




**Brighton & Hove  
City Council**

# Planning Committee

Title:	<b>Planning Committee</b>
Date:	<b>12 September 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>Penny Jennings</b> Democratic Services Officer 01273 291065 planning.committee@brighton-hove.gov.uk</p>

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	<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><b>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:</b></p> <ul style="list-style-type: none"> <li>• <b>You should proceed calmly; do not run and do not use the lifts;</b></li> <li>• <b>Do not stop to collect personal belongings;</b></li> <li>• <b>Once you are outside, please do not wait immediately next to the building, but move some distance away and await further instructions; and</b></li> <li>• <b>Do not re-enter the building until told that it is safe to do so.</b></li> </ul>

## AGENDA

### 37 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.*

### 38 MINUTES OF THE PREVIOUS MEETING

1 - 22

Minutes of the meeting held on 15 August 2018

### 39 CHAIR'S COMMUNICATIONS

## PLANNING COMMITTEE

### 40 PUBLIC QUESTIONS

**Written Questions:** to receive any questions submitted by the due date of 12 noon on 6 September 2018.

### 41 PLANNING ENFORCEMENT ANNUAL REPORT 2017/2018 23 - 28

Contact Officer: Robin Hodgetts Tel: 01273 292366  
Ward Affected: All Wards

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

### 43 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 BH2018/01016 - Former Site Of North District Housing Office, Selsfield Drive, Brighton - Full Planning 29 - 72

Demolition of former neighbourhood housing office, housing store and garages (retrospective) and the erection of a 7 Storey over lower ground floor building, comprising of 30no residential dwellings (C3) with associated hard and soft landscaping, works to provide public realm, private and community amenity space, car parking and relocation of existing UK Power Networks electricity sub-station.

**Recommendation – Minded to Grant**

*Ward Affected: Hollingdean & Stanmer*

### B BH2017/02333 - 113-115 Trafalgar Road, Portslade - Outline Application All Matters Reserved 73 - 94

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

**Recommendation - Minded to Refuse should the S.106 not be completed by 04 Jan 2019**

*Ward Affected: South Portslade*

## PLANNING COMMITTEE

### MINOR APPLICATIONS

- C BH2018/00648b - 6 Cliff Approach, Brighton - Full Planning 95 - 112**  
Demolition of existing single dwelling and erection of 2no. two bedroom flats & 2no. three bedroom flats.  
**Recommendation - Grant**  
*Ward Affected: Rottingdean Coastal*
- D BH2017/04220 - 14 Tongdean Road, Hove - Full Planning 113 - 132**  
Demolition of existing bungalow and erection of new building comprising of three 2no bedroom flats and one 3no bedroom maisonette.  
**Recommendation - Grant**  
*Ward Affected: Hove Park*
- E BH2018/00224 - 56 Church Road, Hove - Full Planning 133 - 146**  
Change of use of basement from retail (A1) to fitness studio (D2).  
**Recommendation - Grant**  
*Ward Affected: Central Hove*
- F BH2018/01854 - 33 Braybon Avenue, Brighton - Householder Planning Consent 147 - 154**  
Erection of Single Storey Rear Extension  
**Recommendation - Grant**  
*Ward Affected: Patcham*

- 44 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

- 45 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 155 - 156**  
(Copy Attached)
- 46 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 157 - 158**  
(copy attached).

## PLANNING COMMITTEE

### 47 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES

There are no new hearings or inquiries to report

### 48 APPEAL DECISIONS

159 - 202

(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.

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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.

#### 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).