

Cllr. Dan Yates
BH2020/03446 – 63 Newick Road

7th December 2020:

Stance: Customer objects to the Planning Application

Comment Reasons:

- Because of the Additional Traffic
- Noise
- Residential Amenity
- Traffic or Highways

Comment: The impact of this HMO on the surrounding residents, community and properties could be significant due to the nature and intensification of occupation on this site:

- Potential for noise and other environmental disturbance including waste management issues
- Inadequate provision of parking and consequential impact to on street parking.
- Impact on community resources such as schools and health facilities due to the loss of family accommodation

I would ask that officers check the current and previously held licensing registers to check their impact on the 10% rule is properly taken into consideration.

Additionally I note that the decision APP/Q1445/W/20/3249592 (95 Heath Hill Avenue, Brighton BN2 4FH) identified that:

"the significant amount of opposition to the proposal from local residents and their representatives who perceive that the concentration of HMOs in the area is having a harmful effect on the mix and balance of the community. Such an effect includes increased antisocial behaviour such as noise and litter, and more indirect changes such as a reduction in demand for family orientated local services and a loss of pride in the neighbourhood. While there is no evidence to suggest that such antisocial behaviour relates specifically to the appeal premises, it is apparent that there is a perception that a tipping point has been reached with regards to the concentration of HMOs in this part of the neighbourhood." This finding contributed to the refusal of the appeal on the grounds that "the proposed development conflicts with Policy CP21 of the Brighton & Hove City Plan Part One 2106 by changing the mix and balance of the community in the area, with a consequent harm to community cohesion."

Should the recommendation on this application be to approve I would like this application to come to committee please.

