

7th August 2019 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
21	26 Brentwood Crescent, Brighton	BH2019/01050	<p>Additional letter of <u>objection</u> has been received from a neighbour raising similar grounds to those raised before in addition to the following new grounds of objection:</p> <ul style="list-style-type: none"> -Request a condition is attached for notices to be put up to ensure there is no parking on the shared driveway -Concerns about bins and rubbish being left on the shared driveway, a condition should be sought relating to bin storage. -There are unresolved issues in relation to Policy CP21. -The proposed use of the property is incompatible with the intended use of the land and as such this forms a material planning consideration. <p>Officer response: These additional objections are noted. A condition is recommended relating to refuse and recycling storage. Issues concerning transport and planning policy are addressed in the officer report.</p> <p>Additional condition</p> <p>5. The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.</p> <p>Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan, 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.</p> <p>Amendments to officer report</p> <p>Paragraph 8.8 to include:</p> <p>In addition, council tax records have been checked for each of the nearby properties identified by neighbours. From the information above no lawful HMO's have been identified.</p>

			<p>Paragraph 8.20. to read:</p> <p>Given that the maximum occupancy is restricted by the C4 Use Class, in this instance it is not necessary to restrict the number of occupiers or 'permitted development rights' by condition as well. Furthermore it is not considered that further extensions to the property under permitted development would have an adverse impact on the character of the property or surrounding area or cause detriment to the amenities of occupiers of nearby properties. Any extension that would facilitate a change of use to a sui generis HMO would require planning permission.</p>
65	Medina House, 9 Kings Esplanade, Hove	BH2019/01089	<p>Amendments to officer report</p> <p>References to attached conditions in the officer report are not correct:</p> <ul style="list-style-type: none"> • Paragraph 8.12 should refer to Condition 7. • Paragraph 8.14 should refer to Condition 18. • Paragraph 8.16 should refer to Condition 13 (energy efficiency), Condition 14 (water efficiency) and Condition 17 (nature conservation).

2

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).