

10th October 2018 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment																																																												
	Enterprise Point & 16-18 Melbourne Street	BH2018/02751	<p>Informative 2. This decision is based on the revised drawings received on 29th March as below:</p> <table border="1"> <thead> <tr> <th>Drawing no.</th> <th>Title</th> <th>First submissi on revision</th> <th>Re- submissi on revision</th> <th>Final Submissi on revision</th> </tr> </thead> <tbody> <tr> <td>2717_GAD_100 000</td> <td>Site location plan (site edge red)</td> <td>C</td> <td>No change</td> <td>C</td> </tr> <tr> <td>2717_GAD_100 001</td> <td>Block Plan</td> <td>A</td> <td>C</td> <td>C</td> </tr> <tr> <td>2717_GAD_100 002</td> <td>Site plan as existing</td> <td>A</td> <td>C</td> <td>C</td> </tr> <tr> <td>2717_GAD_100 010</td> <td>Existing Lower Ground Floor Plan</td> <td>A</td> <td>C</td> <td>C</td> </tr> <tr> <td>2717_GAD_100 011</td> <td>Existing Ground Floor Plan</td> <td>A</td> <td>C</td> <td>C</td> </tr> <tr> <td>2717_GAD_100 012</td> <td>Existing 1st-4th Floor Plan</td> <td>A</td> <td>C</td> <td>C</td> </tr> <tr> <td>2717_GAD_100 013</td> <td>Existing North & South Elevations</td> <td>A</td> <td>C</td> <td>C</td> </tr> <tr> <td>2717_GAD_100 014</td> <td>Existing East & West Elevations</td> <td>A</td> <td>C</td> <td>C</td> </tr> <tr> <td>2717_GAD_120 000</td> <td>Ground floor plan as proposed</td> <td>O</td> <td>S</td> <td>U</td> </tr> <tr> <td>2717_GAD_120 001</td> <td>First floor plan as proposed</td> <td>O</td> <td>S</td> <td>U</td> </tr> <tr> <td>2717_GAD_120</td> <td>Second floor plan as</td> <td>O</td> <td>S</td> <td>U</td> </tr> </tbody> </table>	Drawing no.	Title	First submissi on revision	Re- submissi on revision	Final Submissi on revision	2717_GAD_100 000	Site location plan (site edge red)	C	No change	C	2717_GAD_100 001	Block Plan	A	C	C	2717_GAD_100 002	Site plan as existing	A	C	C	2717_GAD_100 010	Existing Lower Ground Floor Plan	A	C	C	2717_GAD_100 011	Existing Ground Floor Plan	A	C	C	2717_GAD_100 012	Existing 1st-4th Floor Plan	A	C	C	2717_GAD_100 013	Existing North & South Elevations	A	C	C	2717_GAD_100 014	Existing East & West Elevations	A	C	C	2717_GAD_120 000	Ground floor plan as proposed	O	S	U	2717_GAD_120 001	First floor plan as proposed	O	S	U	2717_GAD_120	Second floor plan as	O	S	U
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			002	proposed			
			2717_GAD_120 003	Third floor plan as proposed	O	S	U
			2717_GAD_120 004	Fourth floor plan as proposed	O	S	U
			2717_GAD_120 005	Fifth floor plan as proposed	O	S	U
			2717_GAD_120 006	Sixth floor plan as proposed	O	S	U
			2717_GAD_120 007	Seventh floor plan as proposed	O	S	U
			2717_GAD_120 008	Eighth floor plan as proposed	O	Withdraw n	Withdraw n
			2717_GAD_120 009	Roof plan as proposed	O	S	T
			2717_GAD_141 010	West Elevation	D	E	F
			2717_GAD_141 011	South Elevation	D	E	G
			2717_GAD_141 012	East Elevation	D	E	F
			2717_GAD_141 013	North Elevation	D	E	E
			2717_GAD_141 020	Contextual West and South Elevation	A	B	C
			2717_GAD_141 021	Contextual East and North Elevation	A	B	B
			2717_GAD_141 030	Bay Elevation AA	A	B	B
			2717_GAD_141 031	Bay Elevation BB	A	B	B

			2717_GAD_141 032	Bay Elevation CC	A	B	B
			2717_GAD_151 000	Section AA and Section BB	B	C	F
			2717_GAD_151 001	Section CC and Section DD	B	C	E
			2717_GAD_151 002	Section EE and Section FF	B	C	E
			2717_GAD_151 003	Section GG	Not submitted	A	A
		<p><u>Committee Report:</u> Typo paragraph 4.2: First sentence should end: “.....and the west block by a storey from 8 to 7 storeys.” Typo paragraph 9.35: Third sentence should read “The proposed 7 storey west block....” All other references in the report to the height of the west block as being 7 storeys in height are correct.</p> <p><u>Affordable Housing:</u> A letter dated 18th March was received from the applicants with a formal offer of a financial contribution of £1,272,000 towards affordable housing, made via a payment in lieu, for off-site provision in connection with the scheme. This would be in addition to the 24 flats proposed to be built on site. The applicants would like to the offer to be considered by officers and members of the Planning Committee.</p> <p>Officer response:</p> <p>These additional comments are submitted in response to the further information submitted by the applicant, dated 18 March 2019. In summary, the applicant proposes an additional financial contribution of £1,272,000 to be made through a</p>					

			<p>Section 106 agreement based on the financial equivalent for 8 off-site affordable housing units consisting of 4 x one and 4 x two bed units (at a cost of £135,750 for one bed and £182,250 for two bed). This contribution would be in addition to the proposed 24 on-site affordable housing units, thereby providing an effective total affordable housing contribution of 32 units.</p> <p>The proposed level of contribution appears to have been determined to enable the overall on-site and off-site affordable housing 'offer' to be equivalent to 32 units. This would equate to a 40% overall proportion as set out in Policy CP20 had the site been developed to include the indicative total of 80 residential units (use class C3) that are envisaged in the Strategic Housing Land Availability Assessment (SHLAA).</p> <p>There remains a fundamental planning policy objection as the site is not proposed for development in this way and there remains an overall significant deficiency of C3 housing on this key allocated site. The proposal is therefore in conflict with the allocation in City Plan Policy CP3.</p> <p>Since the submission of earlier policy comments, the Council's most recent housing land supply position as published in the SHLAA Update 2018 (February 2019) has been confirmed through the results of the Government's Housing Delivery Test. There is a five year housing supply shortfall of 576 net dwellings (4.5 years supply). In this situation, when considering the planning balance in the determination of planning applications, increased weight should be given to housing delivery in line with the presumption in favour of sustainable development set out in the NPPF (paragraph 11).</p> <p>Furthermore, City Plan Part One Policy CP20 (Affordable Housing) requires a 40% on-site affordable housing provision on sites of 15 or more (net) dwellings. Providing an element of affordable housing off-site on a site of this size would therefore not be fully compliant with Policy CP20.</p> <p><u>Recommend refusal</u> for the reasons set out above and in earlier policy comments.</p>
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			<p><u>Sunlight/Daylight</u> A full set of revised plans and elevations together with a full assessment of all habitable rooms was received on 30th March together with an accompanying letter dated 29th March. The letter seeks to address refusal ground 3 related to the quality of daylighting to future occupants of the student and residential development thus contrary to policy QD27 of the adopted Brighton and Hove Local Plan.</p> <p>The amendments are stated to be minor and relate to alterations to window sizes in the student accommodation and further analysis of student studios with 2 windows and redefining the kitchen spaces in the affordable housing units.</p> <p>The amendments will be assessed by officers and a verbal update will be provided at the Committee meeting.</p>
	Former Peter Pan Playground Site Madeira Drive Brighton	BH2019/00293	<p><u>Representations</u></p> <p>7 Further letters of support received.</p> <p><u>Conservation Advisory Group Outcomes</u></p> <p>Following a lengthy discussion by 9 to 1 the Group recommended REFUSAL to this application for the following reasons;</p> <ul style="list-style-type: none"> • The application does not meet the requirements of the CA Character Statement for the East Cliff CA, the double storeys detract from the CS. • Although a key design improvement are the glass balustrades and the swimming pool being moved up the beach towards the main proposal area • The design of the scheme has no connection with marine architecture that would be expected along Madeira Drive. It does not compliment the historic

			<p>arches opposite.</p> <ul style="list-style-type: none"> • Views from Madeira Terraces when back in use will be interrupted by the two storey structures • A welcome change to the colour scheme from the previous application, but why BLACK rubber. Very unsympathetic with the surroundings which indicate the grand open design of the 1880's. <p>Email received from agent 28.03.2019 commenting on report.</p> <p><u>Officer Comment:</u></p> <p>The objection from CAG is noted but this does not change the recommendation.</p>
	BH2018/03600	Buckley Close, Hove	<p>As the submitted plans include finished ground floor slabs and heights, Condition 12 is superfluous, particularly with Condition 1 requiring the development to be carried out in accordance with the approved plans.</p> <p>Condition 21 – amend to include specific reference to the provision of swift boxes.</p>

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).