




Brighton & Hove
City Council

Planning Committee

Title:	Planning Committee
Date:	6 March 2019
Time:	2.00pm
Venue	Council Chamber, Hove Town Hall
Members:	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 Co-opted Members: Conservation Advisory Group Representative
Contact:	Penny Jennings Democratic Services Officer 01273 291065 planning.committee@brighton-hove.gov.uk

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AGENDA

107 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.

108 MINUTES OF THE PREVIOUS MEETING

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Minutes of the meeting held on 6 February 2019 (copy attached)

109 CHAIR'S COMMUNICATIONS

110 PUBLIC QUESTIONS

19 - 20

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Written Questions: to receive any questions submitted by the due date of 12 noon on 28 February 2019.

Note : One question relating to Blue Plaques located in Grand Avenue has been notified in advance (copy attached)

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

112 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.

CALLOVER

The Democratic Services Officer will read out each Planning Application in turn and on any applications which are not called it will be assumed that the recommendation(s) set out in the officer report are agreed. Any major applications or those on which there are speakers are automatically reserved for discussion

MAJOR APPLICATIONS

- A BH2018/01738- Land to rear of Lyon Close, Hove-Full Planning 21 - 88**
- Demolition of existing buildings (B8) to facilitate a mixed use development comprising of the erection of 4no buildings between 5 and 8 storeys to provide 152 dwellings (C3), 2 live/work units (sui generis) and 697sqm of office accommodation (B1) with associated car and cycle parking, landscaping and other related facilities.
RECOMMENDATION – MINDED TO GRANT
Ward Affected: Goldsmid
- B BH2017/03676-Land at Varndean College, Surrenden Road, Brighton -Outline Application 89 - 120**
- Outline application with some matters reserved for erection of 10no residential units (C3), comprising 1no two bedroom, 6no three bedroom and 3no four bedroom houses, with new access from Surrenden Road, associated car and cycle parking and approval of reserved matters for access and layout.
RECOMMENDATION – MINDED TO GRANT
Ward Affected:Withdean
- C BH2018/02583-Westerman Complex, School Road, Hove - Removal or Variation of Condition 121 - 152**
- Application for variation of condition 1 of BH2016/02535 (Outline application for Demolition of existing mixed use buildings and

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erection of 104 dwellings (C3) and 572 Sqm of office space (B1) and approval of reserved matters for access, layout and scale.) to allow amendments to the approved drawings including alterations to the car parking layout and internal layouts. Variation of condition 4 regarding the layout of the units to provide one additional one-bed unit, and one less two-bed unit and condition 6 regarding the maximum building heights to state that other than lift overruns the maximum buildings heights shall be as stated in the condition.

RECOMMENDATION – GRANT

Ward Affected: Wish

- D BH2018/02561-Westerman Complex, School Road, Hove- Reserved Matters 153 - 172**

Erection of 3no residential dwellings comprising of 2no four bedroom dwellings and 1no three bedroom dwelling incorporating parking, landscaping and associated works.

RECOMMENDATION - MINDED TO APPROVE

Ward Affected: Wish

MINOR APPLICATIONS

- E BH2018/01336, Land at Rear of 1-45 Wanderdown Road, Brighton -Full Planning 173 - 220**

Erection of 3no residential dwellings comprising of 2no four bedroom dwellings and 1no three bedroom dwelling incorporating parking, landscaping and associated works.

RECOMMENDATION – MINDED TO GRANT

Ward Affected – Rottingdean Coastal

- F BH2017/04102-Varndean College, Surrenden Road, Brighton - Full Planning 221 - 240**

Installation of an artificial turf pitch with 4.5 metre perimeter fencing and installation of 8no. 15 metre floodlights, alterations to existing adjacent grass playing pitch.

RECOMMENDATION – GRANT

Ward Affected: Withdean

- G BH2018/02558-106, 108 & 110 Downs Valley Road, Woodingdean, Brighton-Full Planning 241 - 258**

Construction of four detached family houses (C3) together with associated parking, cycle parking and landscaping.

RECOMMENDATION – REFUSE

Ward Affected: Woodingdean

- H BH2018/03780-38A Upper Gardner Street, Brighton -Full Planning 259 - 268**

Demolition of existing boundary wall and reconstruction of replacement wall.

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RECOMMENDATION – GRANT

Ward Affected: St Peter's & North Laine

- I BH2018/01172-31 Ridgeside Avenue, Brighton-Full Planning 269 - 284**
Erection of 1no three bedroom detached house.
RECOMMENDATION – GRANT
Ward Affected: Patcham
- J BH2018/02805-23 Maldon Road, Brighton-Full Planning 285 - 298**
Demolition of existing bungalow & erection of 2no three storey four bedroom dwellings (C3).
RECOMMENDATION – GRANT
Ward Affected: Withdean
- K BH2018/02120-238 Elm Grove, Brighton -Full Planning 299 - 314**
Demolition of existing garage & erection of 1no. one bedroom single storey dwelling (C3).
RECOMMENDATION – WOULD HAVE GRANTED – APPEAL AGAINST NON DETERMINATION
Ward Affected: Hanover & Elm Grove
- L BH2018/03479-2 Belle Vue Cottages, Brighton- Householder Planning Consent 315 - 324**
Erection of two storey side extension, single storey rear extension, revised fenestration, roof extension incorporating rear dormer and front and rear rooflights.
RECOMMENDATION – GRANT
Ward Affected: Moulsecoomb & Bevendean
- M BH2018/03198-Lanterns, The Green, Rottingdean, Brighton- Householder Planning Consent 325 - 336**
Conversion of attic with dormers to front roof slope and roof lights to rear.
RECOMMENDATION – REFUSE
Ward Affected: Rottingdean Coastal
- N BH2018/01937- 15 Osmond Gardens, Hove-Full Planning 337 - 348**
Change of Use from care home (C2) to 8no bedroom large house in multiple occupation. (Sui generis)
RECOMMENDATION – GRANT
Ward Affected: Goldsmid
- O BH2018/02532-95 Heath Hill Avenue, Brighton-Full Planning 349 - 362**
Change of use from single dwelling (C3) to six bedroom small house in multiple occupation (C4).
RECOMMENDATION – GRANT

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Ward Affected: Moulsecoomb & Bevendean

- 113 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

- 114 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS** **363 - 366**
(copy attached).
- 115 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE** **367 - 370**
(copy attached).
- 116 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES** **371 - 372**
(copy attached).
- 117 APPEAL DECISIONS** **373 - 460**
(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.

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