

5th August 2026 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
7-24	76-79 and 80 Buckingham Road, Brighton	BH2026/00198	The application remains subject to the requirements and obligations of a signed and sealed Section 106 agreement relating to the earlier planning consents, however, the removal of this condition (the subject of the application) would have no connection or relationship to any of the ongoing obligations and therefore the approval of this application would not require any Deed of Variation to the Section 106 agreement. The recommendation is therefore to grant planning permission as set out below. 1 RECOMMENDATION 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to GRANT planning permission subject to the following Conditions and Informatives and subject to the S106 agreement for planning application BH2022/02361 (as amended by the Deed of Variation) which also applies to this S73 application. 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to GRANT planning permission subject to the following Conditions and Informatives:
25-46	Tennis Courts St Anns Well Gardens Somerhill Road Hove	BH2025/01757	In response to an e-mail received from the agent the following conditions are amended to read as follows. Condition 6 has been amended as it would not be possible to separate the LUX from the existing streetlights over the installation. For this reason the condition is amended to be in compliance with the lighting scheme as included in the application. Condition 10 has been amended to ensure that the operator would not in breach if the Council undertakes maintenance during the development cycle and also to ensure the condition is correctly phrased and suitable for purpose;

Condition 6;

The floodlighting units hereby approved shall be installed strictly in accordance with the specification provided within the "400 LUX LED LIGHTING DESIGN" document by 'Highlights Flooding Ltd' ref: St Ann's Tennis Club received 9th March 2026 and retained as such thereafter. ~~At no time and under no circumstances shall the light from the floodlights hereby approved into the habitable room windows of adjacent residential properties exceed a level of 2 lux vertical illuminance.~~

Reason: To safeguard the amenities of occupiers of adjoining residential properties and to comply with policies DM20 and DM40 of the Brighton & Hove City Plan Part Two.

Condition 10;

No tree shown as retained on the approved drawings shall be cut down, uprooted, destroyed, ~~pruned~~, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of ~~occupation of the building for its permitted use~~, first use of the floodlights hereby approved, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development in compliance with policies DM22 and DM37 of Brighton & Hove City Plan Part 2, and CP8, CP10, CP12 and CP13 of the Brighton & Hove City Plan Part One.

83-108

31 Eldred Avenue

BH2025/02058

The conditions on this application have been amended to ensure that they are reasonable and enforceable for a development scheme of this size and nature. Condition 12 has been amended to include reference to the Ecological Design Strategy to avoid unnecessary duplication for the applicant.

			Condition 5 5 The dwelling hereby approved shall be implemented in strict accordance with the internal layouts detailed on the proposed floorplans CH1301/006 B received on 11th March 2026. The internal layouts shall be retained as first implemented thereafter. Reason: To ensure an acceptable standard of accommodation for future occupiers is provided and maintained thereafter and to comply with policy DM1 of the Brighton and Hove City Plan Part Two. Condition 12 12 Prior to occupation of the development hereby permitted, a scheme for landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be implemented in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. The scheme shall include the following: a. details of all hard and soft surfacing to include the type, position, design, dimensions and materials and any sustainable drainage system used; b. a schedule detailing sizes and numbers/densities of all proposed trees/plants including food-bearing plants and mitigation planting for the removed trees and hedge, and details of tree pit design, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period. The measures should be informed by and in broad accordance with the Preliminary Ecological Appraisal (PEA, Arun Ecology, 25/03/2026, Revision 002) and submitted Habitat Management and Monitoring Plan. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies DM22 of Brighton & Hove City Plan Part 2, and CP12 and CP13 of the Brighton & Hove City Plan Part One
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			Condition 20 20 — No development shall take place until an Ecological Design Strategy (EDS) addressing ecological compensation and enhancement, has been submitted to and approved in writing by the local planning authority. Measures should be informed by and in broad accordance with the Preliminary Ecological Appraisal (PEA, Arun Ecology, 25/03/2026, Revision 002). The EDS shall include the following: extent and location / area of proposed works on appropriate scale maps and plans; type and source of materials to be used where appropriate, e.g. native species of local provenance; and details of any initial aftercare and long term maintenance and monitoring/remedial measures, where applicable. The EDS shall be implemented in accordance with the approved details. Reason: To ensure provision of measures considered necessary to compensate for the loss of habitats and enhance the site to provide a net gain for biodiversity as required by Section 40 of the Natural Environment and Rural Communities Act 2006, paragraphs 187 and 193 of the NPPF (December 2024) and policy CP10 of the Brighton and Hove City Plan Part One.
109-122	Flat 9, 191 Kingsway	BH2026/01213	Four (4) additional comments in support of the development have been received however the addresses of the individuals are not materially affected by the development. Three of those received are not located in Brighton & Hove. The representations do not raise any matters which have not already been considered within the published report.