





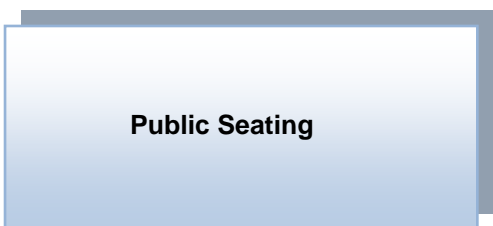
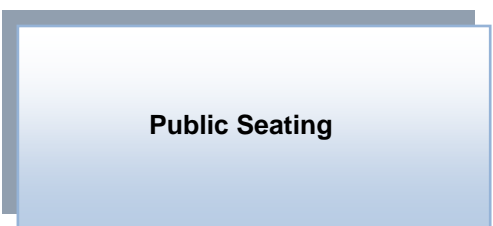
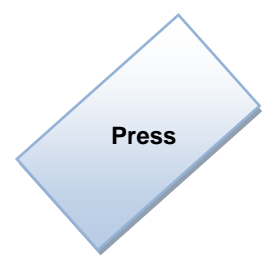
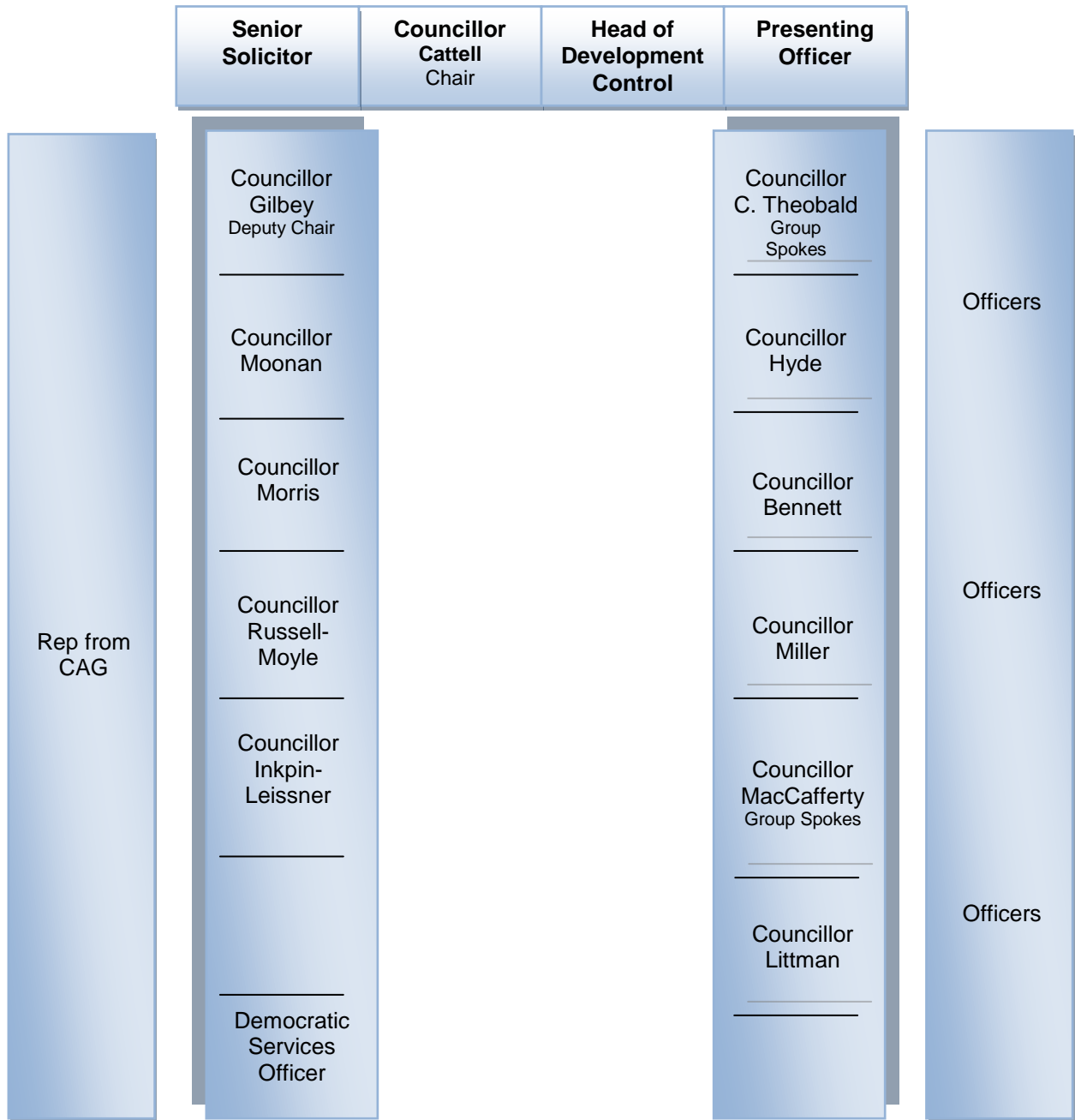
Brighton & Hove
City Council

Planning Committee

Title:	Planning Committee
Date:	12 October 2016
Time:	2.00pm
Venue	Council Chamber, Hove Town Hall, Norton Road, Hove, BN3 4AH
Members:	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 Co-opted Members: Jim Gowans (Conservation Advisory Group)
Contact:	Cliona May Democratic Services Officer 01273 29-1065/29-1354 planning.committee@brighton-hove.gov.uk

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Democratic Services: Planning Committee



AGENDA

51 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'.

52 MINUTES OF THE PREVIOUS MEETING

1 - 22

Minutes of the meeting held on 14 September 2016 (copy attached).

53 CHAIR'S COMMUNICATIONS

54 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 3 October 2016.

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

56 TO CONSIDER AND DETERMINE PLANNING APPLICATIONS

Please note that the published order of the agenda may be changed; major applications will always be heard first; however, the order of the minor applications may be amended to allow those applications with registered speakers to be heard first.

MAJOR APPLICATIONS

A BH2015/04536 - Preston Park Hotel, 216 Preston Road, Brighton - Full Planning 23 - 48

Change of use of hotel (C1) to residential (C3) comprising conversion of main hotel building into 16no self-contained open market flats, demolition and redevelopment of north wing to provide 9no affordable flats, alterations to front façade, retention of 27 car parking spaces and provision of new cycle and refuse facilities.

RECOMMENDATION – MINDED TO GRANT

Ward Affected - Withdean

B BH2016/01766 - 76-79 and 80 Buckingham Road, Brighton - Full Planning 49 - 82

Conversion of nos 76-79 Buckingham Road to provide four residential dwellings (C3). Demolition of no 80 Buckingham Road and the erection of a five storey building to provide 20 residential units (C3) and a community use unit (D1).

Associated car and cycle parking.

RECCMMENDATION – MINDED TO GRANT

Ward Affected – St Peter's & North Laine

C BH2016/01719 - Daltons Bastion (site of former Wheel), Madeira Drive, Brighton - Full Planning 83 - 116

Erection of 22.5m high tower (D2) with zip wire to a landing area along Madeira Drive opposite the entrance to Atlingworth

PLANNING COMMITTEE

Street with ancillary storage and changing facilities and erection of a café (A3). Retention of existing base plinth.

RECOMMENDATION – MINBDED TO GRANT

Ward Affected – Queens Park

MINOR APPLICATIONS

- | | | |
|----------|---|------------------|
| D | BH2016/00752 - 101 Roundhill Crescent, Brighton - Full Planning | 117 - 140 |
| | <p>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.</p> <p>RECOMMENDATION – GRANT</p> <p><i>Ward Affected – St Peter’s & North Laine</i></p> | |
| E | BH2016/00753 - 101 Roundhill Crescent, Brighton - Listed Building Consent | 141 - 150 |
| | <p>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.</p> <p>RECOMMENDATION- GRANT</p> <p><i>Ward Affected – St Peter’s & North Laine</i></p> | |
| F | BH2016/02229 - 34 Walmer Crescent, Brighton - Full Planning | 151 - 162 |
| | <p>Change of use from single dwelling (Class C3) to small house in multiple occupation (Class C4).</p> <p>RECOMMENDATION – GRANT</p> <p><i>Ward Affected - Moulsecoomb & Bevendean</i></p> | |
| G | BH2016/02278- 2 Highview Way, Brighton- Full Planning | 163 - 174 |
| | <p>Erection of single storey extensions to south and north elevations. Landscaping works including raised decking and new driveway, alterations to front boundary and other associated works.</p> <p>RECOMMENDATION – REFUSE</p> <p><i>Ward Affected - Patcham</i></p> | |
| H | BH2016/01740 - 4 Plymouth Avenue, Brighton - Full Planning | 175 - 186 |
| | <p>Change of use from four bedroom single dwelling (C3) to four bedroom house in multiple occupation (C4).</p> <p>RECOMMENDATION – GRANT</p> <p><i>Ward Affected – Moulsecoomb & Bevendean</i></p> | |

PLANNING COMMITTEE

- I BH2016/00862 - 28 and land rear of including 28B, 28C and 28D Crescent Road, Brighton -Full Planning 187 - 210**

Part demolition and conversion of existing commercial buildings and erection of two new buildings to provide 3no two bedroom houses and 1no three bedroom house (C3) with associated landscaping.

RECOMMENDATION – GRANT

Ward Affected – St Peter’s & North Laine

- J BH2016/02201-4 Harrington Road, Brighton - Full Planning 211 - 220**

Creation of vehicle crossover, dropped kerb and hardstanding with associated alterations to front boundary wall.

RECOMMENDATION – REFUSE

Ward Affected - Withdean

- K BH2016/00945 -38 Upper St James Street, Brighton - Full Planning 221 - 232**

Change of use from retail (A1) to café/restaurant (A3) (Retrospective).

RECOMMENDATION – GRANT

Ward Affected - Queen’s Park

57 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

- 58 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 233 - 234**

(copy attached).

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

(Delegated Decisions to be circulated separately)

(Tree Matters List - there are none for consideration at this meeting)

- 60 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 235 - 238**

(copy attached).

- 61 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 239 - 240**

(copy attached).

62 APPEAL DECISIONS

241 - 292

(copy attached).

Members are asked to note that plans for any planning application listed on the agenda are now available on the website at:

<http://www.brighton-hove.gov.uk/index.cfm?request=c1199915>

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

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For further details and general enquiries about this meeting contact Penny Jennings, (01273 29-1065/29-1354, email planning.committee@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk.

PLANNING COMMITTEE