




Brighton & Hove  
City Council

# Planning Committee

Title:	<b>Planning Committee</b>
Date:	<b>20 March 2019</b>
Time:	<b>1.30pm</b>
Venue	<b>Council Chamber, Hove Town Hall</b>
Members:	<b>Councillors:</b> Cattell (Chair), Gilbey (Deputy Chair), C Theobald (Opposition Spokesperson), Mac Cafferty (Group Spokesperson), Bennett, Cobb, Hyde, Inkpin-Leissner, Littman, Miller, Moonan and O'Quinn  <b>Co-opted Members:</b> Conservation Advisory Group Representative
Contact:	<b>Penny Jennings</b> Democratic Services Officer 01273 291065 planning.committee@brighton-hove.gov.uk

	<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>
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## AGENDA

### 118 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.*

### 119 MINUTES OF THE PREVIOUS MEETING

Minutes of the meeting held on 6 March (copy to follow)

### 120 CHAIR'S COMMUNICATIONS

### 121 PUBLIC QUESTIONS

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**Written Questions:** to receive any questions submitted by the due date of 12 noon on 14 March 2019.

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

### 123 TO CONSIDER AND DETERMINE PLANNING APPLICATIONS

#### **CALLOVER**

*The Democratic Services Officer will Callover the applications appearing on the Plans List and those which are not called will be deemed approved in line with Officer Recommendations. Major Applications and those on which there are speakers are automatically called for discussion.*

*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**

- |          |  |                  |
|----------|--|------------------|
| <b>A</b> | <b>BH2018/02126 -29-31 New Church Road, Hove - Full Planning</b>   | <b>1 - 58</b>    |
|          | <p>Demolition of existing synagogue, detached buildings providing Rabbi accommodation, synagogue social hall and children's nursery. Erection of mixed use development comprising central single storey synagogue and four, five and six storey buildings to provide replacement children's nursery, 2no classrooms for shared use by St Christopher's school, offices, meeting rooms and cafe, underground car park and 45no residential dwellings (C3) comprising 35no flats and terrace of 10no houses to rear.</p> <p><b>RECOMMENDATION – MINDED TO GRANT</b><br/><i>Ward Affected: Westbourne</i></p> |                  |
| <b>B</b> | <b>BH2018/02598 - Longley Industrial Estate, New England Street &amp; Elder Place, Brighton-Full Planning</b>  | <b>59 - 148</b>  |
|          | <p>Demolition of existing buildings and redevelopment to provide: 3,270sqm of office/research/development floorspace (B1 (a)/(b) use), 308sqm of flexible commercial/retail floorspace fronting Elder Place (B1 (a)/(b) and A1-A4 use), 201 residential units (C3 use) in buildings ranging between 3 and 18 storeys plus roof plant level, together with associated car and cycle parking, further plant at lower ground level, supporting facilities and landscaping.</p> <p><b>RECOMMENDATION – MINDED TO GRANT</b><br/><i>Ward Affected: St Peter's &amp; North Laine</i></p>                          |                  |
| <b>C</b> | <b>BH2018/02699- 118-132 London Road, Brighton-Full Planning</b>   | <b>149 - 206</b> |
|          | <p>Demolition of existing building and the erection of a five storey building with retail (A1 use class), community hub, student</p>   |                  |

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accommodation reception, laundry, plant room, bin store and cycle store at ground floor level, 232 student rooms (sui generis use class) at first, second, third and fourth levels, and solar PV array on the roof.

**RECOMMENDATION – MINDED TO GRANT**

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

**D BH2018/02051 -Grove Park, The Linkway, Brighton - Full Planning 207 - 234**

Erection of three storey (plus basement) residential care home providing 88 bedrooms and 24 parking spaces and associated works.

**RECOMMENDATION – MINDED TO GRANT**

*Ward Affected: Hollingdean & Stanmer*

**E BH2017/01873-45 & 47 Hollingdean Road, Brighton -Full Planning 235 - 260**

Demolition of existing buildings and erection of a part 2,3,4 and 5 storey building including basement to form 88 student rooms (Sui Generis), communal student facilities, plant room, cycle storage, 1no disabled parking spaces, recycling and refuse facilities, vehicular access and associated works.

**RECOMMENDATION – REFUSE**

*Ward Affected: Hollingdean & Stanmer*

**F BH218/03932-(Linked with BH2018/01926)Unit 1, 75 - 79 East Street, Brighton-Full Planning 261 - 282**

Change of use from restaurant (A3) to public house/dancing/entertainment/live music venue (Sui Generis).

**RECOMMENDATION – MINDED TO GRANT**

*Ward Affected: Regency*

### MINOR APPLICATIONS

**G BH2018/01926-(Linked with BH2018/03932) Unit 4, The Savoy Centre, 100 Pool Valley, Brighton - Full Planning 283 - 298**

Change of use of ground floor and mezzanine above from nightclub (Sui Generis) to casino (Sui Generis).

**RECOMMENDATION – MINDED TO GRANT**

*Ward Affected: Regency*

**H BH2017/02857-2 and 2A Barnett Road, Brighton -Full Planning 299 - 316**

Demolition of existing dwelling and erection of three storey building comprising of 6no flats with associated landscaping.

**RECOMMENDATION – GRANT**

*Ward Affected: Hollingdean & Stanmer*

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- 124 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

- 125 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS** **317 - 320**  
(copy attached).
- 126 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE** **321 - 328**  
(copy attached).
- 127 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES** **329 - 330**  
(copy attached).
- 128 APPEAL DECISIONS** **331 - 358**  
(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](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.

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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).

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