



**Brighton & Hove
City Council**

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 14 SEPTEMBER 2016

**COUNCIL CHAMBER, HOVE TOWN HALL, NORTON ROAD,
HOVE, BN3 4AH**

ADDENDUM

ITEM	LATE REPRESENTATIONS LIST AND MEMBERS LETTERS	Page
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14 September 2016 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
105	Household Waste Recycling Site, Modbury Way, Hove	BH2016/01592	<p>Amend Condition 3) to read: The premises shall be used for no other purpose than as a Household Waste Recycling Site and transfer facility for wastes from East Sussex and Brighton & Hove Household Waste Recycling Sites, commercial waste, street cleansing waste (including fly tipped waste and bulky waste collections), communal bin operations, cardboard and green waste, and on occasions when the Hollingdean MRF or WTS facility are unavailable or where there are other exceptional operational conditions the site shall also be used as a transfer facility for kerbside collected waste and recyclables (not to exceed 20 days per year, except where agreed in writing by the Local Planning Authority).</p> <p>Reason: Due to the proximity of residential properties there is a need to secure control over additional activities on the site in the interests of protecting residential amenity and in accordance with policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan and policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.”</p>
137	51 Plymouth Avenue, Brighton	BH2016/01847	<p>Representation received from 6 Knepp Close <u>objecting</u> on the ground that the proposal would be contrary to the 10% threshold City Plan Policy CP21.</p> <p>Officer response: The proposal complies with the threshold. This is addressed in the report.</p> <p>Renumber conditions 1), 2) and 3) on page 146 to 2), 3) and 4).</p> <p>Amend condition 4) to read:</p> <p>4) The development hereby approved shall be implemented in accordance with the proposed layout detailed on drawing no.1502/CU01 received on 20 May 2016 and shall be retained as such thereafter. The ground floor rooms annotated as living room, kitchen and utility room as set out on drawing no.1502/CU01 shall be retained as communal space and none of these rooms shall be used as bedrooms at any time.</p> <p>Reason: To ensure a suitable standard of accommodation for occupiers and to comply with policy QD27 of the Brighton & Hove Local Plan.</p>

			<p>Additional condition 5) to limit number of occupants taking into account the size of the bedrooms:</p> <p>5) The development hereby approved shall only be occupied by a maximum of four persons. Reason: To ensure a satisfactory standard of accommodation for future occupiers and to comply with policy QD27 of the Brighton & Hove Local Plan.</p> <p>Whilst the communal areas are considered appropriate for up to 4 occupants if the property were further extended above this occupancy level it is not considered that an adequate level of accommodation would be provided. As such this condition is considered necessary.</p>
149	42 Hawkhurst Road, Brighton	BH2016/02069	Councillor Hill has <u>withdrawn</u> her objection to this application. The application has been granted under delegated powers and is <u>withdrawn</u> from this agenda.
183	18 Ship Street, Brighton	BH2016/01756	On 12 July 2016 CAG made <u>no comment</u> due to insufficient information being available at the time of the meeting. CAG did not subsequently request the applications were brought back the following month and as such the scheme has not been assessed by the Group.
199	18 Ship Street, Brighton	BH2016/01757	On 12 July 2016 CAG made <u>no comment</u> due to insufficient information being available at the time of the meeting. CAG did not subsequently request the applications were brought back the following month and as such the scheme has not been assessed by the Group.

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).



Brighton & Hove

COUNCILLOR ANN NORMAN
COUNCILLOR KEN NORMAN

c/o King's House
Grand Avenue
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BN3 2LS
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Mr. Mark Thomas
Planning Service
King's House
Brighton and Hove City Council
Grand Avenue
Hove BN3 2LS
cc. Penny Jennings, Ross Keatley

August 2nd 2016

Dear Mr. Thomas,

REF: Application number: BH2016/02329
308 Dyke Road, Brighton.

Erection of three bedroom residential dwelling with associated parking and landscaping to replace existing garages.

We are writing on behalf of residents who have contacted us as elected members for Withdean Ward to oppose the application as detailed above.

The dwelling as described in the application would create a new development of housing between Dyke Road and Malden Road and reduces the amenity (QD27 - Design, safety and the quality of development) of Withdean Ward residents in both Dyke Road and Maldon Road by nature of overlooking, noise, increased vehicle movements and loss of amenity and privacy.

We believe that this application is also contrary to QD15 Landscape Design (a)

Should the officer recommendation be "to approve" we would like this application to be referred to the Planning Committee for determination and a copy of our letter to be included in full in the relevant Planning Committee agenda.

With best wishes.

Cllr. Ken Norman
Withdean Ward Councillor
ken.norman@brighton-hove.gov.uk

Cllr. Ann Norman
Withdean Ward Councillor
ann.norman@brighton-hove.gov.uk

Ms Jeanette Walsh
Planning Manager
Brighton and Hove City Council
Kings House
Grand Avenue
Hove
BN3 2LS

3rd August 2016

Dear Ms Walsh,

RE: OBJECTION TO APPLICATION: BH2016/02329

I am writing to object to the above planning application at 308 Dyke Road in Withdean Ward.

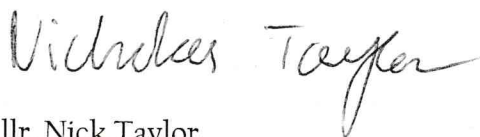
I am very concerned that this application will lead to a serious sense of enclosure for adjoining properties in Dyke Road and Maldon Road.

The new property is also very close to the boundary of both existing properties and therefore has the potential to overshadow the gardens and therefore amenity to residents. Such close proximity can also cause disruption to residents during habitation.

I am also concerned that the current design is not within the keeping and character of existing dwellings which will be visible to residents.

I would ask that this matter be referred to the Planning Committee should the officer recommendation be to grant to allow this matter to be discussed in public.

Yours sincerely,



Cllr. Nick Taylor

