




**Brighton & Hove
City Council**

Planning Committee

Title:	Planning Committee
Date:	6 June 2018
Time:	2.00pm
Venue	Council Chamber, Hove Town Hall
Members:	<p>Councillors: Cattell (Chair), Gilbey (Deputy Chair), C Theobald (Opposition Spokesperson), Mac Cafferty (Group Spokesperson), Bennett, Hyde, Inkpin-Leissner, Littman, Miller, Morgan, Morris and O'Quinn</p> <p>Co-opted Members: Conservation Advisory Group Representative</p>
Contact:	<p>Penny Jennings Democratic Services Officer 01273 291065 planning.committee@brighton-hove.gov.uk</p>

	The Town Hall has facilities for wheelchair users, including lifts and toilets
	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.
	<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.

AGENDA

1 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.

2 MINUTES OF THE PREVIOUS MEETING

1 - 12

Minutes of the meeting held on 9 May 2018 (copy attached)

3 CHAIR'S COMMUNICATIONS

4 PUBLIC QUESTIONS

PLANNING COMMITTEE

Written Questions: to receive any questions submitted by the due date of 12 noon on 30 May 2018.

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

6 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 BH2017/03566, Brighton Hove and Sussex Sixth Form College, 2015 Dyke Road, Brighton - Full Planning 13 - 48

Erection of a 4no storey teaching block replacing existing temporary modular classrooms and incorporating general teaching spaces, flexible student study, learning areas, resource areas and performance spaces with associated hard and soft landscaping and relocated car parking

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Hove Park

B BH2016/05312, 65 Orchard Gardens, Hove - Full Planning 49 - 94

Demolition of existing buildings and erection of a 5no storey building and basement comprising a mixed use development of offices (B1) on the Ground floor and 23no one, two and three bedroom flats (C3) on the upper floors, 23no car parking spaces (including 3 Disability Spaces), cycle storage and associated landscaping.

RECOMMENDATION – REFUSAL As s106 has not been completed.

Ward Affected: Hove Park

C BH2015/04536, Preston Park Hotel, 216 Preston Road, Brighton - Full Planning 95 - 122

Change of use of hotel (C1) to residential (C3) comprising conversion of main hotel and demolition and redevelopment of north wing, to provide 13no self-contained open market flats and 9no affordable flats, alterations to front façade, retention of 27 car parking spaces and provision of new cycle and refuse facilities.

RECOMMENDATION – REFUSAL as s106 has not been completed.

Ward Affected: Withdean

MINOR APPLICATIONS

PLANNING COMMITTEE

- D BH2018/00469, Hove Central Library, 182-186 Church Road, Hove - Listed Building Consent 123 - 134**

Internal alterations to lower ground floor & external alterations to rear ground floor including construction of new wall with balustrade, landscaping & associated works to facilitate the conversion to children's day nursery (D1).

RECOMMENDATION – GRANT

Ward Affected: Central Hove

- E BH2018/01123, Hove Central Library, 182-186 Church Road, Hove - Full Planning 135 - 146**

Alterations to rear garden area incorporating new steps, handrail and landing and addition of insulation and plasterboard to existing screen of w.c window for use by children's day nursery.

RECOMMENDATION – GRANT

Ward Affected: Central Hove

- F BH2018/00854, Land to Rear of 62-64 Preston Road- Full Planning 147 - 160**

Excavation and erection of three storey building comprising 3 no. residential units (C3) with associated alterations.

RECOMMENDATION – GRANT

Ward Affected: Preston Park

- G BH2017/03651, Brighton Square and Units 12, 13, 14, 15 and 16, Brighton- Full Planning 161 - 176**

Erection of pavilion structure to Brighton Square for the creation of additional restaurant space (A 3). Alterations to dolphin fountain including new plinth & increased height of fountain. Installation of new shopfronts to 12, 13, 14, 15 and 16 Brighton Square.

RECOMMENDATION – REFUSE

Ward Affected: Regency

- H BH2018/00095, 166 Heath Hill Avenue, Brighton - Full Planning 177 - 190**

Change of use from dwelling house (C3) to six bedroom small house in multiple occupation (C4) incorporating conversion of garage into habitable space.

RECOMMENDATION – GRANT

Ward Affected: Moulsecoomb and Bevendean

- 7 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

PLANNING COMMITTEE

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|-----------|--|------------------|
| 8 | INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS | 191 - 192 |
| | (copy attached). | |
| 9 | LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE | 193 - 198 |
| | (copy attached). | |
| 10 | INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES | 199 - 200 |
| | (copy attached). | |
| 11 | APPEAL DECISIONS | 201 - 232 |
| | (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>

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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PLANNING COMMITTEE

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

FURTHER INFORMATION

For further details and general enquiries about this meeting contact Penny Jennings, (01273 291065, email planning.committee@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk.

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