




**Brighton & Hove
City Council**

Planning Committee

Title:	Planning Committee
Date:	7 November 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, Moonan, Morgan 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

60 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.

61 MINUTES OF THE PREVIOUS MEETING

1 - 16

Minutes of the meeting held on 10 October 2018 (copy attached)

62 CHAIR'S COMMUNICATIONS

63 PUBLIC QUESTIONS

PLANNING COMMITTEE

Written Questions: to receive any questions submitted by the due date of 12 noon on 31 October 2018.

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

65 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 BH2018/00868 - King's House, Grand Avenue, Hove-Full Planning 17 - 86

Demolition of existing office building (B1) fronting Grand Avenue. Conversion of existing (B1) building fronting Queens Gardens to 69no dwellings (C3) with associated alterations and extensions. Erection of a 10 storey building over basement carpark comprising of 72 flats on Grand Avenue and erection of a 6 storey building comprising of 28 flats on second avenue. Associated underground parking, landscaping, cycle storage, bins and recycling points.

RECOMMENDATION – MINDED TO GRANT

Ward Affected : Central Hove

B BH2018/00869 - King's House, Grand Avenue, Hove - Listed Building Consent 87 - 108

Demolition of existing office building (B1) fronting Grand Avenue. Conversion of existing (B1) building fronting Queens Gardens to 69no dwellings (C3) with associated alterations and extensions. Erection of a 10 storey building over basement carpark comprising of 72 flats on Grand Avenue and erection of a 6 storey building comprising of 28 flats on second avenue. Associated underground parking, landscaping, cycle storage, bins and recycling points.

RECOMMENDATION – GRANT

Ward Affected : Central Hove

MINOR APPLICATIONS

C BH2018/02404- Varndean College, Surrenden Road, Brighton-Full Planning 109 - 126

Relocation of 2no modular classroom blocks and erection of a two storey Science, Technology, Engineering and Mathematics (STEM) centre with associated cycle parking and landscaping alterations (part retrospective)

RECOMMENDATION – GRANT

Ward Affected: Withdean

PLANNING COMMITTEE

- D BH2018/01894- 1A Marmion Road, Hove- Full Planning 127 - 142**
Application under S73a for variation of condition 2 of BH2015/01278 (Demolition of existing warehouse (B8) and erection of 4no two/ three storey residential dwellings (C3) and offices (B1).) (allowed on appeal) to allow amendments to the approved drawings (part retrospective).
RECOMMENDATION – GRANT
Ward Affected: Wish
- E BH2018/00433 -28A Crescent Road, Brighton - Full Planning 143 - 160**
Variation of condition 1 of application BH2016/00862 (Part demolition and conversion of existing commercial buildings and erection of two new buildings to provide 4no two bedroom houses (C3) with associated landscaping) to allow amendments to approved drawings.
RECOMMENDATION – GRANT
Ward Affected: St Peter's & North Laine
- F BH2018/01687- Garage North East of 28 Holland Mews, Hove- Removal or Variation of Condition 161 - 174**
Demolition of exiting garage and erection of 1no two bedroom dwelling.
RECOMMENDATION – GRANT
Ward Affected: Brunswick & Adelaide
- G BH2018/02638- 4 The Park, Rottingdean, Brighton- Householder Planning Consent 175 - 188**
Remodelling of existing property incorporating a single storey side extension and creation of a first floor.
RECOMMENDATION – REFUSE
Ward Affected: Rottingdean Coastal
- H BH2018/00133 - Land Rear of 1-3 Clarendon Terrace, Brighton- Full Planning 189 - 204**
Erection of 1no single storey two bedroom dwelling (C3), lowering of ground level and associated works.
RECOMMENDATION – GRANT
Ward Affected: East Brighton
- I BH2018/00134 - Land Rear of 1-3 Clarendon Terrace, Brighton - Listed Building Consent 205 - 214**
Erection of 1no single storey two bedroom dwelling (C3), lowering of ground level and associated works.
RECOMMENDATION – GRANT
Ward Affected: East Brighton

PLANNING COMMITTEE

- J BH2018/00659- Blocks E & F Kingsmere, London Road, Brighton - Removal or Variation of Condition** 215 - 226
- Variation of condition 2 of application BH2016/00254 (Application for removal of condition 6 of application BH2015/02713 (Roof extension to Blocks E & F to provide 8no flats each with own private roof garden) which states that the development shall not be occupied until Building Regulations Optional Requirement M4(2) has been obtained.) to allow amendments to approved drawings.
RECOMMENDATION – GRANT
Ward Affected: Withdean
- K BH2018/00149 - Block B, The Priory, London Road, Patcham, Brighton- Full Planning** 227 - 242
- Erection of additional single storey extension on top of existing building to form 4no two bedroom flats (C3) with associated roof garden, cycle store and parking spaces.
RECOMMENDATION – GRANT
Ward Affected: Patcham
- L BH2018/02296 - Wish Court, Muriel House, Sanders House and Jordan Court, Ingram Crescent West, Hove - Full Planning** 243 - 252
- Replacement of existing timber and metal balcony balustrading with metal balustrading.
RECOMMENDATION – GRANT
Ward Affected: Wish
- M BH2018/02359 - 3 Meadow Close, Hove - Full Planning** 253 - 268
- Demolition of existing three bedroom bungalow (C3) and erection of 4 bedroom two storey dwelling (C3).
RECOMMENDATION – GRANT
Ward Affected: Hove Park

66 **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

- 67 **INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS** 269 - 272
- (copy attached).
- 68 **LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE** 273 - 276
- (copy attached).

PLANNING COMMITTEE

69 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 277 - 278
(copy attached).

70 APPEAL DECISIONS 279 - 310
(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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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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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.

PLANNING COMMITTEE

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