





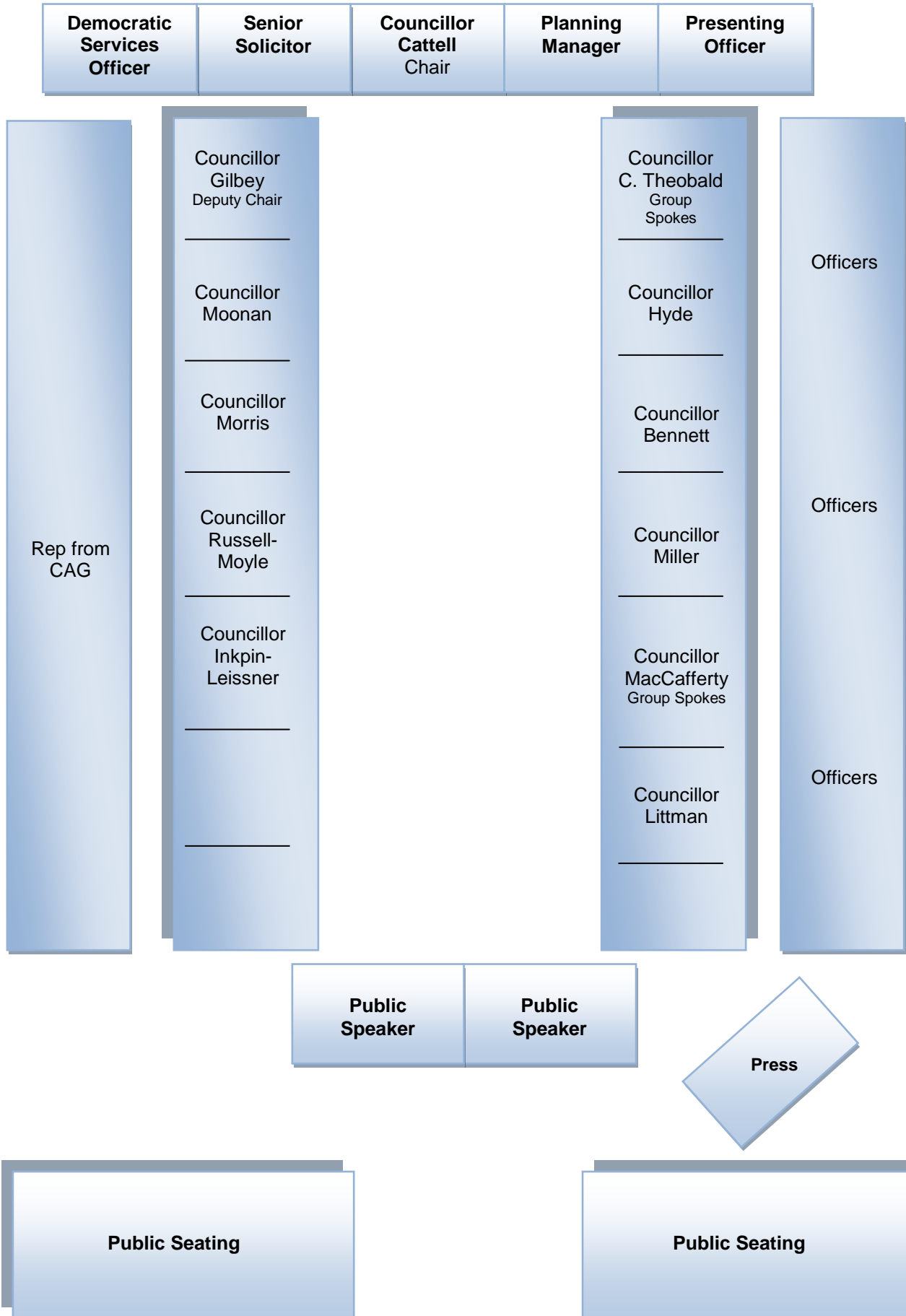
**Brighton & Hove
City Council**

Planning Committee

Title:	Planning Committee
Date:	8 March 2017
Time:	2.00pm
Venue	Council Chamber, Hove Town Hall, Norton Road, Hove, BN3 3BQ
Members:	<p>Councillors: Cattell (Chair), Gilbey (Deputy Chair), C Theobald (Group Spokesperson), Mac Cafferty (Group Spokesperson), Bennett, Hyde, Inkpin-Leissner, Littman, Miller, Morris, Moonan and Russell-Moyle</p> <p>Co-opted Members: Jim Gowans (Conservation Advisory Group)</p>
Contact:	<p>Ross Keatley Democratic Services Manager 01273 29-1064/29-1354 planning.committee@brighton-hove.gov.uk</p>

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	<p align="center">FIRE / EMERGENCY EVACUATION PROCEDURE</p> <p>If the fire alarm sounds continuously, or if you are instructed to do so, you must leave the building by the nearest available exit. You will be directed to the nearest exit by council staff. It is vital that you follow their instructions:</p> <ul style="list-style-type: none"> • You should proceed calmly; do not run and do not use the lifts; • Do not stop to collect personal belongings; • Once you are outside, please do not wait immediately next to the building, but move some distance away and await further instructions; and • Do not re-enter the building until told that it is safe to do so.

Democratic Services: Planning Committee



AGENDA

116 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

117 MINUTES OF THE PREVIOUS MEETING

Minutes of the previous meetings to be reported to 12 April meeting.

118 CHAIR'S COMMUNICATIONS

119 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 1 March 2017.

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

121 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 BH2016/01784 - 113 Trafalgar Road, Portslade - Full Planning 1 - 16

Outline application with some matters reserved for the demolition of existing bungalows and erection of 8no one bedroom flats and 4no studio flats (C3) with associated landscaping.

RECOMMENDATION – REFUSE

Ward Affected: South Portslade

MINOR APPLICATIONS

B BH2016/05687 - 23A Third Avenue, Hove - Full Planning Permission 17 - 30

Conversion of existing garage into (B1) office space with erection of a single storey rear extension, front extension and associated alterations.

RECOMMENDATION – GRANT

Ward Affected: Central Hove

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- C BH2016/05893 - Medina House, 9 Kings Esplanade, Hove - Full Planning 31 - 68**
Demolition of existing building and erection of a single residential dwelling (C3) with associated hard and soft landscaping.
RECOMMENDATION – MINDED TO GRANT
Ward Affected: Central Hove
- D BH2016/02812 - Flat 4, 18 Lewes Crescent, Brighton - Householder Planning Permission 69 - 78**
Internal alterations to layout of flat
RECOMMENDATION – GRANT
Ward Affected: Rottingdean Coastal
- E BH2016/06305 - 152 Birdham Road, Brighton - Full Planning 79 - 92**
Change of use from single dwelling (C3) to six bedroom small house in multiple occupation (C4).
RECOMMENDATION – GRANT
Ward Affected: Moulsecoomb & Bevendean
- F BH2016/05889 - 161 Elm Drive, Hove - Full Planning 93 - 104**
Demolition of outbuildings and erection of 1no two bedroom dwelling (C3) incorporating new crossover
RECOMMENDATION – REFUSE
Ward Affected: Hangleton & Knoll
- G BH2016/05739 - 57 Tongdean Avenue, Hove - Full Planning 105 - 118**
Erection of 1no five bedroom single dwelling (C3) with double garage associated landscaping, replacement of boundary walls and gate
RECOMMENDATION – REFUSE
Ward Affected: Hove Park
- H BH2016/02841 - Block C, Kingsmere, London Road, Brighton - Full Planning 119 - 134**
Erection of roof extension to from four 2no bedroom flats with balustraded terrace gardens, cycle store and associated works
RECOMMENDATION – GRANT
Ward Affected: Withdean

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- I BH2016/02846 - 17 Bampffield Street, Portslade - House Planning Permission 135 - 154**
- Demolition of existing (sui generis) mixed use garden machinery shop, servicing and repairs including workshop with offices (A1 / B1) and erection of part two, part three storey building comprising of one studio flat, two 1no bedroom flats and three 2no bedroom houses including cycle store and associated works
- RECOMMENDATION – MINDED TO GRANT**
Ward Affected: South Portslade
- J BH2016/06251 - Land At Roedean Path, Brighton - Full Planning 155 - 172**
- Erection of a 2 storey plus basement dwelling (C3) with associated garden and parking
- RECOMMENDATION – REFUSE**
Ward Affected: Rottingdean Coastal
- K BH2016/05662 - Russell House, Russell Mews, Brighton - Full Planning 173 - 182**
- External alterations and additions to fenestration, including access doors to existing balconies, following prior approval application BH2016/05439 for change of use from offices (B1) to 52no flats (C3)
- RECOMMENDATION – GRANT**
Ward Affected: Regency
- L BH2016/02957 - First Floor Flat, 84 New Church Road, Hove - Householder Planning Permission 183 - 192**
- Conversion of semi-detached residential rear garage into study with toilet/shower room and replacement of garage door with glazed doors. (Retrospective)
- RECOMMENDATION – GRANT**
Ward Affected: Westbourne
- M BH2016/05330 - Flat 2, 11 Sillwood Place, Brighton - Householder Planning Permission 193 - 202**
- Erection of single storey rear extension to replace conservatory and internal alterations to layout of flat
- RECOMMENDATION – GRANT**
Ward Affected: Regency

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- N BH2016/05331 - Flat 2, 11 Sillwood Place, Brighton - Householder Planning Permission** **203 - 210**

Erection of single storey rear extension to replace conservatory and internal alterations to layout of flat

RECOMMENDATION – GRANT

Ward Affected: Regency

- 122 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

- 123 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS**

No new presentation or request to update.

- 124 LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS)** **211 - 224**

(copy attached)

- 125 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE** **225 - 228**

(copy attached).

- 126 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES** **229 - 230**

(copy attached).

- 127 APPEAL DECISIONS** **231 - 266**

(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>

PLANNING COMMITTEE

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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.

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

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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 29-1065/29-1354, email planning.committee@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk.

Date of Publication - Tuesday, 28 February 2017