




**Brighton & Hove  
City Council**

# Planning Committee

Title:	<b>Planning Committee</b>
Date:	<b>15 August 2018</b>
Time:	<b>2.00pm</b>
Venue	<b>Council Chamber, Hove Town Hall</b>
Members:	<p><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 O'Quinn</p> <p><b>Co-opted Members:</b> Conservation Advisory Group Representative</p>
Contact:	<p><b>Tom McColgan</b> Democratic Services Officer 01273 290569 planning.committee@brighton-hove.gov.uk</p>

	<b>The Town Hall has facilities for wheelchair users, including lifts and toilets</b>
	<b>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.</b>
	<p align="center"><b>FIRE / EMERGENCY EVACUATION PROCEDURE</b></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"> <li>• You should proceed calmly; do not run and do not use the lifts;</li> <li>• Do not stop to collect personal belongings;</li> <li>• Once you are outside, please do not wait immediately next to the building, but move some distance away and await further instructions; and</li> <li>• Do not re-enter the building until told that it is safe to do so.</li> </ul>

## AGENDA

---

### 24 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.*

### 25 MINUTES OF THE PREVIOUS MEETING

1 - 32

Minutes of the meeting held on 18 July 2018 (copy attached)

### 26 CHAIR'S COMMUNICATIONS

## PLANNING COMMITTEE

### 27 PUBLIC QUESTIONS 33 - 34

**Written Questions:** to receive any questions submitted by 12 noon on 9 August 2018.

### 28 DEED OF VARIATION TO S106 LEGAL AGREEMENT RELATING TO BH2015/02917 - 121-123 DAVIGDOR ROAD, HOVE 35 - 38

Report of Executive Director, Economy, Environment and Culture

### 29 DEED OF VARIATION TO S106 LEGAL AGREEMENT RELATING TO BH2017/01083 - FORMER CITY COLLEGE, 87 PRESTON ROAD, BRIGHTON 39 - 64

Report of Executive Director, Economy, Environment and Culture

### 30 TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS

### 31 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 BH2018/01137 - 76-79 & 80 Buckingham Road, Brighton - Full Planning 65 - 92

Partial demolition of no. 80 Buckingham Road erection of a five storey building over basement including roof accommodation to create 20no. dwelling units (C3) and community use unit (D1). Conversion of nos. 76-79 Buckingham Road to provide 14no. dwelling units (C3) with associated car parking, cycle parking, landscaping and service provision.

#### **RECOMMENDATION – MINDED TO GRANT**

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

### B BH2018/01181 - Preston Barracks, Mithras House, Watts Building, Lewes Road, Brighton - Reserved Matters 93 - 110

Watts Site: Reserved matters application pursuant to outline permission BH2017/00492 for approval of layout, scale and appearance relating to the University's proposed Business School and linked canopy, forming defined site parcels 1 and 2 respectively.

#### **RECOMMENDATION – MINDED TO GRANT**

*Ward Affected: Hollingdean & Stanmer;  
Moulsecoomb &  
Bevendean*

## PLANNING COMMITTEE

### MINOR APPLICATIONS

- C BH2017/04113 - 64 St James's Street, Brighton - Full Planning 111 - 122**
- 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*
- D BH2017/03648 - 7 Howard Terrace, Brighton - Full Planning 123 - 140**
- 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*
- E BH2018/00081 - 51 Woodland Avenue, Hove - Householder Planning Consent 141 - 152**
- 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*
- F BH2017/00574 - 80A Stoneham Road Hove - Full Planning 153 - 168**
- Formation of third floor to form 2no bedroom flat incorporating terrace and associated works.
- RECOMMENDATION - GRANT**
- Ward Affected: Wish*
- G BH2018/00329 - 67 Falmer Road, Rottingdean - Removal or Variation of Condition 169 - 184**
- Application for variation of condition 2 of application BH2015/02049 allowed on appeal (Demolition of existing house and garage and erection of 9no four bedroom houses) to permit amendments to the approved drawings including landscaping, elevations and boundary treatments.
- RECOMMENDATION - GRANT**
- Ward Affected: Rottingdean Coastal*

## PLANNING COMMITTEE

- H BH2018/00972 - Wickenden Garage, Scott Road, Hove - Full Planning 185 - 196**  
Formation of 1no two bedroom flat (C3) on top of existing garage (B1).  
**RECOMMENDATION - REFUSE**  
*Ward Affected: Wish*
- I BH2018/01545 - Land adjacent 7 Belle Vue Cottages, Brighton - Outline Application All Matters Reserved 197 - 210**  
Outline application with all matters reserved for the erection of 1no two storey dwelling (C3) to adjoin existing dwelling at 7 Belle Vue Cottages.  
**RECOMMENDATION - GRANT**  
*Ward Affected: Moulsecoomb & Bevendean*
- J BH2018/01445 - Hove Rugby Football Club, Hove Recreation Ground, Shirley Drive - Full Planning 211 - 220**  
Erection of single storey side and rear extension incorporating formation of first floor side balcony.  
**RECOMMENDATION - GRANT**  
*Ward Affected: Hove Park*
- K BH2018/01645 - 7 Marine Close, Saltdean - Householder Planning Consent 221 - 228**  
Erection of two storey side extension and single storey rear extension. Roof alterations including relocating dormer and installation of rooflights and revised fenestration.  
**RECOMMENDATION - GRANT**  
*Ward Affected: Rottingdean Coastal*
- L BH2018/00316 - 15 Twyford Road, Brighton - Full Planning 229 - 240**  
Change of Use from 3 bedroom single dwelling (C3) to a single dwelling or a 6 bedroom House in Multiple Occupation (C3/C4) with alterations to fenestration.  
**RECOMMENDATION - GRANT**  
*Ward Affected: Hollingdean & Stanmer*

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

## PLANNING COMMITTEE

### INFORMATION ITEMS

- 33 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS** **241 - 244**  
(copy attached).
- 34 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE** **245 - 250**  
(copy attached).
- 35 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES** **251 - 252**  
(copy attached).
- 36 APPEAL DECISIONS** **253 - 312**  
(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](http://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](http://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.

#### **WEBCASTING NOTICE**

This meeting may be filmed for live or subsequent broadcast via the Council's website. At the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed.

You should be aware that the Council is a Data Controller under the Data Protection Act 1998. Data collected during this web cast will be retained in accordance with the Council's published policy (Guidance for Employees' on the BHCC website).

Therefore by entering the meeting room and using the seats around the meeting tables you are deemed to be consenting to being filmed and to the possible use of those images and sound recordings for the purpose of web casting and/or Member training. If members of the public do not wish to have their image captured they should sit in the public gallery area.

## 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](mailto:planning.committee@brighton-hove.gov.uk)) or email [democratic.services@brighton-hove.gov.uk](mailto:democratic.services@brighton-hove.gov.uk).

Date of Publication - Tuesday, 7 August 2018