

Planning Committee

Date: **4 February 2026**

Time: **2.00pm**

Venue **Council Chamber, Hove Town Hall**

Members: **Councillors:** Thomson (Chair), Cattell, Earthey, Nann, Parrott, Robinson, Shanks, Sheard, C Theobald and Winder

Conservation Advisory Group Representative

Contact: **Shaun Hughes**
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AGENDA

PART ONE

Page No.

166 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.

167 MINUTES OF THE PREVIOUS MEETING

7 - 16

Minutes of the meeting held on 3 December 2025.

168 CHAIR'S COMMUNICATIONS

169 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 29 January 2026.

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

171 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.

Public Speakers Note: Any persons wishing to speak at a meeting of the Planning Committee shall give written notice of their intention to do so to the Democratic Services Officer **4 working days** before the meeting (the Committee usually meet on a Wednesday, which means the notice has to be received by 12 noon the preceding Thursday).

To register to speak please email Democratic Services at:
democratic.services@brighton-hove.gov.uk

Speakers are allocated a strict 3 minutes to address the committee. If more than one person wishes to speak, the 3 minutes will need to be shared, or one person may be elected by communal consent to speak for all.

MAJOR APPLICATIONS

A	BH2025/00532 - Land North of Swanborough Drive, Brighton - Full Planning	17 - 58
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MINOR APPLICATIONS

B	BH2025/02499 - Longhill School, Falmer Road, Rottingdean, Brighton - Full Planning	59 - 90
C	BH2025/02297 - The Pinnacle (formerly Rayford House), 8 School Road, Hove - Removal or Variation of Condition	91 - 110
D	BH2025/02344 - 89 Holland Road, Hove - Removal or Variation of Condition	111 - 120
E	BH2025/02379 - 297 Cowley Drive, Brighton - Full Planning	121 - 134
F	BH2025/01886 - 21 Chailey Avenue, Rottingdean - Householder Planning Consent	135 - 146

G	BH2025/02255 - Basement Flat, 99 Buckingham Road, Brighton - Full Planning	147 - 162
H	BH2025/02114 - 3 Ridgewood Avenue, Saltdean - Householder Planning Consent	163 - 178
I	BH2025/02302 - 48B Ventnor Villas, Hove - Full Planning	179 - 188

INFORMATION ITEMS

172	LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE	189 - 192
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(copy attached).

173	INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES
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None for this agenda.

174	APPEAL DECISIONS	193 - 198
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(copy attached).

Members are asked to note that plans for any planning application listed on the agenda are now available on the website at: Brighton & Hove City Council

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 fourth working day before the meeting.

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. 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.

FURTHER INFORMATION

For further details and general enquiries about this meeting contact Shaun Hughes, (01273 290569, email shaun.hughes@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk

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Therefore, by entering the meeting room and using the seats in the chamber you are deemed to be consenting to being filmed and to the possible use of those images and sound recordings for the purpose of web casting and/or Member training. If members of the public do not wish to have their image captured, they should sit in the public gallery area.

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- Do not re-enter the building until told that it is safe to do so.

