

10th June 2020 Planning Committee – Additional Representations

Item	Site Address	Application No.	Comment
A	Black Rock Site And Surroundings Madeira Drive Brighton	BH2020/00442	<p>Additional Information Submitted by Applicant Further data information on background traffic to be read in conjunction with the already submitted Transport Assessment.</p> <p>The Highway Authority has confirmed that cumulative impacts have been considered in the application. Based on submitted information Officers are satisfied that these things have been considered.</p> <p>Action – None</p> <p>Comment from City Regeneration City Regeneration has no adverse comments regarding this application.</p> <p>Due to the nature of this application which focuses on infrastructure and environmental improvements, Economic Development do not view it necessary to comment in any detail however, it is recognised that the various phases of the project have the potential to provide opportunities for employment and training for local residents.</p> <p>It should therefore be a requirement that an Employment & Training Strategy be submitted in prior to formal project commencement. Fuller details are included in the Main Comments section</p> <p>Action – The applicant has agreed to provide this as part of a Unilateral Undertaking</p> <p>Further comment from Environmental Health Environmental Health recommend conditions</p> <p>Action - Recommendation of amendment to Condition 11 (Land Contamination) and</p>

			<p>Informative 3 as set out below.</p> <p>One (1) Additional Letter of Representation submitted, objecting to the application as follows:</p> <ul style="list-style-type: none"> - Development for this road shouldn't be supported, as since it has been closed due to Covid-19, the space is more busy and there is a new demographic positively using the space (e.g older people on bikes) - Many will not feel comfortable cycling on with cars and this threatens to roll back this positive change. - Why is there a new road proposed into the marina - what is wrong with the existing network. It is not at capacity - can this development be called sustainable? - Something needs to be done with the space, but a new road is not the answer. <p>Action – The Highway Authority have commented fully on the application and in relation to the issues raised. The closure of Madeira Drive is a temporary measure. The proposal provides improved cycle infrastructure. The proposed Marina Access link would provide improvements to pedestrian and cycle routes, and future vehicle link as set out in the committee report.</p> <p>Conditions and Informatives Addition to Condition 1 drawings table: 10856.REP.801 Design & Access Statement</p> <p>Following clarification from the applicant on the phasing of works, the conditions below require the following amendments:</p> <p>Action – see below</p> <p>Condition 1. – to also include:</p> <table border="1" data-bbox="996 1305 2208 1345"> <tr> <td data-bbox="996 1305 1482 1345">Design & Access Statement</td> <td data-bbox="1482 1305 1767 1345">10856.REP.801</td> <td data-bbox="1767 1305 1917 1345"></td> <td data-bbox="1917 1305 2208 1345">11 February 2020</td> </tr> </table>	Design & Access Statement	10856.REP.801		11 February 2020
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			<p>Condition 3.</p> <p>(a) No development, including demolition, shall take place until an initial Construction Environmental Management Plan (CEMP) relating to the Duke's Mound Works has been submitted to and approved in writing by the Local Planning Authority.</p> <p>(b) <u>With the exception of the Duke's Mound Works</u>, no development, including demolition, shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The CEMP shall include:</p> <p>(i) The phases of the Proposed Development including the forecasted completion date(s)</p> <p>(ii) A commitment to apply to the Council for prior consent under the Control of Pollution Act 1974 and not to Commence Development until such consent has been obtained</p> <p>(iii) A scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme)</p> <p>(iv) A scheme of how the contractors will minimise disturbance to neighbours regarding issues such as noise and dust management vibration site traffic and deliveries to and from the site</p> <p>(v) Details of hours of construction including all associated vehicular movements</p> <p>(vi) Details of the construction compound</p> <p>(vii) A plan showing construction traffic routes</p> <p>(viii) In respect of Biodiversity:</p> <p>a) risk assessment of potentially damaging construction activities;</p> <p>b) identification of "biodiversity protection zones";</p> <p>c) practical measures (both physical measures and sensitive working practices) to</p>
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			<p>avoid or reduce impacts during construction (may be provided as a set of method statements);</p> <p>d) the location and timing of sensitive works to avoid harm to biodiversity features;</p> <p>e) the times during construction when specialist ecologists need to be present on site to oversee works;</p> <p>f) responsible persons and lines of communication;</p> <p>g) the role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;</p> <p>h) use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.</p> <p>The construction shall be carried out in accordance with the approved CEMP.</p> <p>Reason: As this matter is fundamental to the protection of amenity, highway safety and managing waste throughout development works and to comply with policies QD27, SU9, SU10 and TR7 of the Brighton & Hove Local Plan, policy CP8 of the Brighton & Hove City Plan Part One, and WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and Supplementary Planning Document 03 Construction and Demolition Waste. To ensure that any adverse environmental impacts of development activities are mitigated and to avoid an offence under relevant wildlife legislation.</p> <p>Condition 8. <u>No development shall take place in respect of the works impacting on the vegetated shingle hereby approved</u> until an ecological design strategy (EDS) addressing enhancement of the site for biodiversity, to include the recommendations in the Ecological Impact Assessment (Mott Macdonald, 31/01/2020), has been submitted to and approved in writing by the local planning authority. The EDS shall include the following:</p> <p>a) purpose and conservation objectives for the proposed works;</p> <p>b) review of site potential and constraints;</p> <p>c) detailed design(s) and/or working method(s) to achieve stated objectives;</p> <p>d) extent and location /area of proposed works on appropriate scale maps and plans;</p>
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			<p>e) type and source of materials to be used where appropriate, e.g. native species of local provenance;</p> <p>f) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;</p> <p>g) persons responsible for implementing the works;</p> <p>h) details of initial aftercare and long-term maintenance;</p> <p>i) details for monitoring and remedial measures;</p> <p>j) details for disposal of any wastes arising from works.</p> <p>The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.</p> <p>Reason: To ensure that any adverse environmental impacts of development activities can be mitigated, compensated and restored and that the proposed design, specification and implementation can demonstrate this, and to provide a net gain for biodiversity as required by Section 40 of the Natural Environment and Rural Communities Act 2006, paragraphs 170 and 175 of the National Planning Policy Framework, and Policies CP10 and DA2 of the Brighton & Hove City Council City Plan Part One.</p> <p>Condition 9. A landscape and ecological management plan (LEMP) for the creation and long-term management of at least 1.54 hectares of coastal vegetated shingle habitat and the management of existing vegetated shingle habitat within the Volk's Railway LWS, shall be submitted to, and approved in writing by, the local planning authority <u>prior to completion of the creation and fencing of the new shingle mounds for the coastal vegetated shingle habitat hereby approved.</u> The content of the LEMP shall include the following:</p> <p>a) description and evaluation of features to be managed;</p> <p>b) ecological trends and constraints on site that might influence management;</p> <p>c) aims and objectives of management;</p> <p>d) appropriate management options for achieving aims and objectives;</p> <p>e) prescriptions for management actions, together with a plan of management compartments;</p> <p>f) preparation of a work schedule (including an annual work plan capable of being</p>
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			<p>rolled forward over a five-year period;</p> <p>g) details of the body or organisation responsible for implementation of the plan;</p> <p>h) ongoing monitoring and remedial measures.</p> <p>The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plans shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.</p> <p>Reason: Biological communities are constantly changing and require positive management to maintain their conservation value. The implementation of a LEMP will ensure the long-term management of vegetated shingle habitat required to compensate for the loss of Black Rock Local Wildlife Site and to mitigate impacts on Volk's Railway LWS.</p> <p>Condition 10. <u>With the exception of the Duke's Mound Works</u>, no development above ground floor slab level of any other part of the development site hereby permitted shall take place until a drainage strategy detailing the proposed means of foul water disposal and an implementation timetable, has been submitted to and approved in writing by, the Local Planning Authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme and timetable.</p> <p>Reason: To ensure adequate foul sewage drainage/treatment is available prior to development commencing and to comply with policy SU5 of the Brighton & Hove Local Plan.</p> <p>Condition 11. (i). <u>With the exception of the Duke's Mound Works</u>, no works pursuant to this permission shall commence until there has been submitted to and approved in writing by the local planning authority:</p> <p>(a) <u>An intrusive site investigation and analysis report as per the recommendations</u></p>
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contained within the Geotechnical and Geoenvironmental Desk Study produced by Mott MacDonald, dated 31st January 2020, document reference: 409765-MMD-00-XX-RP-YG-0001 and in accordance with BS10175: 2011:2013 + A1 Guidelines for the Code of Practice for Contaminated Land and CLR Report No. 4 Sampling Strategies.

And if notified in writing by the local planning authority that the results of the site investigation are such that site remediation is required then,
(b) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii). The development hereby permitted shall not be occupied or brought into use until there has been submitted to, and approved in writing by, the local planning authority a written verification report by a competent person approved under the provisions of condition (i)b that any remediation scheme required and approved under the provisions of condition (i)b has been implemented fully in accordance with the approved details (unless varied with the written agreement of the local planning authority in advance of implementation). Unless otherwise agreed in writing by the local planning authority the verification report shall comprise:

- a) built drawings of the implemented scheme;
- b) photographs of the remediation works in progress;
- c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

Condition 13. With the exception of the Duke's Mound Works, 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 referred to in the submitted Design Access Statement (Jan 2020) 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

			<p>design prior to any demolition or construction commencing. Reason: 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>Condition 15. Notwithstanding the plans submitted, <u>with the exception of the Duke's Mound Works</u>, no development of the Black Rock site shall commence until a scheme detailing the design of the proposed highway works as illustrated within the planning application has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The submitted scheme shall include full details of the following:</p> <ul style="list-style-type: none"> • Geometry and layout, including dimensions and visibility splays • Pavement constructions and surfacing, kerbs and edge restraints • Levels and gradients • Lighting • Drainage • Street furniture • Trees, other planting, growing media and planting aids • Traffic signs and road markings; <p>The scheme shall include a completed a Road Safety Audit up to Stage 2 in accordance with the Highway Authority's standards at that time, with the Highway Authority acting as Overseeing Organisation. The Road Safety Audit Brief and Report, and all other road safety audit documents, shall be submitted with the scheme.</p> <p>If the scheme proposes that any areas are shared between pedestrians and vehicles or where recommendations in Guidance On the Use of Tactile Paving Surfaces are not met then relevant disabled user groups (and/or national organisations representing them) shall be engaged as part of the design development process and the submitted scheme shall include both of the following.</p> <ul style="list-style-type: none"> • A Participative Inclusive Design Statement. This shall: explain the engagement undertaken with disabled user groups during the design development process; record their views and suggestions on the different options; and explain how these have shaped the submitted design proposals and other management
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			<p>plans. Where it has not been considered possible to accommodate views and suggestions in the submitted proposals and plans then the reasons for this shall be detailed.</p> <ul style="list-style-type: none"> An Equality Assessment. As a minimum this shall identify and explain: each adverse impact arising from the proposals for different protected character groups; how these are known (which may be from appropriate consultation/engagement, research or guidance relevant to the protected character groups impacted); the alternatives considered to avoid or minimise these impacts; and, where some residual adverse impact remain, the objective justifications for why complete avoidance is not considered possible and why the scheme should nonetheless be considered acceptable. <p>The approved scheme shall be implemented prior to occupation of the Black Rock site and shall include the implementation of the recommendations of the Stage 3 Road Safety Audit, with the Highway Authority acting as Overseeing Organisation. Thereafter the approved scheme shall be retained.</p> <p>Reason: In the interest of highway safety, inclusivity, sustainability, quality design, the historic environment and public amenity and to comply with policies TR7, TR11, TR12, TR14, TR15, TR18, SU3, SU5, QD1, QD2, QD3, QD14, QD20, QD25, QD26, QD27 and HE6 of the Brighton & Hove Local Plan and SA6, CP7, CP9, CP12, CP13 and CP15 of the Brighton & Hove City Plan Part One, and National Planning Policy Framework paragraphs 108-110.</p> <p>Condition 16. <u>With the exception of the Duke's Mound Works</u>, no development shall commence until full details of the retaining wall structures, including location (above or below the adopted (public) highway), land drainage from behind the wall, surface water drainage away from the highway, cross sections, depth of footings, retained height, thickness of wall, construction materials, method of construction and design drawings and calculations have been submitted to and agreed in writing by the Local Planning Authority in consultation with the Civil Engineering group within the Council which will require an Approval in Principal process to be completed.</p> <p>Reason: To ensure the stability and safety of the adjacent pavement and to comply with Policy TR7 of the Brighton & Hove Local Plan and SA6, CP7, CP9, CP12, CP13</p>
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			<p>and CP15 of the City Plan Part One.</p> <p>Informative 3. The lighting installation should comply with the recommendations of the Institution of Lighting Professionals (ILP) e.g. Guidance On Undertaking Environmental Lighting Impact Assessments. Please provide a report, and certification on completion, from a competent person to show the lighting installation complies with the guidance. These details need to include the predictions of both horizontal illuminance across the site and vertical illuminance affecting immediately adjacent receptors. External lighting for the development should be designed and positioned to:</p> <ul style="list-style-type: none"> o Be the minimum required to perform the relevant lighting task. o Minimise light spillage and pollution. o Include landscaping/screening measures to screen illuminated areas in environmentally sensitive areas. o Avoid dazzle or distraction to drivers on nearby highways. <p>Any external lighting designs must have reference to both horizontal and vertical illuminance to account for the varied sensitive receptors on and around the site.</p>
B	Avon Court, 12 Dallington Road	BH2020/00325	<p>Additional Condition 3 swift boxes shall be placed on the external walls of the development hereby approved and shall be retained thereafter. Reason: To enhance the biodiversity of the site and to comply with Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.</p> <p>Additional Informative Swift boxes can be placed on any elevation, but ideally under shade-casting eaves. They should be installed in groups of at least three, at a height above 5m height, and preferably with a 5m clearance between the host building and other buildings or obstructions. Where possible avoid siting them above windows or doors.</p>
C	Varndean College, Surrenden Road	BH2020/00947	<p>Additional condition: The temporary classroom building 48-50 hereby permitted shall be permanently</p>

removed from the site on or before 19 July 2024, or when it is no longer required, whichever is the earlier. The land shall be restored to its condition immediately prior to the building being situated on the land within two months of removal of the building in accordance with a scheme of work to be submitted and approved in writing by the Local Planning Authority.

Reason: The structure is not considered suitable as a permanent form of development and permission is therefore granted for a temporary period only to comply with policies CP12, CP16 and CP17 of the Brighton & Hove City Plan Part One.

D	105 Woodland Drive	BH2019/00694	<p>The submission of a full Arboricultural Assessment & Outline Method Statement shows that 2 individual trees and a section of hedge would be removed from the site to facilitate the proposed new dwelling rather than 3 trees stated in the committee report.</p> <p>As a result of the full assessment conditions 1 and 10 are amended as follows and an additional condition regarding tree protection is added,</p> <p>Condition 1: The development hereby permitted shall be carried out in accordance with the approved drawings listed below.</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p> <table border="1" data-bbox="996 1010 2107 1382"> <thead> <tr> <th>Plan Type</th> <th>Reference</th> <th>Version</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Proposed Drawing</td> <td>1581 - FE - 001</td> <td>A</td> <td>16 April 2020</td> </tr> <tr> <td>Proposed Drawing</td> <td>1581- FE - 002</td> <td>A</td> <td>16 April 2020</td> </tr> <tr> <td>Proposed Drawing</td> <td>1581 - FE - 003</td> <td>A</td> <td>16 April 2020</td> </tr> <tr> <td>Proposed Drawing</td> <td>1581 - FE - 004</td> <td>A</td> <td>22 April 2020</td> </tr> <tr> <td>Proposed Drawing</td> <td>1581 - FE - 005</td> <td></td> <td>22 April 2020</td> </tr> <tr> <td>Proposed Drawing</td> <td>1581- FE - 007</td> <td></td> <td>19 May 2020</td> </tr> <tr> <td>Location and block plan</td> <td>1581 - FE - 006</td> <td></td> <td>14 May 2020</td> </tr> <tr> <td>Location and block plan</td> <td>1581 - PA 001</td> <td></td> <td>8 March 2019</td> </tr> <tr> <td>Other</td> <td>NJCL</td> <td></td> <td>27 May 2020</td> </tr> </tbody> </table>	Plan Type	Reference	Version	Date Received	Proposed Drawing	1581 - FE - 001	A	16 April 2020	Proposed Drawing	1581- FE - 002	A	16 April 2020	Proposed Drawing	1581 - FE - 003	A	16 April 2020	Proposed Drawing	1581 - FE - 004	A	22 April 2020	Proposed Drawing	1581 - FE - 005		22 April 2020	Proposed Drawing	1581- FE - 007		19 May 2020	Location and block plan	1581 - FE - 006		14 May 2020	Location and block plan	1581 - PA 001		8 March 2019	Other	NJCL		27 May 2020
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Condition 10:

No tree shown as retained on approved drawing NJCL 615_02_230520, received on the 27th May 2020, shall be cut down, uprooted, destroyed, or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development in compliance with policies QD15 of the Brighton & Hove Local Plan and CP12 and CP13 of the Brighton & Hove City Plan Part One.

Additional Conditions

The development hereby permitted shall not be commenced (including demolition and all preparatory work) until the protection measures identified in the submitted Arboricultural Assessment & Outline Method Statement received on the 27th May 2020 are in place and retained throughout the construction process. The fences shall be erected in accordance with British Standard BS5837 (2012) Trees in relation to design, demolition and construction – Recommendations and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

Reason: As this matter is fundamental to protecting the trees which are to be retained on the site during construction works in the interest of the visual amenities of the area and to comply with policies QD16 of the Brighton & Hove Local Plan and CP12 of the Brighton & Hove City Plan Part One and SPD06:Trees and Development Sites.

			<p>3 swift bricks / boxes shall be incorporated within the external walls of the development hereby approved and shall be retained thereafter.</p> <p>Reason: To enhance the biodiversity of the site and to comply with Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.</p> <p>Additional Informative Swift bricks/boxes can be placed on any elevation, but ideally under shade-casting eaves. They should be installed in groups of at least three, at a height above 5m height, and preferably with a 5m clearance between the host building and other buildings or obstructions. Where possible avoid siting them above windows or doors. Swift bricks should be used unless these are not practical due to the nature of construction, in which case alternative designs of suitable swift boxes should be provided in their place.</p>
G	Hove Park Nevill Campus, 38 Nevill Road	BH2020/00206	<p>Additional Condition: Three (3) swift bricks/boxes shall be incorporated within the external walls of the development hereby approved and shall be retained thereafter.</p> <p>Reason: To enhance the biodiversity of the site and to comply with Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.</p> <p>Additional Informative: Swift bricks/boxes can be placed on any elevation, but ideally under shade-casting eaves. They should be installed in groups of at least three, at a height above 5m height, and preferably with a 5m clearance between the host building and other buildings or obstructions. Where possible avoid siting them above windows or doors. Swift bricks should be used unless these are not practical due to the nature of construction, in which case alternative designs of suitable swift boxes should be provided in their place.</p>

I	6 Princes Crescent, Hove	BH2020/00724	<p>Recently further information has been submitted that addresses the matters for which pre-commencement conditions were included, therefore the two conditions shall be amended to secure compliance with the received information instead.</p> <p>In addition to the biodiversity improvements already included in the proposal, a condition securing three swift bricks within the design of the dwellinghouse is considered necessary.</p> <p>Vary Condition 12: The works of demolition/dismantlement hereby permitted shall be carried out in accordance with the Contract submitted to the Local Planning Authority on 27th May 2020 to ensure that building work on the site the subject of this consent is commenced within a period of 6 months following commencement of demolition/dismantlement in accordance with a scheme for which planning permission has been granted. Reason: As this matter is fundamental to the acceptable delivery of the permission to prevent premature demolition in the interests of the character and appearance of the Conservation Area and to comply with policy HE8 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.</p> <p>Vary Condition 19: The works of demolition/dismantlement hereby permitted shall be carried out in accordance with the measures detailed in the letter from ProSafe Consultants submitted on 27th May 2020 unless otherwise agreed in writing by the Local Planning Authority. Reason: To reduce the demand for new building materials; and to comply with policies SA6 and CP8 of the City Plan Part One</p> <p>Additional Condition: Three (3) swift bricks/boxes shall be incorporated within the external walls of the development hereby approved and shall be retained thereafter. Reason: To enhance the biodiversity of the site and to comply with Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.</p>
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			<p>Additional Informative: Swift bricks/boxes can be placed on any elevation, but ideally under shade-casting eaves. They should be installed in groups of at least three, at a height above 5m height, and preferably with a 5m clearance between the host building and other buildings or obstructions. Where possible avoid siting them above windows or doors. Swift bricks should be used unless these are not practical due to the nature of construction, in which case alternative designs of suitable swift boxes should be provided in their place.</p>
J	Flat at 39 Guildford Road	BH2020/00235	<p>The following text is added to the officer report:</p> <ol style="list-style-type: none"> 1. In application header add 'West Hill' to Con Area box 2. Following section 2.1 insert 'The property is situated within the West Hill Conservation Area.' 3. Between sections 8.6 and 8.7 insert: Design and Appearance: The application property is situated within the West Hill Conservation Area. When considering whether to grant planning permission for development in a conservation area the council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. Case law has held that the desirability of preserving the character or appearance of a conservation area must be given "considerable importance and weight" <p>The application has been amended during consideration to remove all proposed external works relating to the roof. No other external works are proposed which would require planning permission.</p>
K	47 Eley Drive	BH2020/00791	<p>Additional neighbour representation received objecting to the scheme.</p> <p>Comment: The impact of the development on neighbouring amenity has been assessed in the report.</p>

