

2nd July 2025 Planning Committee – Amendments and Additional Representations

Page	Site Address	Application No.	Comment
Item A	Brighton College Preparatory School Walpole Lodge 2 Walpole Road And Pre-Prep School Eastern Road, 2 Belle Vue Gardens And 141 And 143 Eastern Road Brighton	BH2025/00264	<p>19th June – A representation has been received from Councillor Mackey <u>objecting</u> to the proposal. A copy of their representation is attached to this Late List.</p> <p>23rd June – An additional representation has been received <u>objecting</u> to the development for reasons which are mostly already referenced within the office report, however an additional point is raised in regards to the effect upon availability and cost of housing within Brighton and Hove. Whilst this is noted, the application does not propose the direct loss or additional provision of housing within City.</p> <p>25th June – An additional representation has been received <u>supporting</u> the development on the grounds of good design and has referenced that as a local resident within the Whitehawk and Marina Ward they have not had their views canvassed by other objectors nor Councillors.</p> <p>25th June - A representation has been received from Councillor Allen <u>objecting</u> to the proposal. A copy of their representation is attached to this Late List.</p>
Item B, page 107- 108	9 - 12 St Catherines Terrace Hove BN3 2RH	BH2023/03293	<p>13 June 2025 – Comments received from the Council’s Local Employment Scheme Officer as follows:</p> <ul style="list-style-type: none"> • A financial contribution of £9,200 towards the Local Employment Scheme • Submission of an Employment & Training Strategy <p>24 June 2025 - Amended Proposed Site Plan 134D received - revised to accurately show proposed pitched roof element / dormer. List of approved drawings amended:</p>

			<table> <tr> <th>Plan Type</th><th>Reference</th><th>Version</th><th>Date Received</th></tr> <tr> <td>Location and block plan</td><td>109</td><td>C</td><td>11-Dec-23</td></tr> <tr> <td>Proposed Drawing</td><td>120</td><td>D</td><td>23-Apr-25</td></tr> <tr> <td>Proposed Drawing</td><td>121</td><td>F</td><td>15-May-25</td></tr> <tr> <td>Proposed Drawing</td><td>122</td><td>D</td><td>23-Apr-25</td></tr> <tr> <td>Proposed Drawing</td><td>123</td><td>E</td><td>22-May-25</td></tr> <tr> <td>Proposed Drawing</td><td>130</td><td>C</td><td>06-Nov-24</td></tr> <tr> <td>Proposed Drawing</td><td>131</td><td>B</td><td>11-Dec-23</td></tr> <tr> <td>Proposed Drawing</td><td>132</td><td>B</td><td>06-Nov-24</td></tr> <tr> <td>Proposed Drawing</td><td>133</td><td>A</td><td>11-Dec-23</td></tr> <tr> <td>Proposed Drawing</td><td>134</td><td>D</td><td>24-June-25</td></tr> <tr> <td>Proposed Drawing</td><td>135</td><td></td><td>06-Nov-24</td></tr> <tr> <td>Proposed Drawing</td><td>142</td><td>A</td><td>15-May-25</td></tr> <tr> <td>Proposed Drawing</td><td>143</td><td>A</td><td>15-May-25</td></tr> </table>	Plan Type	Reference	Version	Date Received	Location and block plan	109	C	11-Dec-23	Proposed Drawing	120	D	23-Apr-25	Proposed Drawing	121	F	15-May-25	Proposed Drawing	122	D	23-Apr-25	Proposed Drawing	123	E	22-May-25	Proposed Drawing	130	C	06-Nov-24	Proposed Drawing	131	B	11-Dec-23	Proposed Drawing	132	B	06-Nov-24	Proposed Drawing	133	A	11-Dec-23	Proposed Drawing	134	D	24-June-25	Proposed Drawing	135		06-Nov-24	Proposed Drawing	142	A	15-May-25	Proposed Drawing	143	A	15-May-25
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Item C, page 135	The FreeButt 1 Phoenix Place Brighton BN2 9ND	BH2025/00889	<p>18th June 2025 - Minor amendments to the plans were received after the publication of the report – the revisions omit one of the cycle stands under the stairs and clarify the level access arrangements to the proposed commercial unit.</p> <p>As a result the list of approved drawings is updated:</p>																																																								

Page 136 and 137			Plan Type	Reference	Version	Date Received
			Location and block plan	TA1119/01	A	31-Mar-25
			Proposed Drawing	TA1419/10	F	18-Jun-25
			Proposed Drawing	TA1419/11	K	18-Jun-25
			Proposed Drawing	TA1419/12	G	05-Jun-25
			Proposed Drawing	TA1419/13	E	18-Jun-25
			Proposed Drawing	TA1419/14	F	18-Jun-25
			Proposed Drawing	TA1419/15	E	05-Jun-25
			Proposed Drawing	TA1419/16	F	18-Jun-25
			Proposed Drawing	TA1419/17	E	18-Jun-25
Page 140			<p>The wording of conditions 4 and 6 it to be updated accordingly to reference the latest drawing version and date of receipt.</p> <p>The wording of condition 9 is to be altered to require compliance with the newly submitted plan: <i>The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.</i> <i>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 DM33 of Brighton & Hove City Plan Part 2, and SPD14: Parking Standards.</i></p>			
			<p>27th June 2025 – comments received from the Local Highways Authority, requesting:</p> <ul style="list-style-type: none"> • Off-site footway improvements to be secured by s106 and s278 agreement • A Construction Environmental Management Plan (CEMP) • Further details of the location of bin stores for the commercial unit 			
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			<p><u>Officer note:</u> an additional condition relating to the commercial unit bin stores can be added. However, it would not be considered reasonable or necessary to secure off-site footway improvements or a CEMP as part of this application.</p> <p>Additional condition 10: <i>The commercial unit hereby permitted shall not be brought into use until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out and provided in full in accordance with the approved details prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times. Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to comply with Policies DM18 and DM21 of Brighton & Hove City Plan Part 2, policy CP8 of the Brighton & Hove City Plan Part One and Policy WMP3e of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan Waste and Minerals Plan</i></p>																				
Item D, page 157	63 Lyminster Avenue Brighton BN1 8JL	BH2024/01962	<p>23rd June 2025 - Minor amendments to the plans were received after the publication of the report – the revisions pulled the terrace and privacy screens in 1.0m from each boundary. The amended drawings also added the steps from the decking to the garden. Plans were amended to include the adjoining neighbour's house. The block plan was amended to show two storey and single storey extensions. An updated proposed north side elevation was provided.</p> <p>As a result the list of approved drawings is updated:</p> <table> <tr> <th>Plan Type</th><th>Reference</th><th>Version</th><th>Date Received</th></tr> <tr> <td>Location and block plan</td><td>LPEX007</td><td>003</td><td>17-Jun-25</td></tr> <tr> <td>Proposed Drawing</td><td>LAEX003</td><td>008</td><td>23-Jun-25</td></tr> <tr> <td>Proposed Drawing</td><td>LAEX004</td><td>007</td><td>23-Jun-25</td></tr> <tr> <td>Proposed Drawing</td><td>LAEX004</td><td>004</td><td>23-Jun-25</td></tr> </table>	Plan Type	Reference	Version	Date Received	Location and block plan	LPEX007	003	17-Jun-25	Proposed Drawing	LAEX003	008	23-Jun-25	Proposed Drawing	LAEX004	007	23-Jun-25	Proposed Drawing	LAEX004	004	23-Jun-25
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			<p>30th June 2025 – An additional objection was submitted by a previous objector. This objection goes into further detail following an independent 3D scan of the proposal and raises concerns regarding the following:</p> <ul style="list-style-type: none"> - Inaccurate drawings - Inconsistencies and inaccuracies in officer's committee report - Procedural issues and biases towards securing approval - Lack of dimensions - Conflict with planning policies <p>3D images have been submitted as part of this representation to demonstrate the harm of the proposal.</p>
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