

Page	Site Address	Application No.	Comment
3	The Astoria, 10-14 Gloucester Place, Brighton	BH2010/03759	Condition 18 is a duplication of condition 20 and it should therefore be deleted.
73	Royal Sussex County Hospital, Eastern Road, Brighton	BH2011/01558	<p>Access arrangements An alternative solution has been found to prohibiting left hand turns from the access/egress point 2 to the south east of the Barry Building entrance. This has been achieved by switching over the access and egress points to serve the drop off facilities outside the Barry Building. The proposed arrangements are for vehicles to enter at the access to the south east of the Barry Building entrance (2) and to egress at the south west point (1). This is considered acceptable by the Council's Sustainable Transport Team in terms of the proximity of the pedestrian crossing. However, the amended access/egress amendments would now have an impact on the acceptable siting of the relocated eastward bus stop on Eastern Road. This was originally to be relocated to outside the main Barry Building entrance, however, this would now impede on visibility splays. In order to address this conflict, it is now proposed to locate the bus stop slightly further west to between the main Barry Building entrance and Upper Abbey Road. This would be directly opposite the westward bound 40x bus stop so it is proposed to relocate this bus stop further eastwards to between Upper Sudeley Street and Sudeley Place.</p> <p>Therefore a number of changes have been made to conditions 8 and 14 with condition 9 being deleted.</p> <p>Other changes to conditions After legal advice the wording of condition 1 has been slightly amended.</p> <p>Conditions 2 and 7 have been amended to make reference to amended plans.</p> <p>Condition 10 was repeated later on in the conditions and this repeated condition has therefore been deleted.</p>

The numbering of the last 4 conditions was incorrect and this has been amended.

Following consultation with **Environmental Health Officers** the condition requiring a Construction Environmental Management Plan has been amended.

For ease of reference the full set of recommended conditions are included below:

1. *The building hereby permitted shall be removed either on or before the third anniversary of the date of this permission should by that date demolition of the Jubilee Building, Latilla Building and Annex, Stephen Ralli Building and Nuclear Medicine Building not have occurred pursuant to a planning permission authorising the redevelopment of the Royal Sussex County Hospital but should such demolition have taken place within the aforesaid timescale then the building hereby permitted shall be removed by the seventh anniversary of the date of this permission.*
Reason: *As the structure hereby approved is not considered suitable as a permanent form of development, permission is granted for a temporary period only and in accordance with policies QD1, QD2, QD4 and QD27 of the Brighton & Hove Local Plan.*

2. The development hereby permitted shall be carried out in accordance with the approved drawings no. YKN-AR-FCP-A00-EL-00-0002 F01, YKN-AR-FCP-A00-EL-00-0006 F00 received 14 June 2011, TGM-AR-FCP-A00-PS-00-0500 F01, TGM-AR-FCP-A00-PS-00-0501 F01, TGM-AR-FCP-A00-PS-L2-PL_505 F01 received on 05 July 2011, WSP-CI-FCP-SK-0008 F01 received on 23 August 2011, WSP-CI-ST2-A00-GA-L1-0001 F01 received on 24 August 2011, WSP-CI-FCP-SK-0011 F01 received on 30 August 2011, TGM-AR-FCP-A00-PS-00-0504 F02 received on 6 September 2011, and WSP-CI-SW-A00-M2-00-0001 F04, YKN-AR-FCP-A00-EL-00-0001 F04 received on 7 September 2011 WSP-CI-SW-SK-0001 F01 received on 7 September 2011, WSP-CI-FCP-SK-0012 F03 received on 9 September 2011, WSP-CI-FCP-SK-0002 F04 received on 12 September 2011 and YKN-AR-FCP-A00-EL-00-0006 F01 received on 14 September 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997.
Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.
4. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for a method statement to identify, risk assess and address the unidentified contaminants.
Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.
5. The modular building shall not be erected on site until full details of the external materials to be used in the construction of the external surfaces of the development along with the materials of the boundary wall gate, hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.
Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, HE6 and HE10 of the Brighton & Hove Local Plan.
6. No works shall take place (including ground preparation works) until the four disabled parking bays to the east of the Jubilee Building, have been laid out in accordance with the details shown on plan referenced WSP-CI-FCP-SK-0011 received on 30/08/2011. This disabled parking shall be made available for use prior to works taking place.
Reason: In order to replace the displaced disabled parking and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan and

Supplementary Planning Guidance Note No.4 'Parking Standards'.

7. No works shall take place (including ground preparation works) until the amended parking arrangements have been fully implemented and laid out in accordance with the details shown on plan referenced WSP-CI-FCP-SK-0002 F04 received on 12/09/2011. This amended parking shall be made available for use prior to works taking place (including ground preparation works).
Reason: In order to replace some of the displaced visitor/staff parking and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note No.4 'Parking Standards'.
8. No works shall take place (including ground preparation works) until the access points 1, 2, 3, 4 and 5 as shown on plan referenced WSP-CI-FCP-SK-0002 F04 received on 12/09/2011 and plan referenced WSP-CI-FCP-SK-0012 F03 received on 09/09/2011 have been laid out fully in accordance with the details shown on plan referenced TGM-AR-FCP-A00-PS-L2-PL_505 received on 05/082011. The aforesaid access points shall be made available for use prior to any works taking place (including ground preparation works).
Reason: In order to provide access and egress to the parking/drop off areas and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.
9. No works shall take place (including ground preparation works) until a revised signage schedule for all of the parking areas and access/egress points, has been submitted to and approved in writing. The approved signage scheme shall be implemented fully in accordance with the approved details prior to any works taking place (including ground preparation works).
Reason: To ensure the safe access of the parking areas and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.
10. No works shall take place (including ground preparation works) until details of the means of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and contained as such thereafter.
Reason: To ensure the existing infrastructure can facilitate the development and to reduce the risk of flooding as a result of this development and to

			<p>comply with policy SU15 of the Brighton & Hove Local Plan.</p> <p>11. The modular building shall not be erected on site until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such. Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.</p> <p>12. No works shall take place (including ground preparation works) until the proposed ground levels and finished floor levels of the modular build in relation to Ordinance Datum have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out fully in accordance with the approved details. Reason: As insufficient information has been submitted and to ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, HE6 and HE10 of the Brighton & Hove Local Plan.</p> <p>13. No works shall take place (including ground preparation works) until a Construction Environmental Management Plan which shall outline details of construction noise levels, details of the ground preparation works, the hours of working on site, hours of delivery of materials to the site; storage of materials on site; cherry pickers and noise from reversing machinery; dust and noise from the removal of any waste from the site, and how such noise and dust will be controlled using best practical means, referencing BS5228-1:2009 has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details. Reason: To safeguard the amenity of the occupiers of adjoining properties and to comply with policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.</p> <p>14. No works shall take place (including ground preparation works) until full</p>
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100	Cavendish House, Dorset Place, Brighton	BH2011/01852	<p>details of the schedule and timescale of works to temporarily relocate the eastern bound bus stop present on the north side of Eastern Road and the western bound 40x bus stop on the south side of Eastern Road, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details before any works shall take place (including any ground preparation works). Such works to be retained thereafter.</p> <p>Reason: In the interests of highway safety and to comply with policy TR7 of the Brighton & Hove Local Plan.</p>
<p>Comments have been received from the Sustainable Transport Team as follows:</p> <p>“The application fails to provide for the demand for travel that it creates including for the mobility impaired and cyclists.</p> <p>The application fails to provide information on who (including their age) and how many will be travelling to and from the site (for example staff, students (over 16 years of age), school children (under 16 years of age), visitors, deliveries, servicing et cetera) and by what means so a travel plan is required as the application is a change to an educational use that will probably attract a greater number of people including possibly children to the site.</p> <p>The site is off Edward Street that is a Sustainable Transport Corridor and new applications along this corridor will be expected to contribute to their implementation and improvement.</p> <p>All new development must take account of pedestrian links within and outside site boundaries and improve links to and between pedestrian routes and public transport facilities, where reasonably related to the development including in Dorset Place (including dropped kerbs and relocating a streetlight to allow the mobility impaired to access and egress the site).</p> <p>New developments should provide walking and cycling routes that are separated from vehicular traffic as far as possible and suitable for the independent movement of children within the development site and into adjoining areas</p>			

including in Dorset Place. The pathways / cycle routes should be designed with sight lines that take into account the smaller stature of children. Where the pathways / cycle routes cross vehicle routes within the site or cross external roads, they should be designed to take into account the limited ability of children to judge the speed of approaching vehicles and choose safe points for crossing roads. The appropriate location of dropped kerbs for the mobility impaired in Dorset Place will help children choose safe points for crossing Dorset Place.

In all proposals for new development and changes of use applicants should provide facilities for cyclists in accordance with the parking guidance and the application has failed to do this.

Parking spaces for people with a mobility related disability (blue car badge scheme holders) should be sited closest to the main or most suitable access to the development and the application has failed to do this.

Planning permission will be granted for new developments and changes of use where parking levels meet the parking standards set out in BH SPG Note 4 'Parking Standards' and the application has failed to do this particularly for the mobility impaired and cyclists.

Matters related to the achievement of one or more of the various aims listed in the Brighton & Hove Local Plan 2005 including relating to facilities for people with mobility problems, public transport infrastructure, provision of cycle parking facilities, contributions towards pedestrian and cycle route infrastructure and off-site highway improvements will be sought by means of planning obligations when planning permission is granted.

We would not wish to restrict grant of consent of this Planning Application. Subject to the inclusion of the following condition[s] and/or informative[s]:

1. The development shall not be occupied until cycle parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development.

2. The development shall not be occupied until disabled parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of DfT blue (disabled) badge holders.

Reason: In order that the development site is accessible by the mobility impaired.

3. The development shall not be occupied until a Travel Plan has been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Planning Authority.

Reason: In order that the development provides for the demand for travel that it creates and seeks to reduce traffic generation by encouraging the use of walking, cycling, public transport and journey sharing.

Additional Requirements

In addition the above conditions the developer should be required to make a financial contribution secured via a S106 agreement of £5000. This will contribute towards the provision of dropped kerbs and the removal and replacement of street lighting in Dorset Place to make the site accessible to the mobility impaired.”

Officer Response:

The comments from the **Sustainable Transport team** outline that there are a number of shortcomings of the application in terms of compliance with cycle parking and disabled parking. They recommend the use of conditions to address such matters, however it is considered that the lack of cycle parking shown on the submitted drawings could not be dealt with by condition as they would necessitate the loss of vehicular parking spaces which are important in ensuring that the building remains viable. As such, cycle parking would need to be designated outside of the basement car parking area, and thus would require the submission of revised plans to demonstrate an alternative layout, which would need

			<p>assessment and thus could not be dealt with by condition. As such, reason for refusal no. 2 of the committee report remains in effect.</p> <p>Were the application to be recommended for approval, a s106 contribution as set out in the consultee response would have been recommended.</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).

