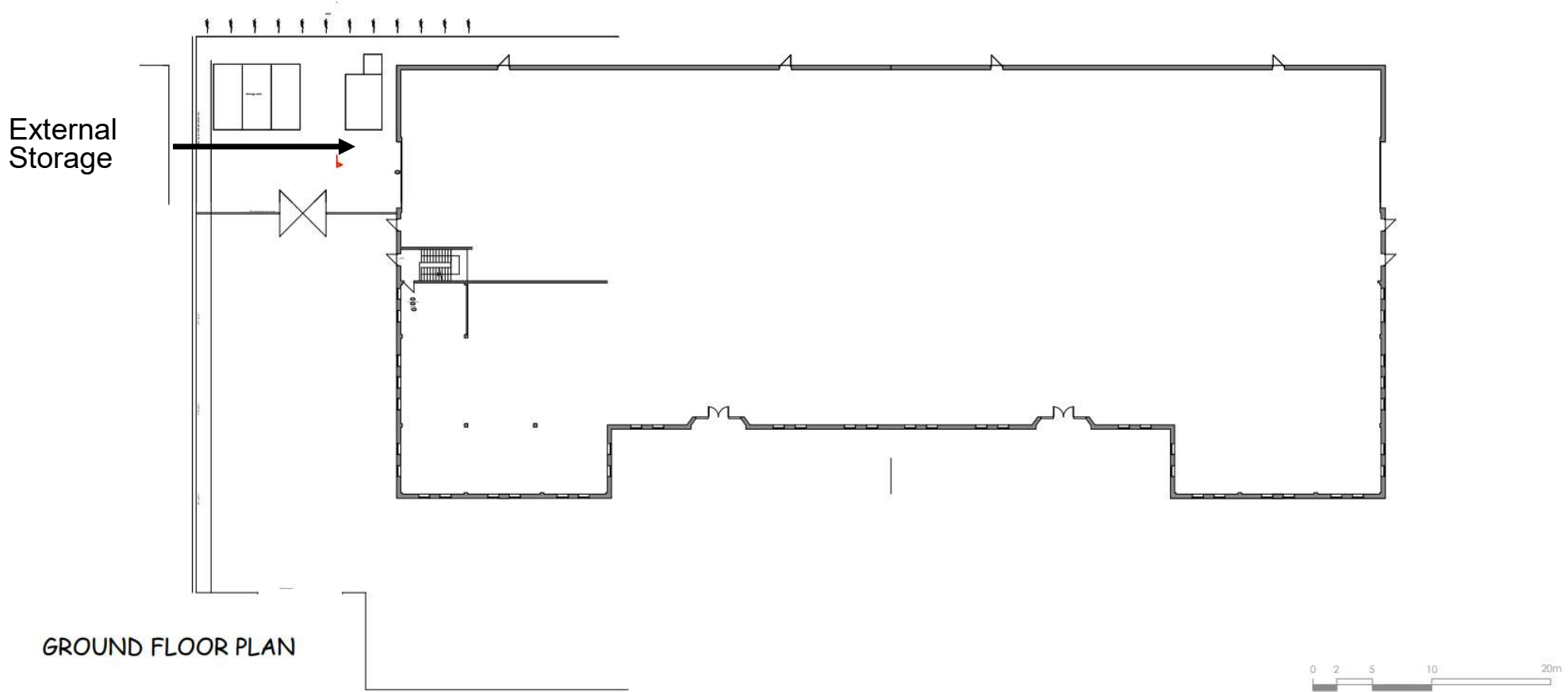
Existing BLOCK PLAN



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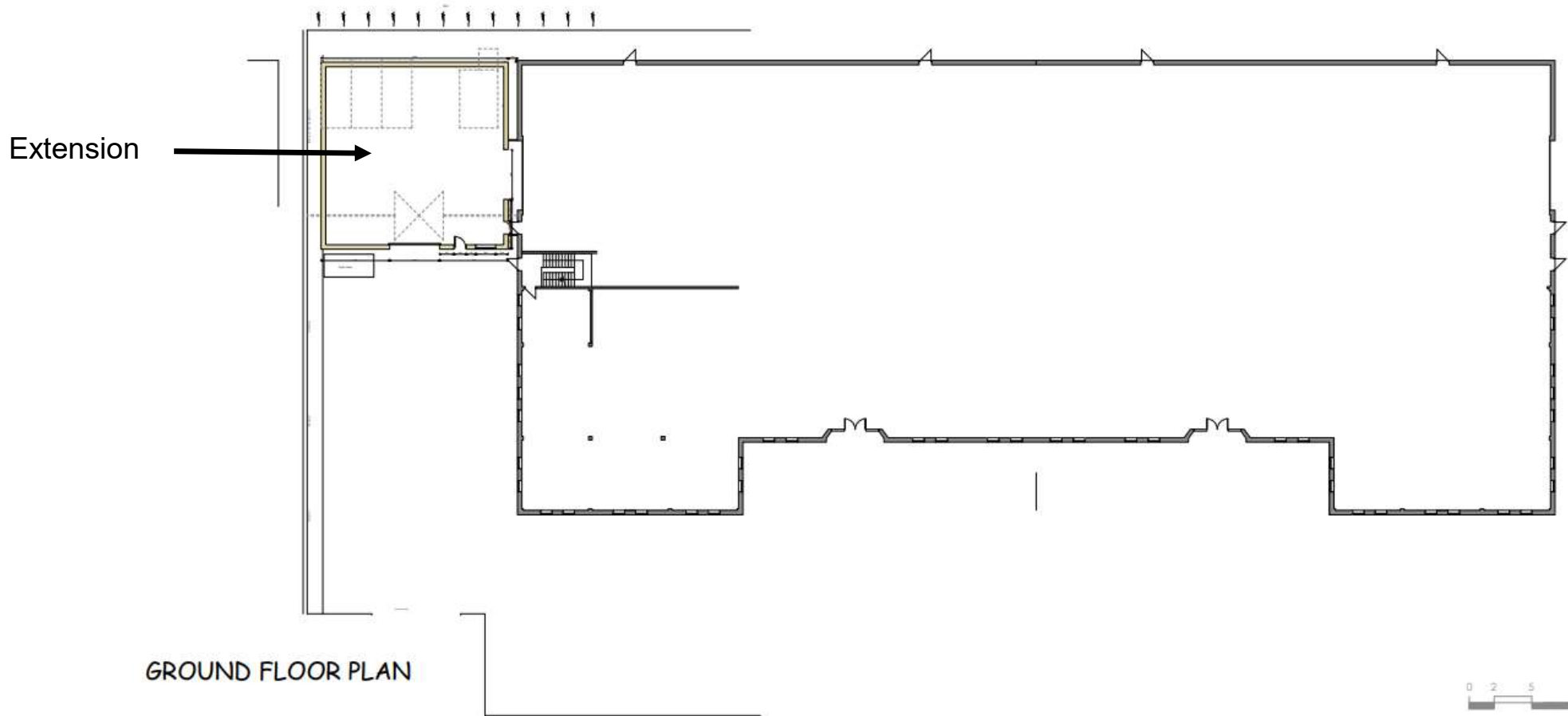
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Pre-Existing Ground Floor Plan



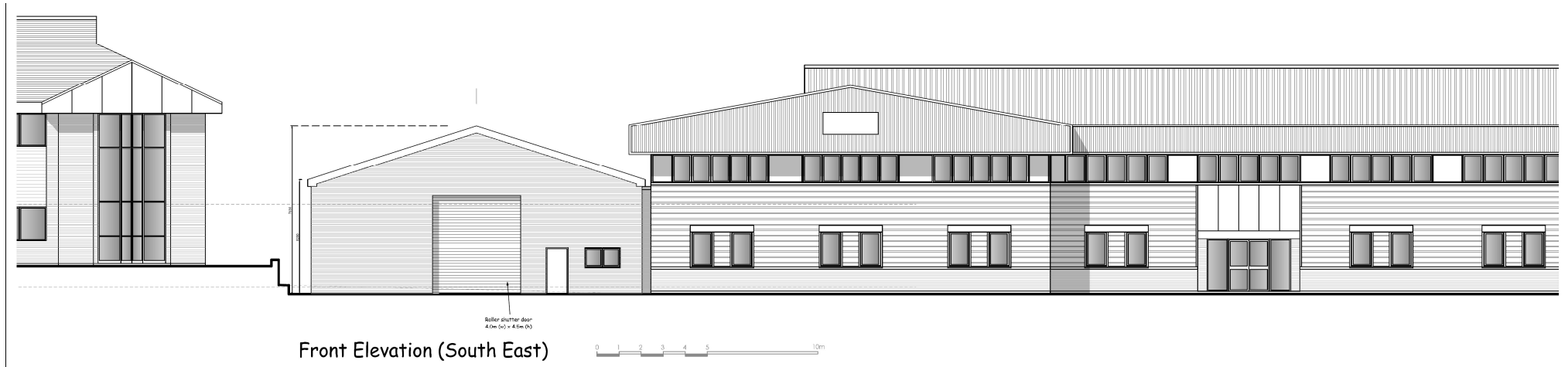
14

Existing Ground Floor Plan



Existing Front Elevation

16



18-7040-SK3A

Existing Contextual Elevations



18-7040-SK3A

Representations

602 objections received, key issues raised:

- Poor design, overdevelopment;
- Increased noise;
- Biodiversity/wildlife impacts - will threaten the integrity of the ecosystem at Wild Park;
- Impact on economy - local businesses, tourist industry, harmful to Brighton and Hove's public image
- Highway impact;
- Any employment benefit was factored into original, temporary permission;
- Environmental benefit of retaining structure should have been considered in original application;
- Retrospective application shows disregard for planning process;
- Impact of protest on police resources and local businesses;
- Weapons produce: impact on environment, principles of international law, immoral, legal implications;
- Conflict with BHCC Constitution regarding human rights;
- Approving the alterations would have a detrimental effect on property value.

Petition with 130 signatures

One representation received in support:

- Need to support jobs in Brighton and arms industry in UK

Representations cont.

Responses from members and councillors

- Objection from Caroline Lucas MP
- Objection from Lloyd Russell Moyle MP
- Objections from Councillors:
 - Asaduzzaman
 - Bagaeen
 - Fowler
 - Hill
 - McLeay
 - Pickett

Support from Councillor Ivans

Key Considerations in the Application

- Principle of the Development
- Design and Impact on Character of the Area
- Other Matters

Conclusion and Planning Balance

- Retention of extension to industrial building on allocated industrial estate considered acceptable;
- Retrospective nature of application not a material consideration;
- Design and appearance acceptable – small feature relative to main building and area;
- Matters relating to acceptability of items produced cannot be considered;
- Not considered impact on people with protected characteristics sufficient to warrant refusal.

Recommend: Approval