





**Brighton & Hove
City Council**

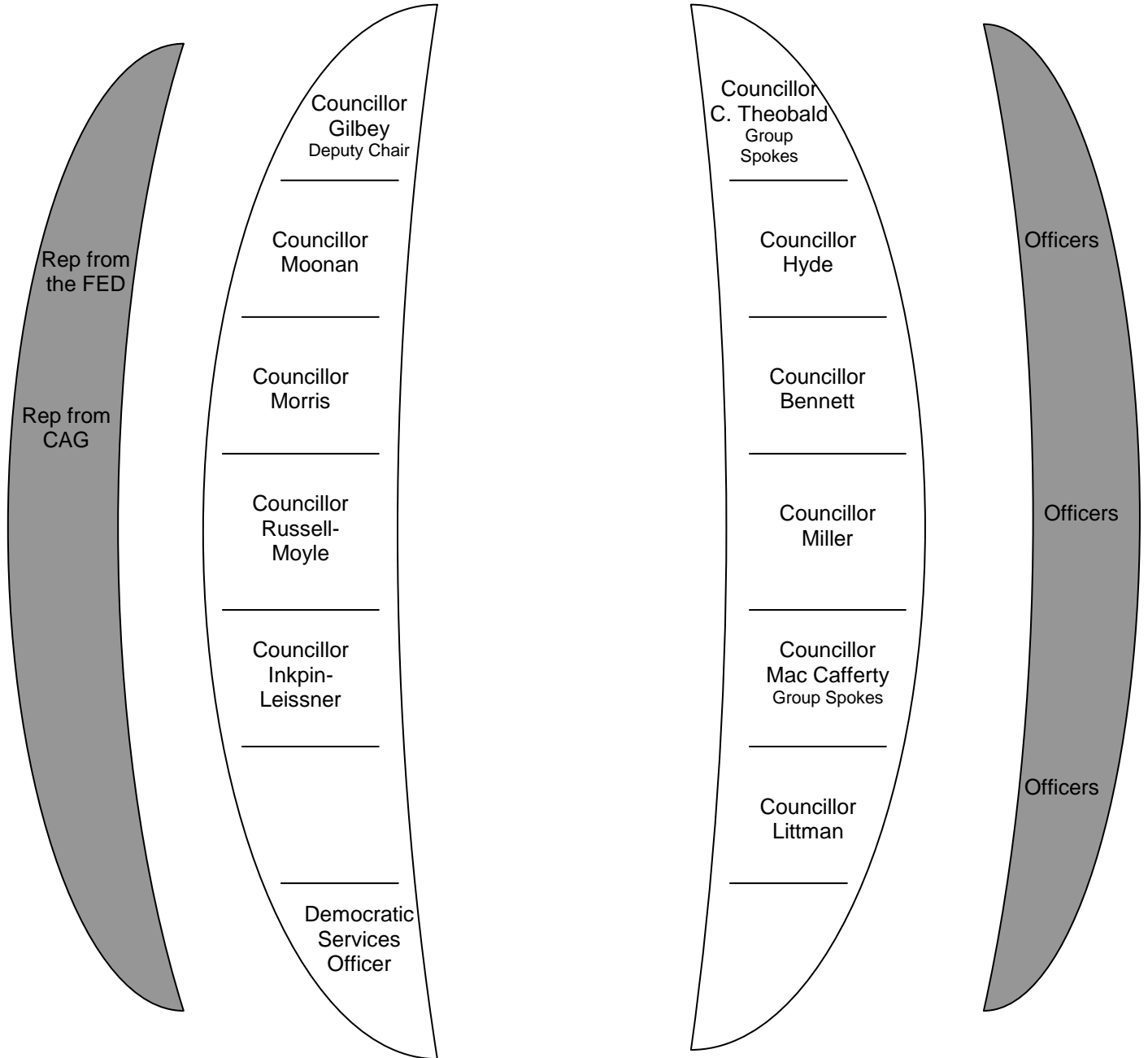
Planning Committee

Title:	Planning Committee
Date:	14 September 2016
Time:	2.00pm
Venue	Council Chamber, Hove Town Hall, Norton Road, Hove, BN3 4AH
Members:	<p>Councillors: Cattell (Chair), Gilbey (Deputy Chair), C Theobald (Group Spokesperson), Mac Cafferty (Group Spokesperson), Bennett, Hyde, Inkpin-Leissner, Littman, Miller, Moonan, Morris and Russell-Moyle</p> <p>Co-opted Members: Jim Gowans (Conservation Advisory Group)</p>
Contact:	<p>Penny Jennings Democratic Services Officer 01273 29-1064/29-1354 planning.committee@brighton-hove.gov.uk</p>

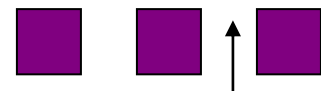
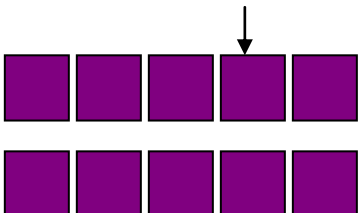
	The Town Hall has facilities for wheelchair users, including lifts and toilets
	An Induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter and infra red hearing aids are available for use during the meeting. If you require any further information or assistance, please contact the receptionist on arrival.
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Democratic Services: Planning Committee

Senior Solicitor	Councillor Cattell Chair	Head of Development Control	Presenting Officer
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Public Seating



Press

AGENDA

37 PROCEDURAL BUSINESS

(a) Declaration of Substitutes: Where Councillors are unable to attend a meeting, a substitute Member from the same Political Group may attend, speak and vote in their place for that meeting.

(b) Declarations of Interest or Lobbying

- (a) Disclosable pecuniary interests;
- (b) Any other interests required to be registered under the local code;
- (c) Any other general interest as a result of which a decision on the matter might reasonably be regarded as affecting you or a partner more than a majority of other people or businesses in the ward/s affected by the decision.

In each case, you need to declare

- (i) the item on the agenda the interest relates to;
- (ii) the nature of the interest; and
- (iii) whether it is a disclosable pecuniary interest or some other interest.

If unsure, Members should seek advice from the committee lawyer or administrator preferably before the meeting.

(d) All Members present to declare any instances of lobbying they have encountered regarding items on the agenda.

(c) Exclusion of Press and Public: To consider whether, in view of the nature of the business to be transacted, or the nature of the proceedings, the press and public should be excluded from the meeting when any of the following items are under consideration.

NOTE: Any item appearing in Part 2 of the Agenda states in its heading the category under which the information disclosed in the report is exempt from disclosure and therefore not available to the public.

A list and description of the exempt categories is available for public inspection at Brighton and Hove Town Halls.

(d) Use of mobile phones and tablets: Would Members please ensure that their mobile phones are switched off. Where Members are using tablets to access agenda papers electronically please ensure that these are switched to 'aeroplane mode'.

PLANNING COMMITTEE

38 MINUTES OF THE PREVIOUS MEETING 1 - 26

Minutes of the meeting held on 3 August 2016 (copy attached).

39 CHAIR'S COMMUNICATIONS

40 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 7 September 2016.

41 TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS

42 WITHDRAWING THE REASON FOR REFUSAL OF PLANNING APPLICATION BH2015/01471, ASTORIA 10-14 GLOUCESTER PLACE, BRIGHTON FOR PURPOSES OF APPEAL 27 - 30

Report of the Executive Director Economy, Environment and Culture (copy attached).

43 REQUEST TO VARY THE HEADS OF TERMS OF SECTION 106 AGREEMENTS IN CONNECTION WITH PLANNING APPLICATIONS BH2015/04577 AND BH2015/04575 FOR MIXED USE REDEVELOPMENT, INCLUDING NEW HOTELS. 31 - 34

Report of the Executive Director Economy, Environment and Culture (copy attached).

44 TO CONSIDER AND DETERMINE PLANNING APPLICATIONS 35 - 38

MAJOR APPLICATIONS

A BH2015/03144 - Site of Former William Moon Lodge, The Linkway, Brighton - Full Planning 39 - 62

Erection of two storey (plus basement) residential care home providing 75 bedrooms and 18 parking spaces and associated works.

RECOMMENDATION – MINDED TO GRANT

Ward Affected - Hollingdean & Stanmer

B BH2016/01877 - The Shelter Hall, 150-154 Kings Road Arches, Brighton - Full Planning 63 - 104

Demolition of existing building and external steps. Erection of two-storey building at lower promenade level incorporating mezzanine floor and a single storey rotunda building on the upper promenade level on raised plinth to provide mixed use development comprising retail/café/restaurant/public toilets (A1/A3/sui generis uses) and new external steps.

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RECOMMENDATION – MINDED TO GRANT

Ward Affected: Regency

C BH2016/01592 - Household Waste Recycling Site, Modbury Way, Hove - Removal or Variation of Condition 105 - 120

Application for variation of condition 3 of application BH2015/00180 to allow the transfer facility to accept street cleansing waste, waste from communal bin operations, cardboard and green garden waste from Brighton & Hove City Council collections, re-usable, recyclable, recoverable and residual waste arising from Household Waste Recycling Sites, commercial recyclable waste and commercial residual waste for energy recovery or landfill. (Retrospective)

RECOMMENDATION – GRANT

Ward Affected: Hove Park

MINOR APPLICATIONS

D BH2016/02329 - 308 Dyke Road, Brighton - Full Planning 121 - 136

Erection of three bedroom residential dwelling with associated parking and landscaping to replace existing garages.

RECOMMENDATION – GRANT

Ward Affected: Withdean

E BH2016/01847 - 51 Plymouth Avenue, Brighton - Full Planning 137 - 148

Change of use from three bedroom single dwelling (C3) to three bedroom small house in multiple occupation (C4).

RECOMMENDATION – GRANT

Ward Affected: Moulsecoomb and Bevendean

F BH2016/02069 - 42 Hawkhurst Road, Brighton - Full Planning 149 - 162

Change of use from three bedroom house (C3) to six bedroom small house in multiple occupation (C4) with hip to gable roof extension with front rooflights and rear dormer.

RECOMMENDATION – GRANT

Ward Affected: Hollingdean and Stanmer

G BH2016/01224 - 11 Boundary Road and land to rear of Harbour Mews, Hove - Full Planning 163 - 182

Conversion of existing ground floor rear office (B1) and demolition of existing warehouse (B8) at rear to create 1no two bedroom flat (C3) incorporating single storey side/rear extension and erection of 1no three bedroom house with associated landscaping and car parking.

RECOMMENDATION – GRANT

Ward Affected: Wish

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- H BH2016/01756 - 18-19 Ship Street, Brighton - Full Planning 183 - 198**

Erection of upper first floor rear extension to create one bedroom flat.

RECOMMENDATION – REFUSE

Ward Affected: Regency

- I BH2016/01757 - 18-19 Ship Street, Brighton - Full Planning 199 - 214**

Creation of additional floor to create 1no three bedroom flat with associated alterations.

RECOMMENDATION – REFUSE

Ward Affected: Regency

- J BH2016/00954 - 3 Hove Street, Hove - Full Planning 215 - 228**

Erection of orangery extension to rear.

RECOMMENDATION – GRANT

Ward Affected: Central

- K BH2016/00752 - 101 Roundhill Crescent, Brighton - Full Planning 229 - 252**

Erection of 1no three bedroom dwelling (C3) incorporating alterations to boundary wall and external alterations to existing building including repair works, alterations to fenestration and associated works.

RECOMMENDATION – GRANT

Ward Affected: St Peter's & North Laine

- L BH2016/00753 - 101 Roundhill Crescent, Brighton - Listed Building Consent 253 - 262**

External alterations including repair works, alterations to boundary wall including installation of a new gate, reinstatement of cast iron window guards to second floor windows, alterations to fenestration and associated works.

RECOMMENDATION – GRANT

Ward Affected: St Peter's & North Laine

- 45 TO CONSIDER ANY FURTHER APPLICATIONS IT HAS BEEN DECIDED SHOULD BE THE SUBJECT OF SITE VISITS FOLLOWING CONSIDERATION AND DISCUSSION OF PLANNING APPLICATIONS**

INFORMATION ITEMS

- 46 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS**

(Information to be circulated at the next Planning Committee).

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47 LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS) 263 - 272

(Delegated decisions information to be circulated at the next Planning Committee).
(Trees Matters List attached).

48 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE

(Information to be circulated at the next Planning Committee).

49 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 273 - 274

(copy attached).

50 APPEAL DECISIONS 275 - 346

(copy attached).

The City Council actively welcomes members of the public and the press to attend its meetings and holds as many of its meetings as possible in public. Provision is also made on the agendas for public questions to committees and details of how questions can be raised can be found on the website and/or on agendas for the meetings.

The closing date for receipt of public questions and deputations for the next meeting is 12 noon on the fifth working day before the meeting.

Agendas and minutes are published on the council's website www.brighton-hove.gov.uk. Agendas are available to view five working days prior to the meeting date.

Electronic agendas can also be accessed through our meetings app available through www.moderngov.co.uk

Meeting papers can be provided, on request, in large print, in Braille, on audio tape or on disc, or translated into any other language as requested.

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of the public do not wish to have their image captured they should sit in the public gallery area.

If you have any queries regarding this, please contact the Head of Democratic Services or the designated Democratic Services Officer listed on the agenda.

For further details and general enquiries about this meeting contact Penny Jennings, (01273 29-1064/29-1354, email planning.committee@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk.

Date of Publication - Tuesday, 6 September 2016