


# Planning Committee

Title:	<b>Planning Committee</b>
Date:	<b>5 December 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, Moonan, Morgan 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><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

Part One

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### 71 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.*

### 72 MINUTES OF THE PREVIOUS MEETING

1 - 34

Minutes of the meeting held on 7 November 2018 (copy attached)

### 73 CHAIR'S COMMUNICATIONS

### 74 PUBLIC QUESTIONS

## PLANNING COMMITTEE

To consider any questions received by the deadline of 12 noon on 29 November 2018.

### 75      **PROTOCOL FOR PUBLIC REPRESENTATIONS AT PLANNING COMMITTEE**      **35 - 40**

Report of the Executive Lead, Corporate Governance and Law (copy attached)

Contact Officer:    Hilary Woodward                      Tel: 01273 291514  
Ward Affected:      All Wards

### 76      **TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS**

### 77      **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      **BH2018/02607 - Greater Brighton Metropolitan College, Pelham Street, Brighton - Full Planning**      **41 - 80**

Hybrid planning application comprising: Full Planning application Site A (West of Pelham Street): External alterations and internal refurbishment to the existing college building and redevelopment of the existing car park to provide 3 storey extensions to the existing college (D1 use), disabled parking spaces with new vehicular access, cycle parking spaces, open space and landscaping. Outline Application Site B (East of Pelham Street): Demolition of York, Trafalgar and Cheapside Buildings and the erection of up to 135 residential units (C3 use) at maximum 6 storeys with associated new and relocated vehicular accesses, car and cycle parking (with all matters reserved except access, layout and scale).

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

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

### B      **BH2018/01973 -Former Peter Pan Playground, Madeira Drive, Brighton - Full Planning**      **81 - 128**

Erection of outdoor swimming pool (25m x 12.5m) and changing/plant rooms (D2 use), flexible events space (D2 use) and 1-3 storey relocatable modular buildings with first floor deck to provide mixed leisure/retail/food/drink/office uses (D2/A1/A3/A4/A5/B1 uses) including second floor place markers and lifeguard observation unit, with associated cycle parking, refuse storage, landscaping, boundary treatment and retractable beach mat. Temporary (meanwhile use) for 5 years.

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

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*Wards(s)Affected: East Brighton/ Queen's Park*

### MINOR APPLICATIONS

- |          |   |                  |
|----------|---|------------------|
| <b>C</b> | <b>BH2018/01894 - 1A Marmion Road, Hove - Variation of Conditions</b>   | <b>129 - 146</b> |
|          | <p>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)</p> <p><b>RECOMMENDATION – GRANT</b></p> <p><i>Ward Affected: Wish</i></p>     |                  |
| <b>D</b> | <b>BH2018/02918 -Portslade Sports Centre, Chalky Road, Portslade -Full Planning</b>   | <b>147 - 156</b> |
|          | <p>Replacement of existing artificial grass surface and associated works including replacement floodlights, fencing, hard standing areas and installation of equipment storage.</p> <p><b>RECOMMENDATION – MINDED TO GRANT</b></p> <p><i>Ward Affected: North Portslade</i></p>   |                  |
| <b>E</b> | <b>BH2018/02525 - 2 Sackville Gardens, Hove - Full Planning</b>   | <b>157 - 168</b> |
|          | <p>Demolition of existing garage and erection of 1no semi-detached two storey dwelling house (C3).</p> <p><b>RECOMMENDATION – REFUSE</b></p> <p><i>Ward Affected: Westbourne</i></p>  |                  |
| <b>F</b> | <b>BH2018/02219 -Media House, 26 North Road, Brighton-Variation of Conditions</b>   | <b>169 - 178</b> |
|          | <p>Variation of condition 1 of application BH2017/01596 (Change of use of the Coach House from office (B1) to 1no three bedroom residential dwelling (C3) with associated erection of a single storey side extension and revised fenestration) to allow amendments to approved drawings.</p> <p><b>RECOMMENDATION – GRANT</b></p> <p><i>Ward Affected: Withdean</i></p> |                  |
| <b>G</b> | <b>BH218/0184, 97 Hornby Road, Brighton -Full Planning</b>  | <b>179 - 190</b> |
|          | <p>Change of use from three bedroom single dwelling (C3) to six bedroom small house in multiple occupation (C4) with alterations to fenestration and provision of cycle storage.</p> <p><b>RECOMMENDATION – GRANT</b></p> <p><i>Ward Affected: Moulsecoomb &amp; Bevendean</i></p>  |                  |
| <b>H</b> | <b>BH2018/01160, 10 Selham Close, Brighton - Full Planning</b>  | <b>191 - 202</b> |
|          | <p>Change of use from residential dwelling to 6no bedroom small House in Multiple Occupation (C4) incorporating revised</p>   |                  |

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fenestration, sound proofing, cycle stands and associated works.

### **RECOMMENDATION – GRANT**

*Ward Affected: Hollingdean & Stanmer*

#### **I BH2018/01118- 103 Norwich Drive, Brighton - Full Planning 203 - 214**

Change of use from three bedroom dwelling house (C3) to six bedroom small house in multiple occupation (C4) with alterations to fenestration.

### **RECOMMENDATION – GRANT**

*Ward Affected: Moulsecoomb & Bevendean*

#### **78 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**

#### **79 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 215 - 218**

(copy attached).

#### **80 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 219 - 230**

(copy attached).

#### **81 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 231 - 232**

(copy attached).

#### **82 APPEAL DECISIONS 233 - 262**

(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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[www.moderngov.co.uk](http://www.moderngov.co.uk)

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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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