

Cllr. Nancy Platts

BH2018/02136 – 22-24 St Georges Road

4th June 2019:

I understand the deadline for comments for this application closes today. As East Brighton Ward Councillor, I want to place on record a summary of the concerns of residents about the development of the Co-op on St. George's Road, BN2 1ED and recommend that should this application go to Planning Committee, a site visit is undertaken with access to the flats above the Co-op.

1. Insufficient consultation with residents about the scale and impact of the build.
2. Over development of the site resulting in a store that will be out of character from a local street of small shops.
3. The potential for negative structural impact on all flats of lowering the floors and removing load bearing walls.
4. Increased noise from the proposed cooling plant/extraction system.
5. Increased noise from deliveries at unsocial hours.
6. Increased noise from increase in customers coming and going to a shop open from 7am to 11pm.
7. Increase in vehicle movements or potential for larger vehicles to re-stock larger shop.
8. Negative impact on viability of other local traders and the high street due to greater variety and volume of stock.
9. Increase in unsightly delivery and storage racks left in the road.
10. Increase in parking.

