



**Brighton & Hove
City Council**

Planning Committee

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| Title: | Planning Committee |
| Date: | 18 May 2011 |
| Time: | 2.00pm |
| Venue | Council Chamber, Hove Town Hall |
| Members: | <p>Councillors: Hyde (Chairman), C Theobald (Deputy Chairman), Carden (Opposition Spokesperson), Cobb, Davey, Hamilton, Kennedy and Simson</p> <p>Co-opted Members: Chairman of Conservation Advisory Group (TBC)</p> |
| Contact: | <p>Jane Clarke Senior Democratic Services Officer 01273 291064 jane.clarke@brighton-hove.gov.uk</p> |

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AGENDA

276. 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 by all Members present of any personal interests in matters on the agenda, the nature of any interest and whether the Members regard the interest as prejudicial under the terms of the Code of Conduct.
- (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.

277. MINUTES OF THE PREVIOUS MEETING

1 - 20

Minutes of the meeting held on 27 April 2011 (copy attached).

278. CHAIRMAN'S COMMUNICATIONS

279. APPEAL DECISIONS

21 - 42

(copy attached).

280. LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE

43 - 44

(copy attached).

281. INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES

45 - 46

(copy attached).

282. INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS

47 - 50

(copy attached).

PLANNING COMMITTEE

283. TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS

284. TO CONSIDER AND DETERMINE PLANNING APPLICATIONS ON THE PLANS LIST

(copy circulated separately).

285. TO CONSIDER AND NOTE THE CONTENT OF THE REPORT DETAILING DECISIONS DETERMINED BY OFFICERS UNDER DELEGATED AUTHORITY

286. TO CONSIDER ANY FURTHER APPLICATIONS IT HAS BEEN DECIDED SHOULD BE THE SUBJECT OF SITE VISITS FOLLOWING CONSIDERATION AND DISCUSSION OF ITEMS ON THE PLANS LIST

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/index.cfm?request=c1199915>

PLANNING COMMITTEE

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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If you have any queries regarding this, please contact the Head of Democratic Services or the designated Democratic Services Officer listed on the agenda.

For further details and general enquiries about this meeting contact Jane Clarke, (01273 291064, email jane.clarke@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk.

Date of Publication - Tuesday, 10 May 2011

BRIGHTON & HOVE CITY COUNCIL

PLANNING COMMITTEE

2.00pm 27 APRIL 2011

COUNCIL CHAMBER, HOVE TOWN HALL

MINUTES

Present: Councillors Hyde (Chairman), C Theobald (Deputy Chairman), Carden (Opposition Spokesperson), Alford, Cobb, Davey, Hamilton, Kemble, Kennedy, McCaffery, Randall and Simson

Co-opted Members Mr Philip Andrews (Conservation Advisory Group)

Officers in attendance: Jeanette Walsh (Head of Development Control), Nicola Hurley (Area Planning Manager (West)), Hamish Walke (Senior Team Planner), Roger Dowty (Design & Conservation Team Manager), Hilary Woodward (Senior Lawyer), Toni Manuel (Seafront Development manager) and Jane Clarke (Senior Democratic Services Officer)

PART ONE

265. PROCEDURAL BUSINESS

265a Declarations of Substitutes

265.1 Councillor Bill Randall declared he was substituting for Councillor Paul Steedman.

265b Declarations of Interests

265.2 Councillor Kemble declared an interest in application BH2011/00227, 331 Kingsway (former Caffyns site), Hove as there may have been a perception of bias. He left the meeting during consideration of the item and did not take part in the discussion or voting thereof.

265c Exclusion of the Press and Public

265.3 In accordance with Section 100A of the Local Government Act 1972 ("the Act"), the Planning Committee considered whether the public should be excluded from the meeting during consideration of any item of business on the grounds that it is likely in view of the business to be transacted or the nature of the proceedings, that if members of the public were present during it, there would be disclosure to them of confidential information as defined in Section 100A (3) of the Act.

251.4 **RESOLVED** - That the public are not excluded from any item of business on the agenda.

266. MINUTES OF THE PREVIOUS MEETING

266.1 **RESOLVED** – That the Chairman be authorised to sign the minutes of the meeting held on 6 April 2011 as a correct record.

267. CHAIRMAN'S COMMUNICATIONS

267.1 There were none.

268. APPEAL DECISIONS

268.1 The Committee noted the content of the letters received from the Planning Inspectorate advising of the results of planning appeals which had been lodged as set out in the agenda.

269. LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE

269.1 The Committee noted the new appeals that had been lodged as set out in the planning agenda.

270. INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES

270.1 The Committee noted the information regarding informal hearings and public inquiries as set out in the planning agenda.

271. INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS

271.1 The Committee noted the position regarding pre application presentations and requests.

272. TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS

272.1 **RESOLVED** – That the following site visits be undertaken by the Committee prior to determination of the application:

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| Application: | Requested by: |
| BH2011/00035 & BH2011/00036, The Elms, Rottingdean | Councillor Simson |
| BH2011/00358, Northfield, University of Sussex | Head of Development Control |

273. TO CONSIDER AND DETERMINE PLANNING APPLICATIONS ON THE PLANS LIST

(i) TREES

273.1 **RESOLVED** – That the Committee has taken into consideration and agrees with the reasons for the recommendation for application BH2011/00692, 17 The Mews, Towergate, Brighton, set out in paragraph 7 of the report and resolves to refuse consent to fell 2x Acer pseudoplatanus (Sycamore), tree numbers T.8 and T.12 covered by Tree Preservation Order (no 1) 1998.

(ii) SUBSTANTIAL OR CONTROVERSIAL DEVELOPMENT OR DEPARTURES FROM POLICY

A. Application BH2011/00227, 331 Kingsway (former Caffyns site), Hove – Mixed commercial and residential development comprising of a four storey plus basement block of 40 apartments (16 affordable) and 1005sqm of floorspace comprising of a medical centre on ground and first floors (D1) and offices (B1) on second floor with associated parking and amenity space.

(1) The Area Planning Manager (West), Ms Hurley, introduced the application and presented plans, photos and elevational drawings. There had been a previous approval on this site and the current scheme was substantially the same in terms of design and therefore the application was considered appropriate.

Questions/matters on which clarification was sought

(2) Councillor Cobb asked if the proposed green tiles were darker than the render would have been on the original application. Ms Hurley replied that it would be similar, however colours had not been available on the original scheme.

(3) Councillor McCaffery noted the Section 106 monies being requested for education provision and asked if this was enough given the lack of primary school places in the area. The Chairman clarified that there was a limit to how much could be requested and this had to be in line with the standard calculations. The Head of Development Control advised that the standard calculations had been agreed by Cabinet in a document called Interim Developer Contributions Guidance.

Debate and decision making process

(4) Councillor Mrs Theobald felt that the building was quite attractive and art deco in appearance. She was unsure about the dark green tiling, but was pleased with the associated parking.

(5) A vote was taken and on a unanimous vote minded to grant planning permission was granted subject to a S106 Planning Agreement and the conditions and informatives in the report.

273.2 **RESOLVED** – That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in paragraph 9 of the report and resolves that it is minded to grant planning permission subject to a Deed of Variation to the existing Section 106 Planning Agreement and to the conditions and informatives listed in the report.

Note: Councillor Kemble left the Chamber and took no part in the discussion or voting on this item.

B. Application BH2010/03994, Ainsworth House, Wellington Road, Brighton – Demolition of existing Ainsworth House building and construction of new four storey block of 12 flats and 3 terraced houses with associated car parking and landscaping.

(1) The Senior Team Planner, Mr Walke, introduced the application and presented plans, photos and elevational drawings. The application had been the subject of a site visit and it was noted that this was generally a residential area. A Tree Preservation Order was in existence on the trees to the immediate rear of the site. There were six parking spaces including two disabled bay spaces and cycle parking. New trees would be planted to the front of the site. As the sheltered housing use was no longer necessary it was deemed acceptable to release the site for affordable housing use. Windows would be angled to provide restricted views and ensure there was no overlooking and the height and massing were acceptable. The accommodation complied with Lifetime Homes standards and would reach level four of the Code for Sustainable Homes. A Section 106 Planning Obligation had already been completed in relation to the application.

Questions/matters on which clarification was sought

- (2) Councillor Davey asked what the mix of units were and Mr Walke replied that the units were 1 bed, 2 bed and 4 bed units.
- (3) Councillor Davey asked if the cycle storage would be secure and Mr Walke was unsure of this. The Chairman suggested that this be included as a condition on the application and Councillor Davey agreed with this.
- (4) Councillor Randall asked how far away the disabled bays were from the houses and Mr Walke replied that they were no more than 15 metres away, and had been organised this way in order to get the maximum number of spaces on site. Councillor Randall expressed caution over this arrangement and did not believe it was the ideal solution for disabled people.
- (5) Councillor Randall asked for details of the amenity space provision, and Mr Walke replied that this would be publicly owned amenity space and S106 monies would contribute towards this. The Head of Development Control, Ms Walsh, confirmed that details of where this money would be spent could be sent to Members before the S106 Agreement was signed.

- (6) Councillor Mrs Theobald asked if the trees would be protected on site, and whether there was a lift. Mr Walke replied that there was a lift and proposed condition 14 dealt with tree protection.
- (7) Councillor Cobb asked what number of bedrooms were available and Mr Walke replied there were eight 2 bedroom flats, four 1 bedroom flats, and three 4 bedroom houses.
- (8) Councillor Alford asked for more details in future reports on where contributions would be spent and Mrs Walsh agreed to this.
- (9) Mr Andrews, Chairman of the Conservation Advisory Group noted the difference in site levels where the houses were built and asked how this was dealt with. Mr Walke replied it was likely that the floor levels would be slightly different in each of the houses. There was no reason to suggest the plans were incorrect.

Debate and decision making process

- (10) Councillor Simson was very pleased that this application was bringing forward 100% affordable housing and noted it was the first council housing stock built in the city for several years. The four bedroom houses were very much in need and it was good that the application met lifetime homes standards.
- (11) Councillor Kennedy agreed and was pleased to see biodiversity measures on site and the scheme achieving code level four. She felt that the Council should aim to achieve code level five for future applications however.
- (12) Councillor Carden noted that Council homes had been built in Portslade around 17 years ago, and he was pleased to see more being built now.
- (13) Councillor Randall added that family housing was in great demand and this would replace outmoded and outdated housing stock.
- (14) Councillor Mrs Theobald felt that the building was very ugly at the moment and this application would improve the street scene. She felt that more parking was required however.
- (15) A vote was taken and on a unanimous vote planning permission was granted subject to the conditions and informatives listed in the report.
- 273.3 **RESOLVED** – That the Committee has taken into consideration and agrees with the recommendation set out in paragraph 8 of the report and resolves to grant planning permission subject to the conditions and informatives listed in the report, and with an extra condition to include secure cycle storage.

C. Application BH2011/00336, Preston Road, Brighton – Change of use of car showroom/workshop (SG04) to 2no retail units (A1) incorporating installation of external condenser unit, air conditioning and an ATM machine.

- (1) Ms Hurley introduced the application and presented plans, photos and elevational drawings. She noted that the application was set in the conservation area and had previously been a car showroom. A similar proposal had been refused on the grounds of significant risk to highway safety and a lack of parking spaces. Letters of support and objection had been received and the principle concerns were around parking and how deliveries were to be made on site. The new application proposed that all deliveries would be taken on site and had been reduced to four per day. Two large deliveries would take place per week. There was deemed to be good visibility at the junction and the Highways department were confident that the transport network could cope with the demand created by this scheme. There had been some alterations to the internal design but these were minor changes. The application was deemed to not have a detrimental impact on the area and so was recommended for approval.

Questions/matters on which clarification was sought

- (2) Councillor Simson asked how delivery vehicles would be able to traverse safely up Lauriston Road. The Planning Case Officer, Mr Smith, confirmed there were parked cars on both sides of the road but that it was deemed safe for a lorry to use this road. Ms Hurley added that the tracking diagram showed that this route would work, although part of the Section 106 Agreement would include the installation of bollards at certain points to ensure the safety of pedestrians.
- (3) Councillor McCaffery asked if Cumberland Road, which was also congested with traffic, would be used. The Highways Officer, Mr Fowler, added that the curved design of the exit from the car park would discourage the delivery lorries from travelling up Cumberland Road.
- (4) Councillor McCaffery asked if the Horse Chestnut tree on site would be removed. Ms Hurley replied that in the event that the tree was damaged due to works on site, replacement planting was secured by condition.
- (5) Councillor Kennedy asked if deliveries would be taking place during the hours of operation when customers were using the car park and Mr Fowler confirmed this. Members of staff would be available to make sure any manoeuvres were handled safely.
- (6) Councillor Simson referred to the tracking diagram and noted that the tracks crossed over a disabled parking bay. She asked where the loading bay was located and Ms Hurley indicated this on the plans.
- (7) Councillor Davey asked if the lorries would be heading back into Brighton once deliveries were completed. Ms Hurley replied that the depots were located outside of the city and so it was likely they would be travelling north once finished.

- (8) Councillor Davey asked if a traffic uplift of 4%, which equated to 860 extra cars per day would be generated on the A23 was acceptable. Mr Fowler explained that this percentage was likely to be taken from other road networks in the city and so there would be a minimal overall impact to the network. The A23 was a primary route and could cater for this traffic.
- (9) Councillor Davey asked why this store would not impact on the trade of the other stores in the parade. Ms Hurley explained that there were only two shops with A1 use in the parade, and this type of store would not affect the goods that they sold as one was an off-licence and the other was a newsagents.
- (10) Councillor Cobb noted the paved access and asked if this was large enough for bicycles or cars to pass through, and whether the dropped curb at this point would be raised. Ms Hurley confirmed that this entrance/exit would be for pedestrian use only and the dropped curb would remain in place.
- (11) Councillor Randall asked if the unit would receive four deliveries per day, and why this were not planned for earlier in the day to ensure neighbours were not disturbed. Ms Hurley explained that the deliveries were planned to take place earlier, but this regime would give the store more flexibility should they need it. Noise assessments had been conducted and it was deemed acceptable.
- (12) Councillor Simson referred to the accident data in the report, which classified the area as low risk. She asked if this data took account of the fact that the site had not been in use for the last three years, and so there was not such a high demand in that area. Mr Fowler replied it was normal to take three years into account when assessing sites for accident data.

Public speakers

- (13) Mr Gotham addressed the Committee and stated that the plans presented were misleading and there would be several conflicting traffic movements generated along this road. The angle to enter the site was acute and would present a very difficult entry on Cumberland Road and there was a traffic island that was not represented on the plans. There would be traffic queuing on London Road to enter the site and installing bollards on the corners would not be enough protection for pedestrians. Lauriston Road was not suitable for 10 tonne lorries to use it and overall the scheme would negatively affect local traders and residents and should be refused.
- (14) Councillor Davey asked if the lorries was also be turning south on their routes and Mr Gotham confirmed that there was nothing to prevent this.
- (15) Councillor Simson asked about the frequency of accidents in the area and Mr Gotham replied that this would increase with the increased volume of traffic. There had been several problems in the area already.

- (16) Mr Conners, Internal Transport Planner for Sainsbury's, addressed the Committee and stated that the principle of development on this site was accepted. The applicant had listened to the concerns of Members from the previous refusal and had amended the scheme to overcome these concerns. Pre application discussion had taken place including discussions on car parking provision and deliveries. The store would make a positive contribution to the area and create around 30 new jobs. A complementary travel plan would be available and assessments for the road safety of both units had been undertaken. There were twenty-seven parking spaces included, which was five more than the previous scheme and all deliveries would be managed to ensure safety. There would be no deliveries before 07:00am and they should be completed by 10:00am.
- (17) Councillor Kennedy asked if any consultation had taken place with the community and Mr Conners replied there had not been.
- (18) Councillor Simson asked if it was correct to say that deliveries would be completed by 10:00am and Mr Conners confirmed that this was the intention, although the permission would give them greater flexibility than this if granted.
- (19) Councillor Mrs Theobald asked if there was any way to complete all deliveries via smaller vehicles. Mr Conners replied that the smallest lorries in the fleet would be used. Smaller vehicle sizes would mean more delivery trips per day.
- (20) Councillor Davey asked how many customers using vehicles were anticipated at the store and Mr Conners replied that via comparisons with similar stores, Sainsbury's expected between 70-80% of customers would be on foot and 10-15% would arrive by car.
- (21) Councillor Davey noted that a store in Paignton had been used as a comparison and asked what features made that store similar to this proposed store. Mr Conners replied that the Paignton store was also sited on an A road, with similar parking provision and two A1 retail units side by side.
- (22) Councillor Davey asked what the average usage of the A road outside the Paignton store was and Mr Conners replied that he did not know this.

Debate and decision making process

- (23) Councillor Alford was concerned that the deliveries to this store were dependant on a lot of factors being right on the day of delivery and he worried that the arrangements were unsuitable.
- (24) Councillor Kennedy noted the changes to make all deliveries on site, but was still unable to support the application. She was concerned that this would have a very negative impact on residents and would be detrimental to the businesses already there. The store was completely out-of-character with the area and she felt that smaller stores with a mix of flats would be more appropriate. The tracking movements appeared dangerous for pedestrians and road users at times.

- (25) Councillor Hamilton was concerned about the hours of servicing to be agreed at the store. He was aware of several complaints from residents living around similar stores where deliveries were being undertaken outside of the permitted hours, and there was an historical lack of enforcement around this issue. Most stores had deliveries in a separate area to customers and he felt this was unsafe. He was also concerned with the issues that would be created for the highways network.
- (26) Councillor Simson agreed with the comments from other Members and noted the previous refusal on highway safety grounds. However, deliveries made on site would now be done whilst customers were trying to use the car park, and she felt that this was still a dangerous situation. Councillor Simson felt that this application would create an accident black spot.
- (27) Councillor McCaffery believed that the entrance/exit onto Cumberland Road was also unsafe whether a north or south route was taken and the corner of the road would be made unsafe for pedestrians. The area was already very busy and she did not feel able to support this application.
- (28) Councillor Davey felt the transport assessments were dubious and overly optimistic. It was based on a comparator area that was not similar to Brighton & Hove and therefore had no substance, and the congestion that would be created by this application was unacceptable. He also did not believe that this application would have no detrimental impact on the shops already in the area.
- (29) Councillor Randall believed the scheme would have an unacceptable impact and create yet another off-licence in the area. He did not feel the application was appropriate for this area.
- (30) Councillor Mrs Theobald noted that this would be a small store, but felt there would be problems created by it. She felt residents would be disturbed by the long hours of operation, there would be congestion and the highway would be unsafe for pedestrians and cyclists.
- (31) A vote was taken and on a vote of 0 for, 11 against and 1 abstention minded to grant planning permission was refused.
- (32) Councillor Kennedy proposed refusal of the application and Councillor McCaffery seconded the proposal.
- (33) A second recorded vote was taken and planning permission was unanimously refused in the terms set out below.

273.4 **RESOLVED** – That the Committee has taken into consideration and does not agree with the reasons for the recommendation set out in paragraph 8 of the report and resolves to refuse planning permission for the reasons that:

1. The proposed development would have a negative impact on residential amenity by reason of additional traffic movements in the servicing, deliveries and operation of and to the store contrary to policies QD27 and SU10 of the Brighton and Hove Local Plan 2005
2. The applicant has failed to demonstrate that the proposed development would not have a detrimental impact on the vitality and viability of nearby retail units contrary to policies SR1 and SR2 of the Brighton and Hove Local Plan 2005
3. The character and intensity of use which would be created by the proposed development does not reflect the key design principles of the neighbourhood contrary to policy QD2 of the Brighton and Hove Local Plan 2005
4. The local planning authority is not satisfied that the traffic movements within the site and on adjacent roads would not result in a significant increase in safety risk both to pedestrians and vehicles within the site and on the adjacent highway contrary to policies TR1, TR7 and TR8 of the Brighton and Hove Local Plan 2005

Note: Councillors Hyde, Alford, Carden, Cobb, Davey, Hamilton, Kemble, Kennedy, McCaffery, Simson, Randall and Mrs Theobald voted to refuse the application.

D. Application BH2011/00764, Upper Esplanade, Daltons Bastion, Madeira Drive, Brighton – Erection of a 45 metre high observation wheel including extension of promenade over beach, new beach deck, ancillary plant, queuing areas, ticket booths and merchandise kiosk (for a temporary period of years except lower beach deck which is permanent).

- (1) The Planning Case Officer, Ms Seale, introduced the application and presented plans, photos and elevational drawings. She referred to updates on the Late List and three additional letters of objection received. The site was in the East Cliff Conservation Area and the proposed wheel would be in operation between 10am and midnight every day and would be illuminated via condition. The application would generate 20% unique trips to the city. The scheme was controversial and did conflict with some areas of policy. However, as the permission would be temporary it was felt that the drawbacks would be balanced by the benefits of the scheme. There would be some loss of residential amenity, but there would be a separation distance of 95 metres and so there was no significant harm.

Questions/matters on which clarification was sought

- (2) Councillor Kemble asked if the empty units underneath the proposed structure would take its weight. Ms Seale replied that this was not a material planning consideration but the designers of the scheme were satisfied it would be structurally sound and the Environment Agency had not raised objections.

- (3) Councillor Kemble asked if this scheme would bring the disused units back into use and Ms Seale confirmed that the Seafront Office were keen to see this happen.
- (4) Councillor Carden referred to the public toilets on site, which were only open during the summer at certain times and asked if they could be made available all year. Ms Seale replied that the toilets were in good condition, but as the scheme would only generate 20% new trips into the city it was not felt that this would significantly impact the area enough to warrant increasing the opening times of the toilets. Councillor Carden was not satisfied with this response and felt that the toilets should be opened throughout the year. The Seafront Development Manager, Ms Manuel, stated that rental income would be received from this scheme and this would be included on the seafront budget code for expenditure. However, there were public toilets available year round across the road from this site and it was felt that the situation could be monitored to see what type of demand was required.
- (5) Councillor Alford asked if it had been considered to turn the orientation of the wheel in a north-south direction. The Chairman responded that the application was for an east-west orientation and Members needed to consider this element rather than any other orientation.
- (6) Councillor Mrs Theobald asked where the railings would be stored during construction of the development and Ms Seale responded that secure storage would be arranged via condition.
- (7) The Chairman referred to the previously considered beach-hut design for the ticket booths and asked why this was considered inappropriate. The Conservation and Design Manager, Mr Dowty, responded that as the wheel was a very contemporary design it was felt that a more modern design for the ticket booths was appropriate.
- (8) Councillor Hamilton asked what views would be available from the gondolas and Ms Seale replied there would be 360 degree views with seats on both sides of the gondola.
- (9) Councillor Kemble asked why money could not be requested through the Section 106 Agreement for providing public toilets on site. The Senior Solicitor, Ms Woodward, replied that regulations regarding Section 106 monies had been tightened up recently and the Council could only ask for money that was necessary. The footfall to this development did not show that this money was necessary.
- (10) The Chairman asked how the Section 106 money for sustainable transport would be spent and Ms Seale replied that this would be used for dropped curbs, a way finding scheme and improved road crossing facilities.
- (11) Councillor McCaffery noted the concern from residents regarding overlooking from the gondolas and asked if they faced the buildings. Ms Seale replied that the shorter windows would have a north-south outlook.

- (12) Councillor Kennedy asked if the Design and Conservation Team had received all necessary information regarding the benefits of the wheel to ensure that these outweighed the negative impact on the conservation area. Ms Seale referred to the additional information included in the Late List. Mr Dowty added that the impact on views would be negligible to what had already been assessed, with the greatest impact on Madeira Place, as was anticipated.
- (13) Councillor Randall referred to the BREEAM assessment and asked if any other measures for sustainability had been considered. Ms Seale replied that this wheel was an off-the-shelf design and as such it was very difficult for the applicants to incorporate any new features into the design.

Public speakers

- (14) Mrs Simpson, a local resident and business owner, addressed the Committee and stated that the wheel would be 45 metres high and three times the height of most of the buildings, giving customers a birds-eye view in the residential properties along the seafront. The wheel would illuminate people's homes and gardens and the noise disturbance would have a considerable negative impact. There had been no consultation with residents regarding the design of the wheel.
- (15) Mr Wadhwa, a local business owner, addressed the Committee and stated that the area was in need of appropriate regeneration with boutique hotels and restaurants planned. He had spent eight months in consultation with local residents regarding plans for the area and felt that this application was against all of the policies of the Council. He felt the decision could be ultra vires in this regard.
- (16) Mr Scoble, a local resident, addressed the Committee and stated that the scheme would have an enormous negative impact on his outlook and amenity.
- (17) Councillor Kennedy asked if the developers had engaged in any consultation with the community and Mrs Simpson replied they had not.
- (18) Councillor Alford asked for confirmation of the diameter of the wheel and Mr Scoble replied that the starburst design in the centre of the wheel would be 23 metres across.
- (19) Councillor Simson felt the diagrams presented by the public speakers looked very different to the plans submitted by the applicant and asked if there were any errors. Mr Scoble noted that they had been taken from different perspectives which would account for this.
- (20) Councillor McCaffery asked why this scheme would affect the long term plans for the area. Ms Woodward addressed the Committee and stated that Members could only consider the merits of this application, and not consider anything that might be a part of potential separate planning applications.

- (21) The Chairman noted the separation distance of 95 metres and asked how overlooking would derive from this distance. Mrs Simpson felt that there was potential for overlooking at this distance.
- (22) Mr Coomber, agent for the applicant, addressed the Committee and stated that this was an exciting design and good for the economy of the city. Business owners overwhelmingly supported the application and the scheme offered a summer and winter activity on the seafront in an area that needed investment. The wheel was an elegant design and fully accessible to provide views of the city. The fear of overlooking was worse than what would in fact be the case and the line of sight would be predominately along the coast rather than inland.
- (23) Councillor Alford asked if a structural survey had been performed on the bastion, and whether a north-south orientation had been considered. Mr Coomber confirmed this, stating that the structural engineers engaged on the project were highly reputable. He added that the wheel was a standard design and a north-south alignment would have meant building out onto the beach to hold the structure. As such an east-west orientation was more appropriate.
- (24) Councillor Kennedy asked if any consultation had taken place with English Heritage. Mr Coomber replied that they had been consulted on the history of Ferris Wheels but nothing further. There was a Statement of Community Involvement included with the application.
- (25) Councillor Kennedy asked why a site further east had not been considered, where the cliffs would have lessened the impact on the views into residents houses. Mr Coomber replied that this would impact on the views from the wheel and the scheme needed to be viable.
- (26) Councillor Simson asked if the wheel would be continuous movement, if this would produce a twinkling effect and what was meant by "linked" tourist visits. Mr Coomber replied that the wheel was a very slow continuous movement, but could be stopped for safety reasons at any time. The lighting would be LED so would be unlikely to twinkle, but a lighting strategy would be agreed via condition. Linked tourist visits referred to tourists already in the city visiting other attractions and including the wheel as part of their schedule of visits.
- (27) Councillor Cobb asked how customers would disperse from the wheel and Mr Coomber replied that all of the customers would vacate on the south side but this would be contained on site.
- (28) Councillor Kennedy asked if the Statement of Community Involvement included residents and Mr Coomber stated it did not.

Debate and decision making process

- (29) Councillor Simson felt that the application felt rushed and the effect of the lighting on residents was worrisome. She felt there would be encroachment on residential properties, especially in the evening.

- (30) Councillor Kennedy stated she had mixed feelings on the application. She felt the tourism generated by the scheme would be beneficial to the city and did not oppose the development in principle. However she had very real concerns about the site of the wheel and its impact on residents. A location further east had not been considered and no consultation with English Heritage or residents had been conducted. The scheme was controversial and consultation should have been a priority.
- (31) Councillor Kemble fully supported the scheme and felt it would be excellent for the economy of the city. The eastern side of the seafront needed regeneration and this would assist in redevelopment of the area. He felt the impact on residents would be minimal.
- (32) Councillor McCaffery felt the attraction would be exciting, but she was concerned that it may have a detrimental impact on the future development of the area. The public toilet situation was concerning and she felt that Section 106 monies would be better spent on providing this rather than transport measures.
- (33) The Chairman felt this was an exciting proposal and would be good for the economy of the city. She added that local traders were fully supportive of the scheme.
- (34) Councillor Hamilton noted that condition three in the report referred to the development not being suitable as a permanent structure and felt that the impact of a temporary structure would be just as significant to residents. However, tourism was an important part of the local economy.
- (35) Mr Phillips, Chairman of the Conservation Advisory Group, was surprised at the level of support for the scheme by group members. He asked if the permission could be reduced to three years. The Chairman replied that five years was more appropriate in terms of financial viability.
- (36) Councillor Randall was disappointed there was no overall sustainability for the scheme, and the visual amenity of residents would be disturbed for a five year period. However, the pier also affected visual amenity and on balance he felt he was able to support the scheme as it would bring economic benefits to the city.
- (37) Councillor Mrs Theobald also liked the scheme, but felt the consultation had been rushed and was concerned with the siting of the wheel.
- (38) Councillor Carden was concerned about overlooking as this would be a dominant seafront structure. However, on assessment at the site visit he did not feel the scheme would overlook the Van Allen building.
- (39) A vote was taken and on a vote of 7 for, 0 against and 5 abstentions minded to grant planning permission was granted subject to the expiry of the current period of consultation, a Section 106 Agreement, removal of the structure, and the conditions and informatives listed in the report and amendments to condition 7 and 8 to reflect the new kiosk designs.

273.5 **RESOLVED** – That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in paragraph 8 of the report and resolves that it is minded to grant planning permission subject to the expiry of the current period of consultation, a Section 106 Agreement, removal of the structure, and the conditions and informatives listed in the report and amendments to condition 7 and 8 to reflect the new kiosk designs.

E. Application BH2010/03486, 8 West Way, Hove – Formation of additional storey at first floor level to create two 2no bedroom and two 1no bedroom residential units, ground floor extension and associated works.

(1) Ms Hurley introduced the application and presented plans, photos and elevational drawings. It was noted that this application had been deferred during the previous meeting for a site visit.

Questions/matters on which clarification was sought

(2) Councillor Kemble asked if the issues around the nursery had been resolved and Ms Hurley referred to the update on the Late List, which included an objection from the nursery owners. This was not a material planning consideration however. Officers had consulted with the Early Years Team who had indicated that the nursery could stay open during building works.

(3) Councillor Kemble asked if a construction management plan would be appropriate to assist the nursery with staying open. Ms Walsh replied that this was a very small scheme and management plans were not usually requested on schemes of this size. Mrs Woodward added that the terms and conditions governing the nursery's occupation of the building were a matter between the nursery and the owner as set out in the lease. This would be a private matter between the tenant and the landlord, and it would be up to the nursery in consultation with their landlord to resolve any issues.

Debate and decision making process

(4) Councillor Kemble was concerned about the loss of 72 nursery spaces and Ms Hurley reiterated that this was a private matter and not a planning consideration.

(5) The Chairman felt there had been misinformation from the applicant with several matters stated incorrectly. She was concerned that children on the "at risk" register currently attended the nursery and if it closed this would detrimentally impact on them. A loss of eleven jobs was also concerning and she felt the application was very rushed.

(6) Councillor Kemble felt that a condition to include a construction management plan was necessary and Councillor McCaffery seconded this proposal.

(7) Councillor Cobb could not agree to this as she did not agree with the overall scheme. She felt the site was inappropriate and it was an already built up area. The amenity provision was insufficient for families and the unit sizes would be small. Parking and sustainability measures were insufficient.

- (8) Councillor Alford agreed with this and had several misgivings. He did not agree with the loss of the nursery and on street parking in this area was inadequate.
- (9) Councillor Mrs Theobald was also concerned with the potential loss of the nursery and did not like the design of the scheme. She felt that neighbours would suffer from overlooking and parking would be a problem.
- (10) The Chairman asked for clarification on whether the Medical Centre had commented and what information the Planning Inspector had received at appeal. Ms Hurley responded that the Medical Centre objected as it would impact on their plans for expansion and the appeal decision referred to the lack of a daylight/sunlight assessment, which had now been conducted to show there was no detrimental impact.
- (11) Ms Hurley stated that there were no firm plans submitted for the Medical Centre and so this would not form part of the consideration for Councillors.
- (12) A vote was taken and on a vote of 6 for and 6 against the vote was tied. The Chairman used her casting vote to vote against the recommendation to grant the application.
- (13) Councillor Mrs Theobald proposed refusal of the application and Councillor Alford seconded the proposal.
- (14) A second recorded vote was taken and on a vote of 5 for and 5 against the vote was tied. The Chairman used her casting vote to vote for the proposal to refuse and on this vote application was refused for the reasons given below.

273.6 **RESOLVED** – That the Committee has taken into consideration and does not agree with the reasons for the recommendation set out in paragraph 8 of the report and resolves to refuse planning permission for the following reasons:

1. The proposed development will result in a loss of amenity by reason of unacceptable overlooking to numbers 6 and 14 West Way and number 76 Dale View contrary to policy QD27 of the Brighton and Hove Local Plan 2005
2. The proposed development will not be located in a Controlled Parking Zone. In the absence of any mechanism to secure the scheme as car free development the proposed development will result in unacceptable impact on on-street parking in the area contrary to policies TR1, TR7 and TR19 of the Brighton and Hove Local Plan 2005
3. The proposed development by reason of its design, bulk, massing and materials in relation to the scale and appearance of the existing building would appear incongruous and represent an unduly dominant addition to the existing building contrary to policies QD2 and QD14 of the Brighton and Hove Local Plan 2005

4. The applicant has failed to demonstrate that the nursery facility existing on the site will be protected during the construction phase of the proposed development contrary to policy HO20 of the Brighton and Hove Local Plan 2005

Note 1: Councillors Hyde, Alford, Cobb, Simson and Mrs Theobald voted for the proposal to refuse the application. Councillors Davey, Hamilton, Kennedy, McCaffery and Randall voted against the proposal to refuse the application

Note 2: Councillors Carden and Kemble were present during the first vote, but left the Chamber before commencement of the second recorded vote.

F. Application BH2010/03989, 14 Shirley Road, Hove – Extension at first floor level, alterations to the roof, new entrance porch and infill extension at ground floor.

- (1) Ms Hurley introduced the application and presented plans, photos and elevational drawings. Concerns of overlooking had been raised but this had been addressed with obscured glazing and some windows being fixed shut. There was an acceptable relationship to other properties as there were similar examples in the area.

Debate and decision making process

- (2) A vote was taken and on a vote of 9 for and 1 abstention planning permission was granted subject to the conditions and informatives listed in the report.

273.7 **RESOLVED** – That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in paragraph 8 of the report and resolves to grant planning permission subject to the conditions and informatives listed in the report.

G. Application BH2011/00422, 20 Glendale Road, Hove – Erection of single storey rear extension.

- (1) There was no presentation given for this application.

Debate and decision making process

- (2) A vote was taken and on a unanimous vote planning permission was granted subject to the conditions and informatives listed in the report.

273.8 **RESOLVED** – That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in paragraph 8 of the report and resolves to grant planning permission subject to the conditions and informatives listed in the report.

H. Application BH2010/03648, 149-151 Kingsway, Hove – Demolition of 2no semi detached houses and erection of 4no 3 bed apartments and 1no 2 bed apartment with basement car park.

- (1) This application was taken together with conservation area consent application BH2010/03649, 149-151 Kingsway, Hove.
- (2) Ms Walsh stated that this application had been deferred from the last Committee as Members had requested more information concerning visuals of the scheme and materials to be used.

Debate and decision making process

- (3) Councillor Cobb was concerned with this proposal as she did not feel the building was in-keeping with the area and she did not like the samples provided. She was pleased that underground car parking was being provided however.
- (4) Councillor McCaffery stated that the improved visuals were very useful and thanked Officers for their efforts. She felt the design of the scheme was good but totally out of keeping with the area.
- (5) Councillor Kennedy thanked Officers for the extra work in obtaining the samples and visuals, which were very useful.
- (6) Councillor Randall agreed the design was out of keeping but hoped it would set a new standard for the area.
- (7) A vote was taken and on a vote of 9 for and 1 against minded to grant planning permission was granted subject to a Section 106 Planning Agreement and the conditions and informatives listed in the report.

273.9 **RESOLVED** – That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in paragraph 8 of the report and resolves it is minded to grant planning permission, subject to a Section 106 Planning Agreement and the conditions and informatives listed in the report.

I. Application BH2010/03649, 149-151 Kingsway, Hove – Demolition of 2no semi detached houses.

- (1) This application was taken together with application BH2010/03648, 149-151 Kingsway, Hove.

Debate and decision making process

- (2) A vote was taken and on a vote of 9 for, 0 against and 1 abstentions Conservation Area Consent was granted subject to the planning permission being granted to redevelop the site under application BH2010/03648 and subject to the conditions and informatives listed in the report.

273.10 **RESOLVED** – That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in paragraph 8 of the report and resolves it is minded to grant Conservation Area Consent subject to the planning permission being granted to redevelop the site under application BH2010/03648 and subject to the conditions and informatives listed in the report.

J. Application BH2011/00130, The Kiosk, Elm Grove, Brighton – Change of use from retail (A1) to restaurant and hot food take-away (A3/A5) including external alterations and installation of extract duct.

(1) There was no presentation given for this application.

Debate and decision making process

(2) A vote was taken and on a unanimous vote planning permission was granted subject to the conditions and informatives listed in the report.

273.11 **RESOLVED** – That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in paragraph 8 of the report and resolves to grant planning permission subject to the conditions and informatives listed in the report.

K. Application BH2011/00511, 13-15 Old Steine, Brighton – Installation of replacement roof mounted plant.

(1) There was no presentation given for this application.

Questions/matters on which clarification was sought

(2) Councillor Cobb asked if the new pipes and ducting would go through the centre of the building. Ms Hurley replied that there was already an existing system in place and this would be used.

Debate and decision making process

(3) A vote was taken and on a unanimous vote planning permission was granted subject to the conditions and informatives listed in the report.

273.12 **RESOLVED** – That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in paragraph 8 of the report and resolves to grant planning permission subject to the conditions and informatives listed in the report.

L. Application BH2011/00035, The Elms, The Green, Rottingdean – Proposed external alterations and extensions to existing dwelling to form a separate dwelling including reinstatement of existing cellar and boundary wall and erection of new outbuilding to garden.

(1) This application was deferred for a site visit.

M. Application BH2011/00036, The Elms, The Green, Rottingdean – Proposed internal and external alterations and extensions to existing dwelling to form a separate dwelling including reinstatement of existing cellar and boundary wall and erection of new outbuilding to garden.

(1) This application was deferred for a site visit.

274. TO CONSIDER AND NOTE THE CONTENT OF THE REPORT DETAILING DECISIONS DETERMINED BY OFFICERS UNDER DELEGATED AUTHORITY

274.1 **RESOLVED** – That those details of applications determined by the Strategic Director of Place under delegated powers be noted.

[Note 1: All decisions recorded in this list are subject to certain conditions and reasons recorded in the planning register maintained by the Strategic Director of Place. The register complies with legislative requirements.]

[Note 2: A list of representations received by the Council after the Plans List reports had been submitted for printing was circulated to Members on the Friday preceding the meeting. Where representations are received after that time they should be reported to the Chairman and Deputy Chairman and it would be at their discretion whether they should in exceptional circumstances be reported to the Committee. This is in accordance with Resolution 147.2 of the then Sub Committee on 23 February 2006.]

275. TO CONSIDER ANY FURTHER APPLICATIONS IT HAS BEEN DECIDED SHOULD BE THE SUBJECT OF SITE VISITS FOLLOWING CONSIDERATION AND DISCUSSION OF ITEMS ON THE PLANS LIST

275.1 **RESOLVED** – That the following site visits be undertaken by the Committee prior to determination of the application:

| | |
|---|--------------------------------|
| Application: | Requested by: |
| BH2011/00035 & BH2011/00036, The Elms, Rottingdean | Councillor Simson |
| BH2011/00358, Northfield, University of Sussex | Head of Development Control |

The meeting concluded at 6.30pm

Signed

Chair

Dated this

day of

APPEAL DECISIONS

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| A. GOLDSMID | 23 |
| <p>Application BH2010/03038, Staples, Peacock Industrial Estate, Davigdor Road, Hove – Appeal against refusal to grant express consent for new signage to the existing store. APPEAL ALLOWED (delegated).</p> | |
| B. NORTH PORTSLADE | 25 |
| <p>Application BH2010/03033, Land at the Junction of Fox Way and Foredown Road, Portslade, Brighton – Appeal against refusal to give prior approval under part 24 of the GDPO as amended in respect of permitted development by Telecommunications Code System Operators. APPEAL ALLOWED (delegated).</p> | |
| C. QUEENS PARK | 27 |
| <p>Application BH2010/01305, 17-19 St James Street, Brighton – Appeal against refusal to grant planning permission for shutters to entrance. APPEAL ALLOWED (delegated).</p> | |
| D. REGENCY | 31 |
| <p>Application BH2010/00182, 92 Montpelier Road, Brighton – Appeal against refusal to grant listed building consent for installation of double glazing to two 1st floor windows at the front of the house. APPEAL DISMISSED (delegated).</p> | |
| E. WESTBOURNE | 33 |
| <p>Application BH2010/02573, site rear of 69 New Church Road, Hove – Appeal against refusal to grant planning permission for the demolition of existing garage and erection of detached two bedroom dwelling (resubmission of BH2009/02867). APPEAL DISMISSED (delegated).</p> | |
| F. WITHDEAN | 35 |
| <p>Application BH2010/03062, 25 Hazeldene Meads, Brighton – Appeal against failure to give notice within the prescribed period of a decision on an application for a certificate of lawful use or development for the installation of PV panels to the south, east and west. APPEAL ALLOWED (delegated).</p> | |

G. WITHDEAN

41

Application BH2010/03187, 67 Valley Drive, Brighton – Appeal against refusal to grant planning permission for a side extension. **APPEAL DISMISSED** (delegated).



Appeal Decision

Site visit made on 7 April 2011

by Sheila Holden BSc MSc CEng TPP MICE MRTPI FCIHT

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 13 April 2011

Appeal Ref: APP/Q1445/H/10/2142963

Staples, Peacock Industrial Estate, Davigdor Road, Hove BN3 1QD

- The appeal is made under regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 against a refusal to grant express consent.
 - The appeal is made by Lynsey Sweet on behalf of Staples against the decision of Brighton & Hove City Council.
 - The application Ref BH2010/03038, dated 23 September 2010, was refused by notice dated 19 November 2010.
 - The development proposed is new signage to the existing Staples Store.
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Decision

1. I allow the appeal, and grant consent for the display of 2No non-illuminated folded aluminium signs as applied for. The consent is for a period of five years from the date of this decision and is subject to the five standard conditions set out in the Regulations.

Procedural matter

2. The Council granted express consent for the internally illuminated flexface sign but refused consent for the installation of 2no non-illuminated folded aluminium signs. I am therefore only dealing with these non-illuminated signs in this appeal decision.

Main issue

3. The main issue is the effect of the 2No proposed non-illuminated signs on the character and appearance of the area.

Reasons

4. The Staples store is part of an established industrial and retail park accessed from Lyon Close on the north side of Davigdor Road. The brick buildings occupied by Staples and Wickes are laid out in an L-shaped configuration to the rear and side of a car park, which is separated from Davigdor Road by an area of landscaping. Davigdor Road in the immediate vicinity of the retail park is characterised by mixed development; residential development predominates elsewhere. It is a straight road where the buildings are set back modest distances from the rear of the footway and the presence of street trees and other greenery softens the area's appearance. The buildings within the retail park are therefore not readily visible to anyone driving along Davigdor Road.
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5. The main entrance to Wickes faces Davigdor Road whereas the main entrance to Staples faces the car park. Both these entrances have large signs immediately above them. The side elevation of Staples, which also faces Davigdor Road, is set further back from the street than any of the other nearby buildings. On my site visit I saw the signs that are the subject of this appeal are already in position on the side elevation of the building. In addition there were other, smaller signs lower down on the same wall, some of which appeared to be temporary in nature. I am not aware of the status of these signs and it is not for me to comment on them in the context of this appeal.
6. Large display advertisements are not a feature of Davigdor Road, either near the retail park or elsewhere. The Council's aspiration to avoid large signs that are unsympathetic to the character of the surrounding area is to be supported. The sign adjacent to the site entrance, and in the most prominent position, is of modest proportions. The Council has already allowed a large red and white sign on the side elevation of the Staples building. The additional signs sought here are black with white letters and are therefore less dominant. They occupy an otherwise bland and blank brick wall, set back from Davigdor Road. They are only readily visible to anyone who is either entering the site from Lyon Close or passing along the short section of road frontage. They are some distance from the nearest residential dwellings. In this context they do not look out of place or detract from the overall appearance of Davigdor Road, which retains its character mixed commercial and residential buildings softened by trees and other vegetation.
7. The secondary advertisements on the Wickes building are more spread out and on the front elevation of the building. Their presence suggests that the principle of a limited number of secondary signs has already been accepted. However, the arrangement cannot be repeated on the Staples building since it is a different size and orientation and spreading the signs out could lead to a more cluttered effect overall. In any event a section of brick wall at the upper level remains clear of signs, as does most of the front elevation of the building. I am therefore not persuaded that the additional signs are harmful to the character and appearance of the area.
8. The Regulations require that decisions are made only in the interests of amenity and public safety, but I have taken the Council's policies into account as a material consideration. For the reasons given I conclude that the character and appearance of the area would not be harmed and that the appeal should be allowed.

Sheila Holden

INSPECTOR



Appeal Decision

Site visit made on 7 April 2011

by Sheila Holden BSc MSc CEng TPP MICE MRTPI FCIHT

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 20 April 2011

Appeal Ref: APP/Q1445/A/11/2144003

Land at the junction of Fox Way and Foredown Road, Portslade, Brighton, East Sussex BN41 2EQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to give prior approval under part 24 of the GDPO as amended in respect of permitted development by Telecommunications Code System Operators.
 - The appeal is made by Vodafone Ltd against the decision of Brighton & Hove City Council.
 - The application Ref BH2010/03033, made by notification letter dated 22 September 2010, was refused by notice dated 17 November 2010.
 - The development proposed is the removal of the existing 10 metre high monopole mast and its replacement with a new 10 metre high monopole mast supporting 6 no. antennae, an additional radio equipment cabinet and development ancillary thereto.
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Decision

1. I allow the appeal and grant approval under the provisions of Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) for the siting and appearance of a 10m high monopole mast supporting 6 no. antennae, an additional radio equipment cabinet and development ancillary thereto on the highway verge at the junction of Fox Way and Foredown Road, Portslade in accordance with the terms of the application Ref BH2010/03033, dated 22 September 2010 and as shown on Drawings Nos. 100A, 200B, 300A, 301B, 400C and 500B submitted with the application.

Main issue

2. The main issue is the effect of the proposed mast on the character and appearance of the area.

Reasons

3. The proposed telecommunications mast and cabinet would be sited in a prominent and elevated position on the north side of Fox Way just to the west of its junction with Foredown Way. It would replace an existing mast with 3 antennae. The appellant set out the need for an installation in this area to overcome the deficit in 3G coverage and improve indoor reception in the surrounding residential area.
 4. Fox Way marks the boundary between the urban area of Brighton and Hove and the open, rolling countryside of the South Downs. The Fox Way/Foredown
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Road junction is on the brow of a hill and the existing mast, two other masts, a number of street lights and two beacons, which mark informal road crossings, can be clearly seen against the backdrop of the sky by anyone approaching up the hill from the east. The existing pole is also highly visible when approaching from the west where it can be seen against a more varied backdrop including the development in Warrior Close just to the east and the more distant urban area of Brighton.

5. In addition to the various masts and street lights the area around this junction is already cluttered by other pieces of street furniture including traffic and direction signs, guard railing, bollards and a pillar box. The junction is also marked by differences in the colour of road surfacing together with hatching and other road markings. These features combine to make this junction less visually attractive than the straight sections of Fox Way, which is characterised by the carriageway and the regularly spaced street lights. I note that the proposal for an additional mast in Fox Way was dismissed on appeal (Ref: APP/Q1445/A/09/2093775) because of its harmful effect on the suburban character and rural backcloth of the street scene.
6. I appreciate that the Council refused the application for the original mast on the appeal site but failed to issue the decision in the required timescale. However, this mast is in position and it is the effect of its replacement that is relevant in this appeal. The body of the new mast would be thicker than the present structure and any of the surrounding lamp columns. Its top section would also be longer and more bulky increasing its visibility and prominence within the street scene. However, these changed dimensions arise from the willingness of the operators to share masts thus avoiding the need for additional structures in the vicinity.
7. In the context of the already cluttered junction at Fox Way/Foredown Road it seems to me that the enlarged dimensions of the proposed mast would not give rise to a significant change to the overall visual appearance of the junction. Furthermore, no objections have been received from local residents or statutory bodies in relation to the proposal.
8. I therefore conclude that the proposed mast would not be harmful to the character and appearance of the area and would comply with saved Policies QD23 and QD24 of the Brighton and Hove Local Plan. These policies support the use of existing masts provided that the visual impact is less than the installation of additional ones and there is no serious adverse effect on the character and appearance of the area. For this reason, and having regard to all other matters raised, I conclude that the appeal should be allowed. No conditions are necessary.

Sheila Holden

INSPECTOR



Appeal Decision

Site visit made 16 March 2011

by Doug Cramond BSc MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 11 April 2011

Appeal Ref: APP/Q1445/A/10/2143013 17-19 St. James's Street, Brighton BN2 1RF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Miss Tze Ting Mok against the decision of Brighton and Hove Council.
 - The application Ref BH2010/01305, dated 4 May 2010, was refused by notice dated 10 September 2010.
 - The development proposed is the installation of shutters to entrance.
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Decision

1. I allow the appeal, and grant planning permission for the installation of shutters to entrance at 17-19 St. James's Street, Brighton BN2 1RF in accordance with the terms of the application, Ref BH2010/01305, dated 4 May 2010, subject to the following conditions:
 1. The development hereby permitted shall begin not later than three years from the date of this decision.
 2. The development hereby permitted shall be carried out in accordance with the following approved plans: 08241/100; 120A; 140 & 190.

Procedural Matter

2. I use the Council's description of development above which is more concise than on the application form.

Main Issue

3. I consider the main issue to be the effects on the character and appearance of the host property and the locality.

Reasons

4. The site lies within the East Cliff Conservation Area. There is a duty imposed by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to have special regard to the desirability of preserving or enhancing the character or appearance of a Conservation Area. The Brighton and Hove Local Plan (LP) includes Policy HE6 which reflects S72(1) and goes into specific detail on, amongst other things, the
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- need for high standards of design and detailing, careful use of materials and finishes and townscape protection generally.
5. The appeal property is a 3 storey building set in a local shopping high street and the shop frontage at ground floor bears little relation to the building above. The shop frontage has large windows at the back edge of footway at either side of a central entrance area with doors which lie back beyond two pillars creating a covered area open to the street. The proposal is to provide security shutters to prevent entrance to this area in front of the doors. The shutters would be aluminium lattice, painted dark blue to match the fascia. The roller shutter housing would be positioned within the existing bulkhead and would not be visible in external views to the front elevation.
 6. There is an unequivocal request from the Inspector in charge of Neighbourhood Policing for the city of Brighton to the appellant to install security shutters. The pertinent email explains the problems for the police, staff, local residents and passers-by of begging, drinking, anti social behaviour and sleeping in this entrance area particularly when the store is closed. I give this request substantial weight not least because it can be seen in the context of LP Policy QD2 which seeks to minimise the opportunities for crime and LP Policy QD8 which is concerned with shopshutters and the special circumstances that can appertain where there is Police support for their installation.
 7. The Council has produced a Supplementary Planning Document on Shop Front Design (SPD) and whilst fitting internal security shutters or demountable or removable grilles are preferred options to the approach before me the Council itself recognises these are not practicable approaches here. The scheme is not for the more solid external roller shutter which understandably is frowned upon in the SPD. Roller grilles are deemed to be acceptable on occasion where, amongst other matters, box housing is concealed, grilles and components are colour finished to match the main shopfront, no architectural features would be obscured and grilles must not cover pilasters (pillars in this case). This describes the proposal.
 8. It is hard to see what else the appellant can do especially as this is not about security of the store. Shutters have been proposed which would be secreted away during day time, would be in accord with the SPD on shutter design and would be limited in size such that the extensive glazing to each side would remain uncovered.
 9. There are few comparable doorways along this stretch of the shopping street and most shop fronts can remain without shutters at night. Furthermore I consider that approval of this proposal would not represent a precedent or be at odds with decisions taken on other premises of different form or for shutters of different types. In an ideal world a shop front being started from scratch might not have such an entrance area but this is not the situation before me and it would be unrealistic economically to expect the appellant to make major alterations in that direction when the present shop front stands sound and functional.
 10. In any event I consider that the shutters as proposed would not be harmful to visual amenity taking into account their relative scale, siting, fixing and

design of grill. The scheme would not run contrary to LP Policy HE6. The appearance of the Conservation Area would be preserved and there is an argument that its character as a shopping street, mixed use area and thoroughfare would be enhanced by the creation of safer and more pleasant environs for most people at certain times of the day and night. I see no conflict with LP Policy QD10 which is concerned with shopfronts and seeks to ensure, amongst other matters, that alterations are respectful of the main structure, are in proportion, do not interrupt architectural details and in are accord with an overall design strategy for the whole shopfront. There would be no harm to the visual quality of the shopfront itself or the remainder of the building above.

Conclusion

11. For the reasons given above I conclude that the appeal proposal would accord with the development plan and not run contrary to the aims of S72(1) of the Act; it would not have an unacceptable adverse effect on the character and appearance of the host property and the locality. Accordingly I shall allow the appeal.

Conditions

12. No conditions are specifically suggested by the principal parties. I consider that in addition to the standard commencement condition it would be appropriate for there to be a condition that works are to be carried out in accordance with listed, approved, plans; for the avoidance of doubt and in the interests of proper planning. These plans are fully detailed in all regards.

Doug Cramond

INSPECTOR



Appeal Decision

Site visit made on 15 April 2011

by David Prentis BA BPI MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 21 April 2011

Appeal Ref: APP/Q1445/E/10/2143187
92 Montpelier Road, Brighton BN1 3BE

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mrs Linda Holland against the decision of Brighton & Hove City Council.
 - The application Ref BH2010/00182, dated 4 January 2010, was refused by notice dated 24 June 2010.
 - The works proposed are the installation of double glazing to two 1st floor windows at the front of the house.
-

Decision

1. The appeal is dismissed.

Preliminary matter

2. The above description of the proposed works is a shorter version of the description set out in the application form. Nevertheless, I have taken account of the whole of the original description which includes the appellant's justification for the works.

Main issue

3. The main issue is the effect of the proposed works on the special interest of the listed building and its setting within the Montpelier and Cliftonhill Conservation Area.

Reasons

4. Nos 91 to 96 Montpelier Road comprise 3 pairs of matching villas dating from around 1830. The listing description identifies the 6 properties as a group and I consider that they have a group value which adds to their individual significance.
5. The age of the existing sash windows is not known although the Council and the appellant agree that they are unlikely to be original. The appearance of the sashes suggests that they may date from the later 19th century. Even so, the pattern of the windows is consistent with several others within the group. The existing windows are therefore a feature which contributes to the significance of the listed building and the group as a whole.
6. The appellant proposes that the new windows frames would replicate the joinery details of the lower ground floor windows, which are thought to be

- original. Nevertheless, the proposed double glazed units would be an obvious modern intervention which would be out of character. Whilst the appellant suggests that the alteration would not be visible from ground level, I consider that it is likely that the change would be apparent from the street. The double glazed units would affect the appearance of the glazing bars and would also have a different tone and reflectivity.
7. The application includes manufacturer's details of reproduction crown glass which, it is suggested, could improve the appearance of the windows. However, the double glazed units would still be seen as a modern addition.
 8. The appellant seeks to improve thermal insulation and reduce noise. Whilst those objectives are understandable, there is no evidence that alternative solutions have been investigated. Moreover, I saw that traditional single glazed sliding sash windows are typical of the conservation area. There is no reason to think that circumstances at the appeal property are materially different to those found at many similar properties in the locality.
 9. Planning Policy Statement 5: *Planning for the Historic Environment* (PPS5) states that there should be a presumption in favour of the conservation of designated heritage assets. Significance can be harmed or lost through alterations. In this case I conclude that the proposed works would fail to preserve the special interest of the listed building. The significance of the listed building, and the significance of the group of which it forms a part, would be harmed. There would also be harm to the character and appearance of the conservation area. In addition, the proposal would be contrary to Brighton and Hove Local Plan 2005 Policy HE1 which seeks to protect the architectural and historic character of listed buildings.
 10. Having regard to the advice of PPS5, I consider that the harm to the listed building and conservation area would be less than "substantial harm". In these circumstances, Policy HE9.4 requires the harm to be balanced against any benefits of the proposals. I take account of potential benefits to noise reduction and energy efficiency, and the consequent reduction in carbon emissions, but these factors are not sufficient to outweigh the harm that would be caused.
 11. I have considered all other matters raised but find nothing to alter my conclusions. The appeal should not therefore be allowed.

David Prentis

Inspector



Appeal Decision

Site visit made 16 March 2011

by **Doug Cramond BSc MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 12 April 2011

Appeal Ref: **APP/Q1445/A/11/2144091**

Site rear of **69 New Church Road, Hove BN3 4BA**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Portland Properties Ltd against the decision of Brighton and Hove Council.
 - The application Ref BH2010/02573, dated 10 August 2010, was refused by notice dated 4 October 2010.
 - The development proposed the demolition of existing garage and erection of detached two bedroom dwelling (resubmission of BH2009/02867).
-

Decision

1. I dismiss the appeal.

Main Issues

2. I consider the main issues to be the effects on the character and appearance of the locality and on living conditions for neighbours.

Reasons

3. The appeal site is comprises a garage and an area of presently unused land fronting Richardson Road to the rear of the flat conversion at 69 New Church Road and alongside 1 Richardson Road which is a two storey dwelling with attached garage. The street beyond this is mainly characterised by shops with residential accommodation over. A substantial Victorian Church stands opposite the site whilst to the rear lies the back garden of no.67. The area as a whole has a pleasant appearance. The proposal is to erect a small detached dwelling, of contemporary design with a curved roof, comprising a single storey with a basement. A courtyard well area would lie to the rear, to one side would be a narrow pathway and areas for bins and cycles and the front elevation would lie close the footway behind raised planters.
 4. The Council is concerned about the design of the proposed structure but for my part I consider that the elevational treatment and roof form, whilst different from that found locally, would not be inappropriate taken on its own. The difficulty to my mind is that it would not have space, it would simply appear to be too hemmed in and be harmful to the streetscene and character of the area in that regard. It would be aligned too close to boundaries and
-

too tightly alongside the properties to the south and north. Whilst a garage has sat here reasonably comfortably the dwelling proposed would be shoe-horned on to the site and look contrived from public vantage points. This would represent overdevelopment which would be jarring on the eye and out of character.

5. The Brighton and Hove Local Plan (LP) includes Policy QD2 which calls for new development to emphasise and enhance the positive qualities of a local neighbourhood and take into account, amongst other things, local scale and design and the framework against which the development would be set. I consider that this development would run contrary to this policy primarily through its cramped nature.
6. Turning to living conditions; the appeal site was previously embodied as amenity space with the approved scheme for flat conversion of the property to the south. It appears to have been largely severed off without the garden space being provided and residents claim that refuse storage has not been provided in accordance with approved plans either. The appeal plans appear to show some reduced sub divided amenity areas for the flats and new bin stores and the appellant argues these would be adequate. They do not however form part of the application 'red-line' area. In any event I find the proposition that these spaces would comply with the requirements of LP Policy HO5 on amenity space would fail. They would be insufficiently sized, unfortunately orientated and not particularly useable. Even if they were implementable under the appealed application they would appear to be a token gesture not providing adequate living conditions for residents of no.69. Furthermore, the bin stores are shown very close to the ground floor flat and could give rise to amenity concerns.
7. I appreciate the benefits of effective use of urban land and note that there are LP policies which encourage this, albeit in suitable instances only. I have taken this factor into account along with the sustainability credentials of the scheme but these matters do not outweigh my concerns over the main issues.
8. For the reasons given above I conclude that there would be unacceptable adverse effects on the character and appearance of the locality and on living conditions for neighbours. Accordingly I shall dismiss the appeal.

Doug Cramond

INSPECTOR



Appeal Decision

by **Stuart M Reid** D Arch (Hons) RIBA

an Inspector appointed by the Secretary of State for Communities and Local Government

Date 26 April 2011

Appeal Ref: APP/Q1445/X/10/2142008
25 Hazeldene Meads, BRIGHTON BN1 5LR

- The appeal is made under section 195 of the *Town and Country Planning Act 1990* as amended by the *Planning and Compensation Act 1991* against a failure to give notice within the prescribed period of a decision on an application for a certificate of lawful use or development.
 - The appeal is made by Dinah Rae against Brighton & Hove City Council.
 - The application (Ref.BH2010/03062) is dated 27 September 2010.
 - The application was made under section 192(1)(b) of the *Town and Country Planning Act 1990* as amended.
 - The development for which a certificate of lawful use or development is sought is the installation of PV panels to the south, east and west.
-

Decision

1. I allow the appeal, and I attach to this decision a certificate of lawful use or development describing the proposed operation which I consider to be lawful.

Main Issue

2. I consider that the main issue is, if the Council had refused the application, whether their refusal would have been well-founded.

Reasons

3. For the avoidance of doubt, I should explain that the planning merits of any future use or operations are not relevant, and they are not therefore an issue for me to consider, in the context of an appeal under section 195 of the *Town and Country Planning Act 1990* as amended, which relates to an application for a lawful development certificate. My decision rests on the facts of the case, and on relevant planning law and judicial authority.
4. After the period for determining the appeal had expired the Council recommended that a lawful development certificate for the proposed solar panels should be granted, as they would be permitted development under Schedule 2, Part 40, Class A of *The Town and Country Planning (General Permitted Development) Order 1995* as amended (GPDO). As the appeal building is a dwellinghouse, I agree with their recommendation, and I shall therefore grant a lawful development certificate for this development, as it would be permitted development. It is to be noted that any installation is subject to the restrictions and conditions set out in the GPDO.

Conclusions

5. For the reasons given above I conclude, on the evidence now available, that the Council's deemed refusal to grant a lawful development certificate in respect of the installation of PV panels to the south, east and west was not well-founded and that the appeal should succeed. I will exercise accordingly the powers transferred to me under section 195(2) of the 1990 Act as amended.

Stuart M Reid

INSPECTOR



Lawful Development Certificate

APPEAL REFERENCE APP/Q1445/X/10/2142008

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192

(as amended by section 10 of the *Planning and Compensation Act 1991*)

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2010: ARTICLE 35

IT IS HEREBY CERTIFIED that on 27 September 2010 the operations described in the First Schedule hereto, in respect of the land specified in the Second Schedule hereto and edged in black on the plan attached to this certificate, would have been lawful within the meaning of section 191(2) of the *Town and Country Planning Act 1990* as amended, for the following reason:

As the appeal building is a dwellinghouse, the proposed PV solar panels to the south, east and west elevations would be permitted development under Schedule 2, Part 40, Class A of *The Town and Country Planning (General Permitted Development) Order 1995* as amended.

Stuart M Reid D Arch (Hons) RIBA

INSPECTOR

First Schedule

The installation of PV panels to the south, east and west elevations, as shown on drawing no. 29762/1 date stamped 27 Sep 2010 and the 2 unnumbered drawings of the front, side and rear elevations submitted with the application and the appeal and date stamped 07 Oct 2010, subject to the restrictions and conditions set out in *The Town and Country Planning (General Permitted Development) Order 1995* as amended.

Second Schedule

Land at 25 Hazeldene Meads, BRIGHTON BN1 5LR.

NOTES

1. This certificate is issued solely for the purpose of section 192 of the *Town and Country Planning Act 1990* as amended.
2. It certifies that the use or the operations or the matter constituting a failure to comply with any condition or limitation subject to which planning permission was granted, described in the First Schedule taking place on the land specified in the Second Schedule was or were or would have been lawful, on the certified date and, thus, would not have been liable to enforcement action, under section 172 of the 1990 Act, on that date.
3. This certificate applies only to the extent of the use or operations or matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use or operation or matter which is materially different from that described, or which relates to any other land, may result in a breach of planning control which is liable to enforcement action by the local planning authority.
4. The effect of the certificate is subject to the provisions in section 192(4) of the 1990 Act, as amended, which state that the lawfulness of a specified use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters which were relevant to the decision about lawfulness.



Plan

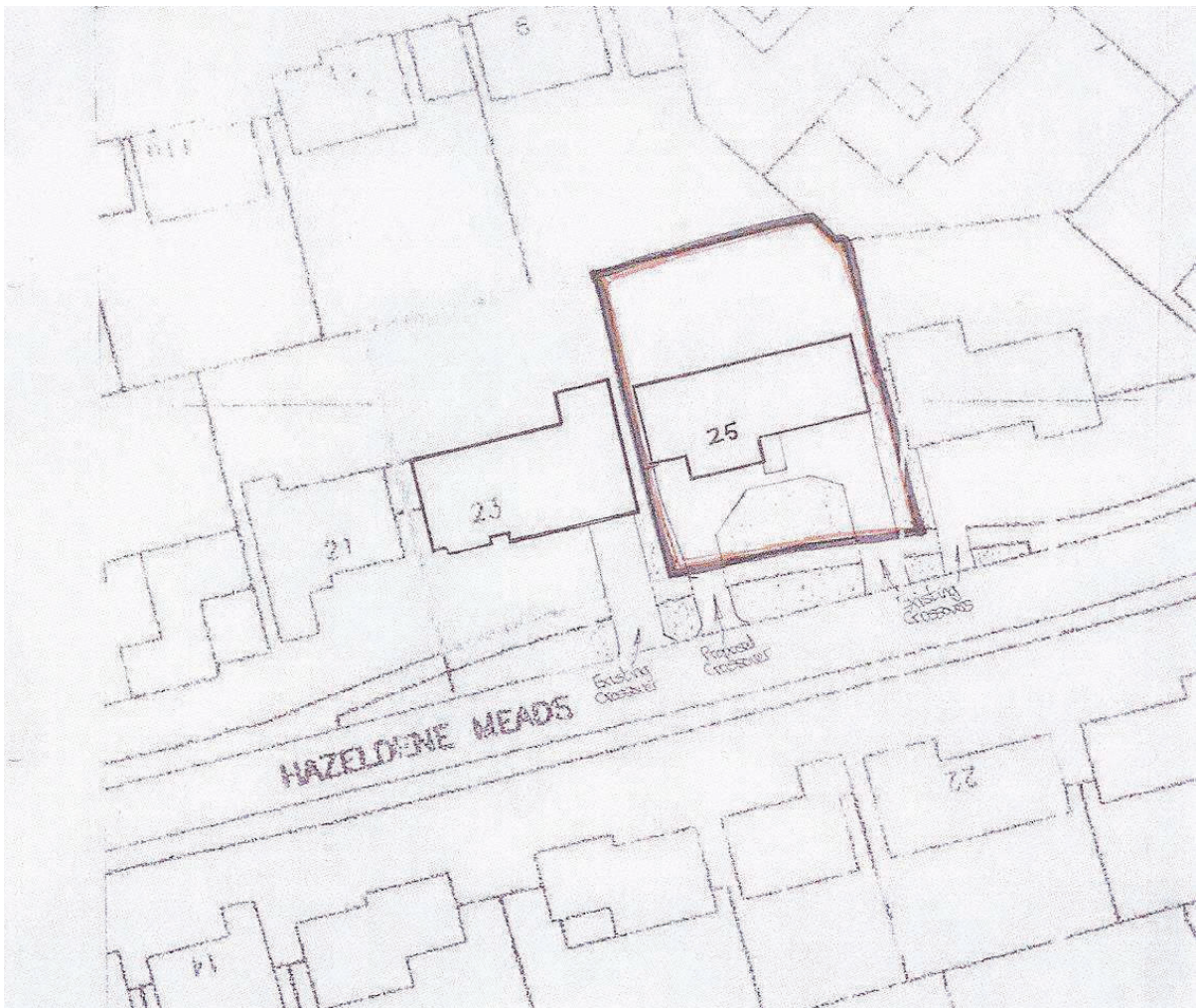
This is the plan referred to in the Lawful Development Certificate dated: 26.04.2011

by **Stuart M Reid** D Arch (Hons) RIBA

Land at: 25 Hazeldene Meads, BRIGHTON BN1 5LR

Appeal ref: APP/Q1445/X/10/2142008

Scale: Not to scale





Appeal Decision

Site visit made on 20 April 2011

by Sheila Holden BSc MSc CEng TPP MICE MRTPI FCIHT

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 27 April 2011

Appeal Ref: Q1445/D/11/2148450
67 Valley Drive, Brighton BN1 5FF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Glenn Jones against the decision of Brighton & Hove City Council.
 - The application Ref BH2010/03187, dated 7 October 2010, was refused by notice dated 19 January 2011.
 - The development proposed is a side extension.
-

Decision

1. I dismiss the appeal.

Main issue

2. The main issue is the effect of the proposed extension on the character and appearance of the area.

Reasons

3. Valley Drive is characterised by two-storey detached houses set in well-proportioned plots. No 67 is situated at the junction with Hillside Way and has a steeply sloping garden which rises in a series of terraces from its rear elevation. It has a pitched roof garage on its eastern side, which it is proposed to replace with a two-storey extension. The adjoining property in Hillside Way, No 2, is a three-storey house built on slightly higher ground. Its flank wall faces the shared boundary with No 67. Both properties are therefore in prominent positions.
 4. The side and rear garden area of No 67 can be clearly seen from the north side of Valley Drive. Views extend to the trees on the higher ground to the rear. The proposed extension would reduce the gap between No 67 and No 2 to some extent but views to the rear would still be possible. The height and bulk of the building would be increased but the proposed design would integrate satisfactorily with the host building. It would not look incongruous adjacent to the flank wall of No 2, which would still appear taller than the enlarged No 67. The additional width of the house would not look out of place in a street where there are other substantial detached dwellings. In any event it would be partially screened by mature trees, which would further reduce its visibility. Longer views up and down Valley Drive would not be affected by the proposal.
-

5. At present the side elevation of No 67 is highly visible from Hillside Way, as is the pitched roof of its garage. They can be seen on the downward approach to the junction with Valley Drive over a significant section of the street. This elevation is an attractive feature of the house, which includes windows within the tile hanging at first floor level, below which is the diminutive pitched roof of the garage. As the junction is approached the wooden garage doors, which include small windows, are also visible. These distinctive and distinguishing features contribute to the property's attractive appearance; one that makes the most of its location on a corner plot. The proposed extension would bring this elevation closer to the road, which would increase its prominence. It would also fundamentally change its appearance, which would be dominated by tile hanging and divided by the proposed new chimney. I consider the loss of the windows at first floor level, combined with the introduction of a bulky and tall brick chimney would result in the creation of a bland façade, which would be detrimental to views from the wider street scene within Hillside Way.
6. For this reason I conclude that the proposed extension would be harmful the character and appearance of the area, contrary to saved Policy QD14 of the Brighton & Hove Local Plan, which seeks high quality design that respects its setting.
7. I appreciate that the appellant wishes to enlarge his home and has proposed an extension that, in some respects, would comply with the Council's guidance on extensions. The proposal incorporates some features that would ensure that it would integrate with and appear subservient to the host property. It would not appear cramped on its plot or in relation to the adjoining house. It would not adversely affect the street scene in Valley Drive or the amenity of neighbouring properties. However, none of these positive attributes are sufficient to set aside my concerns about the effect of the proposal on the character and appearance of Hillside Way.
8. For this reason, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Sheila Holden

INSPECTOR

WARDAPPLICATION NUMBERADDRESSDEVELOPMENT DESCRIPTIONAPPEAL STATUSAPPEAL RECEIVED DATEAPPLICATION DECISION LEVEL**SOUTH PORTSLADE**

BH2010/03647

73 High Street, Portslade, Brighton

Installation of solar tubes to front and rear roofslopes.

APPEAL LODGED

12/04/2011

Delegated

WARDAPPLICATION NUMBERADDRESSDEVELOPMENT DESCRIPTIONAPPEAL STATUSAPPEAL RECEIVED DATEAPPLICATION DECISION LEVEL**WITHDEAN**

BH2010/03135

Cinderford, Cornwall Gardens, Brighton

Proposed bin enclosure and dropped kerb. Alterations to front boundary

wall to accommodate widening of vehicle access.

APPEAL LODGED

19/04/2011

Delegated

WARDAPPLICATION NUMBERADDRESSDEVELOPMENT DESCRIPTIONAPPEAL STATUSAPPEAL RECEIVED DATEAPPLICATION DECISION LEVEL**QUEEN'S PARK**

BH2010/03547

Flat 1, 100 St Georges Road, Brighton

Replacement of existing front window with double doors to create access to flat roof incorporating installation of steel railings to form roof terrace at first floor level (Retrospective).

APPEAL LODGED

19/04/2011

Planning Committee

WARDAPPLICATION NUMBERADDRESSDEVELOPMENT DESCRIPTIONAPPEAL STATUSAPPEAL RECEIVED DATEAPPLICATION DECISION LEVEL**HOVE PARK**

BH2010/03689

24 Orchard Gardens, Hove

Erection of two storey side extension and single storey rear extension.

APPEAL LODGED

21/04/2011

Delegated



**Brighton & Hove
City Council**

**INFORMATION ON HEARINGS / PUBLIC INQUIRIES
18th May 2011**

This is a note of the current position regarding Planning Inquiries and Hearings

481 Mile Oak Road, Brighton

Planning application no: BH2010/01967

Description: Erection of 2no three bedroom semi-detached dwelling houses with off-street parking.

Decision: Committee

Type of appeal: Informal Hearing

Date: 12 July 2011

Location: Brighton Town Hall

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| PLANNING COMMITTEE | Agenda Item 282 Brighton & Hove City Council |
|---------------------------|--|

Information on Pre-application Presentations and Requests

| Date | Address | Ward | Proposal |
|----------------|---|--------------------------|--|
| 17 March 2010 | Former Nurses Accommodation, Brighton General Hospital | Hanover & Elm Grove | Demolition of the former nurses accommodation buildings and the construction of three residential apartment blocks comprising 95 units and a 105 square metre community facility with associated car parking and landscaping. |
| 27 April 2010 | Open Market | St Peter's & North Laine | Proposed replacement, covered market, 87 affordable housing units, 12 x B1 workshops and public realm improvements. |
| 18 May 2010 | N/A | N/A | N/A |
| 8 June 2010 | N/A | N/A | N/A |
| 29 June 2010 | Former Royal Alexandra Children's Hospital, Dyke Road, Brighton | Regency | A) <i>Conversion scheme</i> Conversion of a retained main building to provide 118 units. The scheme is 100% private housing and does not include provision of a GP surgery. B) <i>New building scheme</i> Demolition of all existing buildings with a new development comprising 136 units with 54 affordable units (40%) and a GP surgery. |
| 20 July 2010 | The Keep, Wollards Field, Lewes Road, Brighton | St Peter's & North Laine | A new historical resource centre for East Sussex, Brighton & Hove. |
| 10 August 2010 | Former Sackville Hotel, Kingsway, Hove | Westbourne | Construction of 47 flats (mix of 1, 2, 3, & 4 bed units) within 6 to 9 floor building, and to incorporate basement parking of 49 spaces, and 2 spaces at ground floor level. |

NOTE: The Pre Application Presentations are not public meetings and as such are not open to members of the public. All Presentations will be held in Hove Town Hall on the date give after scheduled site visits unless otherwise stated.

| Date | Address | Ward | Proposal |
|-------------------|---|-------------------------|---|
| 31 August 2010 | N/A | N/A | N/A |
| 21 September 2010 | 3Ts | East Brighton | 3T's (teaching, tertiary & trauma). Comprehensive redevelopment of southern half of RSCH on Eastern Road to provide replacement modern clinical facilities over three phases. |
| 2 November 2010 | N/A | N/A | N/A |
| 23 November 2010 | N/A | N/A | N/A |
| 14 December 2010 | Brighton Station, Block J | St Peters & North Laine | Proposed mixed use scheme comprising 3500 sq m B1 commercial office space, 147 residential units, 3* hotel in buildings of between 5-8 storeys, provision of civic square, Southern SNCI, and 250 sq m A1 retail / A3 café |
| 11 January 2011 | Park House | Hove Park Ward | Demolition of former residential language school buildings and the residential redevelopment of the site by way of flats in buildings of between 4 and 5 storeys. |
| 1 February 2011 | N/A | N/A | N/A |
| 22 February 2011 | N/A | N/A | N/A |
| 15 March 2011 | Anston House, 137-147 Preston Road | Preston Park | Demolition of existing building and proposed mixed scheme. Exact details of the scheme are not finalised. The presentation is to show Cllrs the concept of the scheme and how they have come to the point that they are now at. |

| Date | Address | Ward | Proposal |
|------------------|----------------|-------------|-----------------|
| 05 April 2011 | N/A | N/A | N/A |
| 26 April 2011 | N/A | N/A | N/A |
| 17 May 2011 | N/A | N/A | N/A |

