

PLANNING COMMITTEE ADDENDUM Late List / Councillor Representation

2.00PM, WEDNESDAY, 4 AUGUST 2021

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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4 August 2021 Planning Committee – Additional Representations

Item	Site Address	Application No.	Comment
A	2 Montefiore Road Hove	BH2016/02850	<p><u>Additional Heads of Terms</u></p> <p>Transport</p> <ul style="list-style-type: none"> • S278 to secure removal of off-site delivery bay, relocation of disabled bay, rearrangement of on-street car/motorcycle parking, signage, relocation of street furniture and removal of dropped kerb.
B	Saltdean Lido, Saltdean Park Road, Saltdean	BH2021/01810	<p>28 -29 July 2021: 17 new representations have been received, all in support of the planning application.</p> <p>20 July 2021: Amended east, west, north and south elevations were received deleting the proposed flagpole. It was considered by the applicant that the roof of the Lido building would not provide adequate safety due to lack of safety rails etc. to replace/put up the flag on a regular basis.</p> <p>Discussions with the Council’s Heritage Section and Historic England indicate that the removal of the flagpole from the proposals would have no impact on the significance of the Listed building.</p> <p>Therefore, the description has been amended to remove reference to flagpole and the Committee report should be amended to remove all references to the flag pole.</p> <p>Please also note that the amended elevations of 20 July referred to above include tension wires which are considered necessary to support the reinstated chimney. Following consultation with the Council’s Heritage section, it is proposed that condition 14 is amended to read as follows:</p>

			<p>14. No works shall take place to the roof-top of the Lido building until details, including large scale constructional drawings (of 1:10 scale) for repair and replacement works and alterations to roof top area and pavilion including details of the reinstated chimney stack in elevation, <u>proposed supporting tension wires</u> and an accompanying detailed structural engineers report, and details of the roof finish and new rooflights 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 prior to first occupation of each respective phase and retained as such thereafter.</p> <p>Reason: To ensure the satisfactory preservation of this listed building to comply with policies HE1 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.</p> <p>The submission of the amended elevations without a flagpole means that some of the drawing numbers listed under Condition 1 of the Committee report have changed as follows:</p> <p>P-01-XX-DR-A-2150 P4 is replaced by drawing number P0980-RHP-01-XX-DR-A-2150 P5</p> <p>P0980-RHP-01-XX-DR-A-2151 P5 is replaced by drawing number P0980-RHP-01-XX-DR-A-2151 P6</p> <p>P0980-RHP-01-XX-DR-A-2201 P2 is replaced by drawing number P0980-RHP-01-XX-DR-A-2201 P4</p> <p>Following discussions with the applicant and the Council's Heritage section it is also considered that Condition 17 is amended as follows:</p> <p>Unless evidence is submitted to and agreed in writing by the Local Planning Authority to demonstrate that the existing reeded obscure glazing to the horizontal windows in the east and west wings (former changing rooms) <u>of the</u></p>
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			<p><u>1930s building</u> is not original, <u>details shall be submitted to the Local Planning Authority to demonstrate how and where this glass can be retained or reused within the parts of the building dating from the 1930s. all the existing reeded obscure glazing shall be retained, and details of its retention shall be submitted to and approved in writing by the Local Planning Authority prior to the removal of any windows within the development.</u> The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter before <u>this part</u> that respective phase of the building is first brought into use.</p> <p>Reason: To ensure the satisfactory preservation of this listed building to comply with policies HE1 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.</p>
C	Saltdean Lido, Saltdean Park Road, Saltdean	BH2021/01811	<p>28 -29 July 2021: 16 new representations have been received, all in support of the planning application.</p> <p>20 July 2021: Amended east, west, north and south elevations were received deleting the proposed flagpole. It was considered by the applicant that the roof of the Lido building would not provide adequate safety due to lack of safety rails etc. to replace/put up the flag on a regular basis.</p> <p>Discussions with the Council's Heritage Section and Historic England indicate that the removal of the flagpole from the proposals would have no impact on the significance of the Listed building.</p> <p>Therefore, the description has been amended to remove reference to flagpole and the Committee report should be amended to remove all references to the flagpole.</p> <p>Please also note that the amended elevations of 20 July referred to above include tension wires which are considered necessary to support the reinstated</p>

			<p>chimney. Following consultation with the Council's Heritage section, it is proposed that condition 10 is amended to read as follows:</p> <p>10. No works shall take place to the roof-top of the Lido building until details, including large scale constructional drawings (of 1:10 scale) for repair and replacement works and alterations to roof top area and pavilion including details of the reinstated chimney stack in elevation, <u>proposed supporting tension wires</u> and an accompanying detailed structural engineers report, and details of the roof finish and new rooflights 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 prior to first occupation of each respective phase and retained as such thereafter.</p> <p>Reason: To ensure the satisfactory preservation of this listed building to comply with policies HE1 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.</p> <p>The submission of the amended elevations without a flag pole means that some of the drawing numbers listed under Condition 1 of the Committee report have changed as follows:</p> <p>P-01-XX-DR-A-2150 P4 is replaced by drawing number P0980-RHP-01-XX-DR-A-2150 P5</p> <p>P0980-RHP-01-XX-DR-A-2151 P5 is replaced by drawing number P0980-RHP-01-XX-DR-A-2151 P6</p> <p>P0980-RHP-01-XX-DR-A-2201 P2 is replaced by drawing number P0980-RHP-01-XX-DR-A-2201 P4</p> <p>Following discussions with the applicant and the Council's Heritage section it is also considered that Condition 12 is amended as follows:</p>
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			<p>12. Unless evidence is submitted to and agreed in writing by the Local Planning Authority to demonstrate that the existing reeded obscure glazing to the horizontal windows in the east and west wings (former changing rooms) of the <u>1930s building</u> is not original, <u>details shall be submitted to the Local Planning Authority to demonstrate how and where this glass can be retained or reused within the parts of the building dating from the 1930s.</u> all the existing reeded obscure glazing shall be retained, and details of its retention shall be submitted to and approved in writing by the Local Planning Authority prior to the removal of any windows within the development. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter before <u>this part</u> that respective phase of the building is first brought into use.</p> <p>Reason: To ensure the satisfactory preservation of this listed building to comply with policies HE1 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.</p>
J	20 St Helens Drive	BH2021/01017	<p>An additional letter of representation has been received from Councillors Barnett and Lewry dated 23.07.21 objecting to this application which is attached.</p> <p>Five (5) additional representations have been received from four (4) members of the public objecting to the proposal for the following reasons:</p> <ul style="list-style-type: none"> • Amendments do not resolve the concerns of residents • Overshadowing • Loss of privacy • Increase in on-street parking demand • Adversely affects Hangleton Conservation Area • Overdevelopment • Loss of view • Not in keeping with character of the area • Lack of officer site visit • Lack of officer site visit to neighbouring properties

			<ul style="list-style-type: none"> • Officer report does not acknowledge Hangleton Conservation Area • Officer report states “no front projection”, however front porch remains on the scheme. <p><u>Officer comment:</u> It is acknowledged that the committee report does not reference the proximity of the nearby Hangleton Conservation Area. The report does confirm the property is not within the Hangleton Conservation Area and it is not considered that the alterations proposed would materially affect the setting of the Conservation Area.</p> <p>An officer site visit took place on 23.07.2021.</p> <p>The amendments to the scheme are such that there are no front projections as referenced within the officer report.</p>
N	173 New Church Road	BH2021/01064	Further to the site visit undertaken 26.07.2021 officers have noted a new boundary wall has been erected at the rear of the site which part obscures the southern most garage. This can be seen on the presentation photographs. The wall requires planning permission but has not been applied for. The new wall replaces the previously existing boundary fence and requires permission as it exceeds a height 1m and is adjacent to the highway, the previous boundary fence was approximately 1.8m. Officers do not consider that the erection of this wall has a material effect on the determination of this application.
I	236 New Church Road	BH2021/01914	One (1) additional representation has been received from the applicant supporting the proposal but does not introduce any additional material considerations.

23 July 2021

Ms Liz Hobden
Head of Planning
Brighton & Hove City Council
1st Floor, Hove Town Hall
Norton Road, Hove
East Sussex. BN3 3BQ

Dear Ms Hobden,

**RE: Planning Application BH2021/01017 – Development at 20 St Helens Drive
Hove BN3 8EA**

We are disappointed to be having to again write to you concerning the above application.

You have asked for further comment on an amendment received to the application.

This is now the fourth time members of the community are having to write objections to this proposed development. It is causing great distress in the area to the neighbours, including the many elderly people that live in the area and call this part of Hangleton their home.

We have received multiple phone calls this week alone from residents who are distressed at having to again object and having their original considered objections thrown into uncertainty through this amendment.

We can understand why residents are so frustrated with this process.

The Council ruled against a previous application for this site (**BH2020/002271**) last year. It then approved a Certificate of Lawfulness (**BH2021/00108**), although I have been advised by the Council that this has no bearing on the ultimate decision that will be made for this application (**BH2021/01017**). Now an amendment has been made and residents must go through the process all over again. One of our residents remarked today that it looks like games are being played. They are so upset.

Our comment on the amendment is as follows:

There is no significant change to the application, except form the fact that the front dormer is now front roof light and the windows on the side have slightly shifted. The overall size of building, which is what our residents are objecting is the same.

As the scope of development remains largely the same as for the first application our objection remains the same and is on the following grounds:

1. **Appearance and size of the buildings is not appropriate** – When the bungalows on St Helens Drive were originally designed, the layout, spacing and scale of the buildings was carefully planned to ensure that they would be in keeping with the landscape and offer views of the Downs to each bungalow. This large new building would disrupt this design and mark a departure from the size of other bungalows in the area.
2. **Approval would set a precedent for wider development** – Should this gain approval, it would open the floodgates to further garden developments in the street and area. As such this application needs to be treated with the utmost scrutiny.
3. **Loss of view** – The proposed development would impinge on the views of neighbours. While the new development would itself enjoy views of the Downs; long-standing neighbouring residents will be deprived of their views.
4. **Adjoining residents will suffer overshadowing, overlooking or loss of privacy** – The terrace would overlook the gardens of the neighbouring bungalows.
5. **Community Opposition** – The neighbours are all against this development and their voices should be heard. There are many elderly people in the area who are really stressed out over this situation. It has gone on far too long. It has been refused once before and we call on you to bring an end to these application.

In our previous letters we have asked that a Council Officer visit this site in person to see for themselves the unsuitable nature of the site and how out of character with the area this development would be. This very point was raised by a resident today who suspects this has never happened. We had to tell them we did not know as the Council has never confirmed whether it has conducted a site visit. Can you advise whether this has happened yet or is likely to? Covid-19 restrictions have now eased and there should be no further delay to an officer inspection.

This matter is something as ward councillors we feel very strongly about. We request to meet with you at the site during the next fortnight so we can personally show you how much it doesn't blend in with the area.

We ask that you rule against this proposal once and for all so that residents are no longer subject to this prolonged process, where similar applications are put in and rejected, only after extensive distress and worry is caused. Surely this is not a fair or correct use of the planning system?

If you are minded to approve this development, we are calling this application in to planning committee where we would give a presentation to express opposition to the plans.

Yours sincerely,

COUNCILLOR DAWN BARNETT
Councillor for Hangleton & Knoll Ward

COUNCILLOR NICK LEWRY
Councillor for Hangleton & Knoll Ward

