

# 50 Heath Hill Avenue

**BH2014/00331**



**Brighton & Hove  
City Council**

# Application Description

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Request to vary the Heads of Terms of the Section 106 Agreement dated 20 April 2015:

- in connection with planning permission BH2014/00331 (Application for variation of condition 2 of application BH2012/03818
- (Demolition of existing surgery and residential accommodation and erection of new surgery and student accommodation comprising of 19 rooms) to permit internal alterations and changes to fenestration to increase accommodation to 24 rooms)

to remove the requirement for a replacement doctor's surgery.

# Location Plan



3

(08)001 P1



# Aerial photo(s) of site

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# 3D Aerial photo of site

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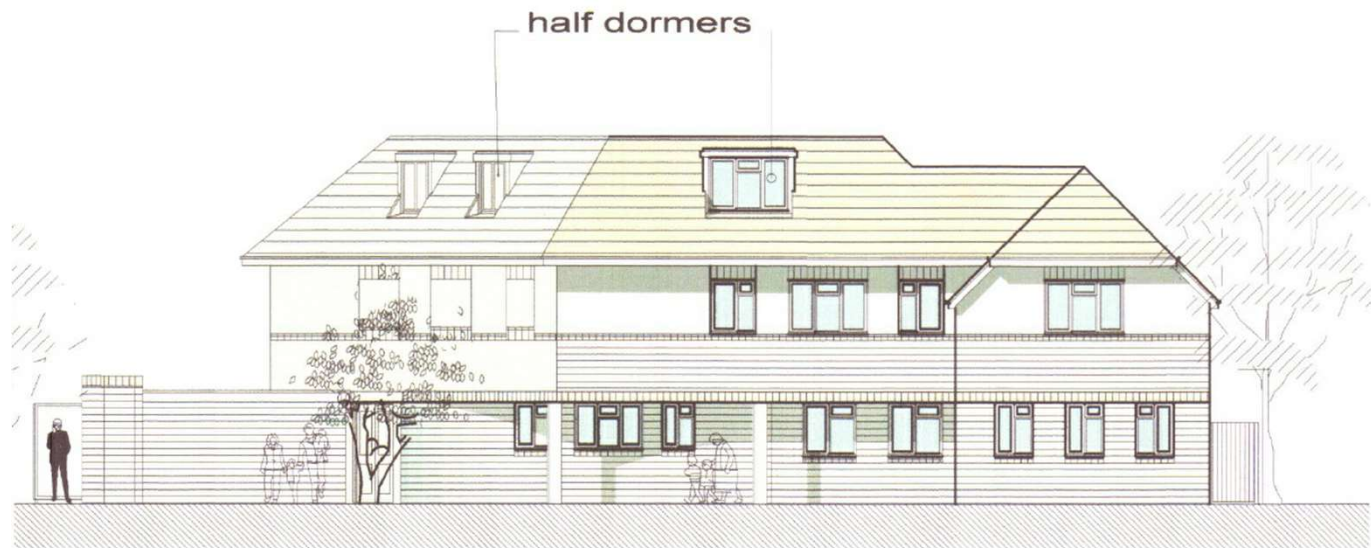


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# Proposed Front Elevation

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north elevation

(08) 010 P3



# Proposal

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- The applicant has written to the LPA to request to vary the heads of terms of application BH2014/00331 by way of removing the requirement for a temporary replacement doctor's surgery to be provided until the development is ready for occupation.

# Conclusion and Planning Balance

- A letter from the Clinical Commissioning Group (CCG) has been provided which indicates that the closure of the surgery has not resulted in a dispersal pressures as this area of the city is well serviced by GP practices and branch surgeries. Furthermore, the CCG letter confirms that there is no demand for an additional surgery at this site and there are no plans to commission additional health services in the vicinity of the site.
- Given the fact that the surgery has been demolished for over four years with no harmful impact of the surrounding area, the removal of the requirement for a temporary replacement surgery is considered acceptable.

**Recommend: Approval**