

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 5 MAY 2021

VIRTUAL

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ADDENDUM

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5th May 2021 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment								
28	Land And Buildings On Wellington Road And Camden Street And Former Flexer Sacks Factory On North Street Portslade	BH2020/01968	<p>Amendment to Condition 1 Re-label version and date received to individual drawing (Phase 1 Ground Floor Plan General Arrangement) in table as follows:</p> <table border="1" data-bbox="1012 470 2222 545"> <thead> <tr> <th data-bbox="1012 470 1355 507">Plan Type</th> <th data-bbox="1355 470 1713 507">Reference</th> <th data-bbox="1713 470 1863 507">Version</th> <th data-bbox="1863 470 2222 507">Date Received</th> </tr> </thead> <tbody> <tr> <td data-bbox="1012 507 1355 545">Proposed Drawing</td> <td data-bbox="1355 507 1713 545">(GA)100</td> <td data-bbox="1713 507 1863 545">B</td> <td data-bbox="1863 507 2222 545">02 March 2021</td> </tr> </tbody> </table> <p>Additional Conditions</p> <p>49. No development above ground floor slab shall take place on Phase 1 until full details of the Phase 1 temporary facade treatment to north elevation have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved. Reason: To ensure a satisfactory appearance to the development and to comply with policy CP12 of the Brighton & Hove City Plan Part One.</p> <p>50. Notwithstanding the provisions of Schedule 2, Part 16 Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification), no installation, alteration or replacement of a microwave antenna or any structure intended for the support of a microwave antenna, other than those expressly authorised by this permission, shall be undertaken within the application site without the prior written approval of the Local Planning Authority Reason: The Local Planning Authority considers that development could cause detriment to the character of the area and for this reason would wish to control any future development to comply with policy QD14 of the Brighton & Hove Local Plan and policies CP12 of the Brighton & Hove City Plan Part One.</p>	Plan Type	Reference	Version	Date Received	Proposed Drawing	(GA)100	B	02 March 2021
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Proposed Drawing	(GA)100	B	02 March 2021								

35			<p>Nine (9) further neighbour representations have been submitted objecting to the application.</p> <p>Raising the following concerns:</p> <ul style="list-style-type: none"> • Loss of sunlight to gardens on south side of St Andrews Road • Increased parking pressure • Increased noise • Unsympathetic development • Loss of industrial space • Air pollution impact to future residents • Pressure on local services <p>The objections raised have been fully considered within the committee report. Given the distance from the site, the potential impact of loss of light to properties on St Andrews Road is not considered to be significant.</p> <p>Comment from Air Quality Officer Recommend Approval</p>
37			
104	Land To The North Of 11 Grand Avenue Hove BN3 2LF	BH2021/00037	<p>Additional comment received from CAG on the amended single-storey scheme: This is the second time the Group has seen an application for this site, and its view is not changed from the previous application, it unanimously recommends REFUSAL for the following reasons;</p> <ul style="list-style-type: none"> • The proposal will visually look out of place squeezed in between the listed Grade II No 11 Grand Avenue and the impressive Italianate No 12 Grand Avenue • Because of the height of the two abutting buildings and the extreme narrowness of the site the proposals will remove the demarcation view between Nos 11 and 12.. Two structures of differing architectural styles would be compromised, No 11 Arts and Crafts and No 12 of High Victorian Italianate.

			<ul style="list-style-type: none"> • The attractive rustication of the south side of No 12 would be compromised and partially covered up. • This part of Grand Avenue with the 1920's War Memorial centrally located in front of the proposed site is positioned at the quintessentially "Spine of Historic Hove" and this view other than the addition of the War Memorial has not changed since the 1900's. • This proposal will not enhance The Avenues CA. <p>One additional objection has been received from a member of the public. No additional points were raised over those already summarised in the report.</p> <p>Condition 1 failed to list the approved drawing (20122-06 rev 1, received 8th March 2021). This has been corrected.</p>
117	62 St Georges Road, Brighton, BN2 1EF	BH2020/03793	<p>Additional Conditions</p> <ul style="list-style-type: none"> • Additional <u>condition 13</u> to request 1:20 scale elevations and sections: <p><i>"No development above ground floor slab level of any part of the development hereby permitted shall take place until 1:20 scale elevational drawings and sections of the ground floor shopfront and door and the first/second floor windows have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.</i></p> <p>Reason: <i>To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One"</i></p>
117			<ul style="list-style-type: none"> • Additional <u>condition 14</u> to request details of rainwater goods:

119			<p><i>“No development above ground floor slab level of any part of the development hereby permitted shall take place until details of rainwater goods have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.</i></p> <p>Reason: <i>To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One”</i></p> <p>Additional representations</p> <p>Following amendments two additional representations have been received raising the following concerns:</p> <ul style="list-style-type: none">- Concerns have not been addressed and the majority of our objections remain- Increased security risk- Fire safety issue- Fire risk assessment needed- Hamper effective fire escape- May not comply with building regs- Overshadowing- Overlooking and loss of privacy- Noise disturbance- Intrusive- Out of keeping and detrimental impact on building and CA- Bikes potentially stored in alleyway- Damaging two existing trees- Inaccuracies on plans
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127			<p>Update reference to CIL:</p> <p>Updated paragraph:</p> <p>8.45 COMMUNITY INFRASTRUCTURE LEVY</p> <p>8.45 Under the Regulations of the Community Infrastructure Levy (CIL) 2010 (as amended), Brighton & Hove City Council adopted its CIL on 23 July 2020 and began charging on all CIL liable planning applications on and from the 5 October 2020. The exact amount will be confirmed in the CIL liability notice which will be issued as soon as it practicable after the issuing of planning permission.</p>
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