

Planning Committee - 01 February 2023: Late List/Additional Representations

Item	Site Address	Application No.	Comment
A	35-39 The Droveaway	BH2022/00456	<p><u>Trees</u> Updated plans including tree protection details have been received to reduce the crossover to unit 12 and retain the street tree on Mallory Road. Comments received from the Arboriculturist advise that the revisions proposed are acceptable and also confirm that the site wide tree protection measures are acceptable. Therefore, where relevant conditions require amendment:</p> <p>Condition 2 is no longer used.</p> <p>Condition 12 shall be amended to read: No further development shall take place until the protection measures identified in the submitted arboricultural assessment and method statement received on the 26.01.2023 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 DM22 of Brighton & Hove City Plan Part 2, and CP12 / CP13 of the Brighton & Hove City Plan Part One and SPD06:Trees and Development Sites.</p> <p>Condition 11 (landscaping and boundaries) will be updated to ensure that the boundary treatment associated with unit 12 is included to reflect the narrower vehicle access.</p> <p><u>Accessibility</u> Slight change to the wording of condition 24 to seek details of accessible measures in connection with unit 2 prior to commencement:</p> <p>Notwithstanding the approved drawings no development of unit 2 shall take place until a scheme has been submitted to an approved in writing by the local planning authority providing full details of</p>

this unit in compliance with Building Regulations Optional Requirement M4 (3) (2b) wheelchair user dwellings.

This shall be completed in compliance with Building Regulations Optional Requirement M4(3) (2b) (wheelchair user dwellings) prior to first occupation and shall be retained as such thereafter. All other dwelling(s) hereby permitted shall be completed in compliance with Building Regulations Optional Requirement M4(2) (accessible and adaptable dwellings) prior to first occupation and shall be retained as such thereafter. Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance. Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy DM1 of Brighton & Hove City Plan Part 2.

Drawings

Conditions 1 drawings list to be inserted into the decision notice:

Plan Type	Reference	Version	Date Received
Report/Statement	Arb Assessment and method statement	Jan 2023	26 January 2023
Proposed Drawing	NJC2020_02_25 0123		26 January 2023
Proposed Drawing	NJC2020_01_25 0123		26 January 2023
Proposed Drawing	2048-P-122 REV K		27 January 2023
Report/Statement	Remediation strategy and verification plan V2	Dec 2022	21 December 2022
Proposed Drawing	2048-P-126	Rev D	2 December 2022

			Report/Statement	Preliminary contamination risk assessment	October 2017	11 November 2022
			Existing Drawing	043-02-P105		1 November 2022
			Existing Drawing	043-02-P106		1 November 2022
			Proposed Drawing	043-02-P108		1 November 2022
			Proposed Drawing	043-02-P112		1 November 2022
			Existing Drawing	043-02-P113		1 November 2022
			Report/Statement	Asbestos certificate		1 November 2022
			Report/Statement	Hazard waste notes		1 November 2022
			Proposed Drawing	043-PD-01		1 November 2022
			Proposed Drawing	2048-P-128	Rev B	3 October 2022
			Proposed Drawing	2048-P-129	Rev B	3 October 2022
			Proposed Drawing	043-02-P101	Rev 2	13 September 2022
			Report/Statement	Historic uses	Rev B	17 August 2022
			Proposed Drawing	19-230-50-C1		17 August 2022
			Proposed Drawing	19-230-51-C1		17 August 2022
			Report/Statement	Preliminary land contamination report		17 August 2022
			Report/Statement	CEMP	Rev A	17 August 2022
			Report/Statement	Contaminated land risk assessment Phase 2	May 2018	26 July 2022
			Report/Statement	Ecological design strategy	July 2022	26 July 2022
			Report/Statement	Materials schedule	Rev B	26 July 2022

			Proposed Drawing	Landscape plan		26 July 2022
			Existing Drawing	043-02-P104		26 July 2022
			Proposed Drawing	21-077-52-B1		26 July 2022
			Proposed Drawing	21-077-53-B1		26 July 2022
			Proposed Drawing	2048-P-121	Rev G	8 July 2022
			Proposed Drawing	2048-P-123	Rev F	8 July 2022
			Proposed Drawing	2048-P-132	Rev C	8 July 2022
			Proposed Drawing	2048-SK-120	Rev E	8 July 2022
			Proposed Drawing	2048-SK-124	Rev C	8 July 2022
			Proposed Drawing	2048-SK-127	Rev C	8 July 2022
			Proposed Drawing	2048-SK-130	Rev C	8 July 2022
			Proposed Drawing	2048-SK-125	Rev B	9 February 2022
C	Tennis Courts, Hove Park	BH2022/02299	Amended drawings received on 30 th January 2023 showing development sited further away from the tree.			
			Additional comments from Arboriculture Officer in response: "Theoretically possible, however without some form of method statement identifying how they propose to import materials without causing significant damage to surrounding vegetation, (will they be using their court as hard standing & remove the fences to facilitate as an example?) we would still consider this to be overdevelopment of the area & detrimental to the future longevity of the tree."			