




Brighton & Hove  
City Council

# Planning Committee

Title:	<b>Planning Committee</b>
Date:	<b>18 July 2018</b>
Time:	<b>1.00pm</b>
Venue	<b>Council Chamber, Hove Town Hall</b>
Members:	<b>Councillors:</b> Cattell (Chair), Gilbey (Deputy Chair), C Theobald (Opposition Spokesperson), Mac Cafferty (Group Spokesperson), Bennett, Hyde, Inkpin-Leissner, Littman, Miller, Morgan, Morris and Platts  <b>Co-opted Members:</b> Conservation Advisory Group Representative
Contact:	<b>Penny Jennings</b> Democratic Services Officer 01273 291065 planning.committee@brighton-hove.gov.uk

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## AGENDA

### 12 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.*

### 13 MINUTES OF THE PREVIOUS MEETING

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Minutes of the meeting held on 6 June 2018 (copy attached)

### 14 CHAIR'S COMMUNICATIONS

### 15 PUBLIC QUESTIONS

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

**16 REQUEST TO VARY SECTION 106 AGREEMENT, BAPTIST TABERNACLE, MONTPELIER PLACE, BRIGHTON 21 - 24**

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

**17 TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS**

**18 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 BH2018/00340 -Former Amex House, Edward Street, Brighton - Full Planning 25 - 96**

Erection of a mixed use development to provide 168no residential dwellings (C3), 16,684sqm (GEA) of commercial floorspace (B1), 1,840 sqm (GEA) of ancillary plant/storage and 1,080 sqm (GEA) flexible floorspace comprising commercial and/or retail and/or residential communal space and/or non-residential institution (B1, A1, A3, C3, and D1) across lower ground and 4 and 8 storeys above ground, with associated parking, hard and soft landscaping and access.

**RECOMMENDATION – MINDED TO GRANT**

*Ward Affected:* Queens Park

**B BH2018/00689, Preston Barracks, Mithras House, Watts Building, Lewes Road, Brighton- Reserved Matters 97 - 120**

Watts Site: Reserved matters application pursuant to outline permission BH2017/00492 for approval of layout, scale and appearance relating to the University's proposed multi-storey car park and access road, forming defined site parcels 3 and 4 respectively.

**RECOMMENDATION – GRANT**

*Ward(s) Affected:* Moulsecoomb & Bevendean and Hollingdean & Stanmer

**C BH2017/02869, 10 Shirley Drive, Hove- Outline Planning Application 121 - 142**

Outline application with some matters reserved for the demolition of existing house and erection of 10no flats with

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associated parking (C3).

**RECOMMNDATION – MINDED TO GRANT**

*Ward Affected: Hove Park*

- D BH2018/00248, Patcham High School, Ladies Mile Road, Brighton - Full Planning 143 - 164**

Erection of 4no court sports hall with changing facilities.  
Reconfiguration of existing sports pitches to facilitate creation of new netball courts and a 3G football pitch with fencing and floodlighting, footpath access routes and other associated works.

**RECOMMENDATION - MINDED TO GRANT**

*Ward Affected: Patcham*

### MINOR APPLICATIONS

- E BH2018/00700, Peter Pan's Adventure Golf, Madeira Drive, Brighton - Full Planning 165 - 186**

Erection of 16 meters high rope climbing course above existing golf course.

**RECOMMENDATION – GRANT**

*Ward Affected: East Brighton*

- F BH2018/01221, Microscape House, Hove Park Villas, Hove - Full Planning 187 - 198**

Alterations and extension to third floor flat, including increase to ridge height, following prior approval application BH2016/05473 for change of use from offices (B1) to residential (C3) to form 7no flats. (Part retrospective).

**RECOMMENDATION- GRANT**

*Ward Affected: Goldsmid*

- G BH2017/04113, 64 St James's Street, Brighton - Full Planning 199 - 210**

Part demolition of existing building. Erection of three storey extension to front elevation and creation of additional storey to rear elevation to facilitate enlargement of studio apartment to two bedroom apartment and associated works.

**RECOMMENDATION – GRANT**

*Ward Affected: Queen's Park*

- H BH2017/03648, 7 Howard Terrace, Brighton- Full Planning 211 - 228**

Change of use and part demolition of existing storage buildings (B8) to form of 1x one bed flat, 1x two bed flat, 2x three bedroom houses, cycle storage and associated works.

**RECOMMENDATION – GRANT**

*Ward Affected: St Peter's & North Laine*

- I BH2016/06391, 123 - 129 Portland Road, Hove - Full Planning 229 - 242**

Creation of additional floor to provide 1no one bedroom flat and 3no

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two bedroom flats (C3) with associated alterations.

**RECOMMENDATION – GRANT**

*Ward Affected: Westbourne*

- J BH2017/04070,8 Lloyd Road, Hove - Full Planning 243 - 262**  
Demolition of garage and erection of 2 bedroom residential dwelling (C3) to rear and associated alterations.  
**RECOMMENDATION – GRANT**  
*Ward Affected: Hove Park*
- K BH2017/03152,39 Dyke Road Avenue, Hove Full Planning 263 - 290**  
Erection of part one part two storey rear extension to facilitate three new blocks on existing care home.  
**RECOMMENDATION – GRANT**  
*Ward Affected: Hove Park*
- L BH2017/03830, 19 Shirley Drive, Hove- Householder Planning Consent 291 - 302**  
Erection of first floor side extension over existing garage and a porch to the front elevation and a porch to the side elevation.  
**RECOMMENDATION – WOULD HAVE GRANTED**  
*Ward Affected: Hove Park*
- M BH2018/00081,51 Woodland Avenue, Hove- Householder Planning Consent 303 - 314**  
Demolition of single storey rear extension. Erection of a part one part two storey rear extension, single storey side extension and associated works.  
**RECOMMENDATION – GRANT**  
*Ward Affected: Hove Park*
- N BH2018/00164, 58 Staplefield Drive, Brighton- Full Planning 315 - 328**  
Change of use from 3 bedroom dwelling house (C3) to 4 bedroom small house in multiple occupation (C4). (Part Retrospective)  
**RECOMMENDATION – GRANT**  
*Ward Affected Moulsecoomb & Bevendean*
- O BH2018/01093, 96 Auckland Drive,Brighton- Full Planning 329 - 344**  
Change of use from three bedroom dwelling (C3) to four bedroom house in multiple occupation (C4).  
**RECOMMENDATION – GRANT**  
*Ward Affected: Moulsecoomb & Bevendean*
- P BH2018/00319,12 Twyford Road, Brighton- Full Planning 345 - 358**  
Change of use from three bedroom single dwelling (C3) to six bedroom small house in multiple occupation (C4), with alterations

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to fenestration (part retrospective).

### **RECOMMENDATION – GRANT**

*Ward Affected: Holligdean & Stanmer*

- 19 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**

- |           |  |                  |
|-----------|--|------------------|
| <b>20</b> | <b>INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS</b> | <b>359 - 360</b> |
|           | (copy attached).   |                  |
| <b>21</b> | <b>LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE</b> | <b>361 - 364</b> |
|           | (copy attached).   |                  |
| <b>22</b> | <b>INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES</b>         | <b>365 - 366</b> |
|           | (copy attached).   |                  |
| <b>23</b> | <b>APPEAL DECISIONS</b>  | <b>367 - 440</b> |
|           | (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>

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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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### **FURTHER INFORMATION**

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

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