

9th August 2017 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
57	Argus House, Units 2 & 8 Hollingbury Industrial Estate, Crowhurst Road, Brighton	BH2017/01280	<p>Flood Risk Management Officer: <u>No objection</u> subject to the inclusion of the following condition;</p> <p>No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods as per the recommendations of the Level 1 Flood Risk Assessment completed in August 2016 has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design prior to the building commencing.</p> <p>Reason: As this matter is fundamental to the acceptable delivery of the permission to ensure that the principles of sustainable drainage are incorporated into this proposal and to comply with policy SU3 of the Brighton & Hove Local Plan.</p> <p>Informative: To discharge the surface water drainage condition above the Local Lead Flood Authority would expect the developer to provide the following;</p> <ul style="list-style-type: none"> • Details of the location of the existing soakaways and their condition. • Details and location of the final drainage infrastructure. • An appropriate soakaway test in accordance with Building Research Establishment Digest 365 (BRE365). Details of the results will need to be provided. • Appropriate calculations to demonstrate that the proposed sustainable drainage will be able to cope with both winter and summer storms for a full range of events and storm durations. • The applicant should demonstrate the surface water drainage system is designed so that flooding does not occur on any part of the site for a 1 in 30

			<p>year rainfall event, and so that flooding does not occur during a 1 in 100 (+30% allowance for climate change) year event in any part of a building or in any utility plant susceptible to water.</p> <p>Additional S106 Head of Terms</p> <ul style="list-style-type: none"> - The applicant enters into a S278 Agreement in order to secure the proposed highway works to provide modified vehicle and pedestrian accesses on Crowhurst Road as well as reinstate the grass verge where the existing pedestrian access is to be removed.
233	39 Withdean Road	BH2017/00338	An email of <u>support</u> has been received from a neighbouring property at no. 35 Withdean Road on grounds the design of skyframe is excellent and any overlooking is slight.
159	87 Preston Road	BH2017/01083	<p>CORRECTION: Para 8.3 First sentence: <i>“The scheme would provide 104 new residential units”</i> is an error and should be deleted.</p> <p>Sustainable Transport have requested the following, which should be added to the s106 Heads of Terms:</p> <p><i>Travel Plan Measures</i></p> <p><i>Prior to occupation of the development hereby approved, a scheme of Travel Plan measures and evidence of these shall have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include but not be limited to the following:</i></p> <ul style="list-style-type: none"> • <i>Welcome pack including information on walking, cycling and public transport routes, timetable information, public cycle hire and car clubs for each first occupant;</i> • <i>Two years’ car club membership per unit for each first occupant.</i> • <i>Six month bus pass per unit for each first occupant.</i> <p><i>The approved scheme shall be fully implemented and made available prior to first occupation of the development.</i></p>
97	Former Brewery, South Street	BH2016/002459	<p>CORRECTION: The last sentence of paragraph 5.41 is incomplete. It should read;</p> <p>No details of the level of interest in the site have been submitted with the application.</p>

			<p>Two representations have been received <u>supporting</u> the application for the following reasons,</p> <ul style="list-style-type: none"> • A dedicated space for the Arts and cafe would be great for the local community, • I think this would bring great cultural, entertainment and financial benefit to our area, • Parking could be considered as part of the complex so residents weren't disadvantaged. <p>A further representation has been received <u>commenting</u> that there is a concern as to whether No.57 High Street would still have clear access to the rear gate of their garden from High Street.</p> <p>Alterations to S106 Head of Terms;</p> <ul style="list-style-type: none"> • Affordable Housing: On site provision of 2no. 2 bedroom shared ownership new build units, with a payment in lieu of additional Affordable Housing provision of £19,550 OR • A payment in lieu of on-site Affordable Housing of £126,279. <p>Amendment to 8.53</p> <ul style="list-style-type: none"> • The council's preference is always to secure on-site provision where possible as set out within policy CP20 and the Affordable Housing Brief (December 2016). Notwithstanding the above it is acknowledged that it may not be possible to secure a Registered Provider given it is only for two units. As such provision of the two residential units (and a residual payment in lieu of additional Affordable Housing of £19,550) <u>or</u> a payment in lieu of on-site affordable housing of £126,279 will be secured via the Section 106 Legal Agreement and subject to compliance the proposal will accord with policy CP20.
259	7 Meadow Close, Hove	BH2017/00767	A letter has been submitted by Agents representing the applicant raising the following points:

			<ul style="list-style-type: none"> • The extension is well designed. The materials reflect those of the application property and those of neighbouring properties. The front façade lines up with neighbouring properties. The overall height reflects the hilly nature of the locality and the variety of heights within the Close. • No material increase in overlooking. • The impact on neighbouring outlook and sense of enclosure is acceptable. • The significant extension of no. 6 Meadow Close means that its 2 storey mass is in line with what is proposed. • The 4m single storey extension could be constructed under permitted development rights without the formal approval of the Local Planning Authority.
219	6 Old Place Mews Rottingdean	BH2017/00385	<p>Further submissions have been made by the applicant raising the following points:</p> <ul style="list-style-type: none"> • Previous advice from the Council indicated that building was not considered to be listed. • The applicant owns the freehold for both the parking spaces in the undercroft; the neighbouring occupier has leasehold ownership of one of the spaces. • The proposed development would not increase highway safety risk and would not endanger pupils walking to school. • The parking space is private and is not available to the public; public parking would not be reduced.

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).