

1st September 2010 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
11	Varley Halls, Coldean Lane, Brighton.	BH2010/00235	<p>Environmental Health have confirmed that given the significant distance between the site and neighbouring residences along Coldean Lane, a Construction Environmental Management Plan (CEMP) is no longer required and sufficient protection is afforded by Environmental Health Legislation to protect neighbouring amenity.</p> <p>The Head of Term has therefore been deleted from the Section 106 agreement.</p> <p>An additional condition is recommended which should read as follows:</p> <p>Phase 1 of the development as shown on drawing number (SK)LP011 revision A received 22nd July 2010, shall not be occupied until details of a car park management scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented in strict accordance with the approved details. Reason: In order to manage the use of the car park and encourage the use of sustainable modes of transport and to comply with policies TR1 and TR2 of the Brighton & Hove Local Plan.</p> <p>The repetition of the wording “In order to discourage the use of private motor vehicle” should be deleted from the reason relating to condition 22.</p>
51	Former Esso, Hollingdean Road, Brighton.	BH2010/00498	<p>Error in the report. Page 51 under recommendation, the 5th bullet point should be deleted and read:</p> <ul style="list-style-type: none"> • A minimum of 10 of the units hereby approved shall be affordable housing (40%).
110	City Park, Orchard Road	BH2010/00630	<p>An email has been received from The Guinness Trust <u>objecting</u> to the scheme on behalf of the residents of March House on the following grounds:</p> <ul style="list-style-type: none"> • How will the development affect March House in terms of blocking out light and overlooking of the flats? • There is concern that the length of time the proposed development will take and impact of noise on residents. • If March House car park is used during construction works, there could be

potential problems with the disturbance this could create.

The **resident of Orchard House** who was going to speak at the August committee but cannot attend the September meeting has also submitted an outline of what she would have said. The outline raises the following points:

- The resident has a ground floor flat which is approximately 10m along the west side of the building from the front corner and looks out onto the proposed site.
- All of the ground floor flats running along this section have kitchen, living areas and main bedroom facing the site.
- There is a significant difference in ground levels between the sites which will result in the two-storey part of the new design having the same impact as a three storey building. This will result in a loss of natural light to the ground floor rooms and a feeling of being 'hemmed in'. The single-storey element also has results in light reduction.
- The ground levels of the proposed site have changed dramatically since the application was passed for a nursery.
- The ground levels should be returned to those shown on the original plans.
- The scheme includes gardens and new fencing will further exacerbate the situation.

Officer Response:

The impact of the proposal on the amenity of March House and Orchard House has been addressed in the report. It should be noted that the approved plans for the nursery indicate similar ground levels to the current proposal. To address concerns regarding the impact of construction works and in accordance with SPD08: Sustainable Building Design, the following condition is recommended:

- No development shall commence until confirmation has been submitted to and approved in writing by the Local Planning Authority that the scheme has been registered with the Considerate Constructors Scheme. **Reason:** To protect the amenities of the neighbouring occupiers and to comply with Policies SU10 and QD27 of the Brighton & Hove Local Plan.

			<p>Early Years and Childcare Strategy Manager has looked at the nursery provision in the area and within a half mile radius of Orchard Road there is the following:</p> <ul style="list-style-type: none"> • One pre-school offering 30 places for children from 2.5 – 4 years old. This group operates term time only and is open from 9am – 2.15pm. • A crèche, 5 places, (babies) for parents wishing to use the gym attached to Corals greyhound stadium and 21 pre-school places • Three childminders offering 10 places between them for babies and children up to 5 years of age. <p>The pre-school is full and has waiting lists. For parents living in this neighbourhood they have to travel further a field – up to a mile – to access childcare. There are 20 nurseries and pre-schools and 40 childminders between half a mile and a mile of Orchard Road.</p> <p>Ideally, especially in the light of the housing development in the Orchard Road, the best solution would be for a nursery to be built on this site as intended. This neighbourhood, as you can see from the statistical information does not have a lot of childcare. However, in order for potential nursery providers to have a cost effective business they want a larger site than is there in Orchard Road. Under the circumstances, reluctantly the Early Years Manager understands that the use of the land could be considered for other purposes.</p> <p>Officer Response: The comment is noted the use of the land for residential purposes has been addressed in the Officer's report.</p>
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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).

