





Brighton & Hove
City Council

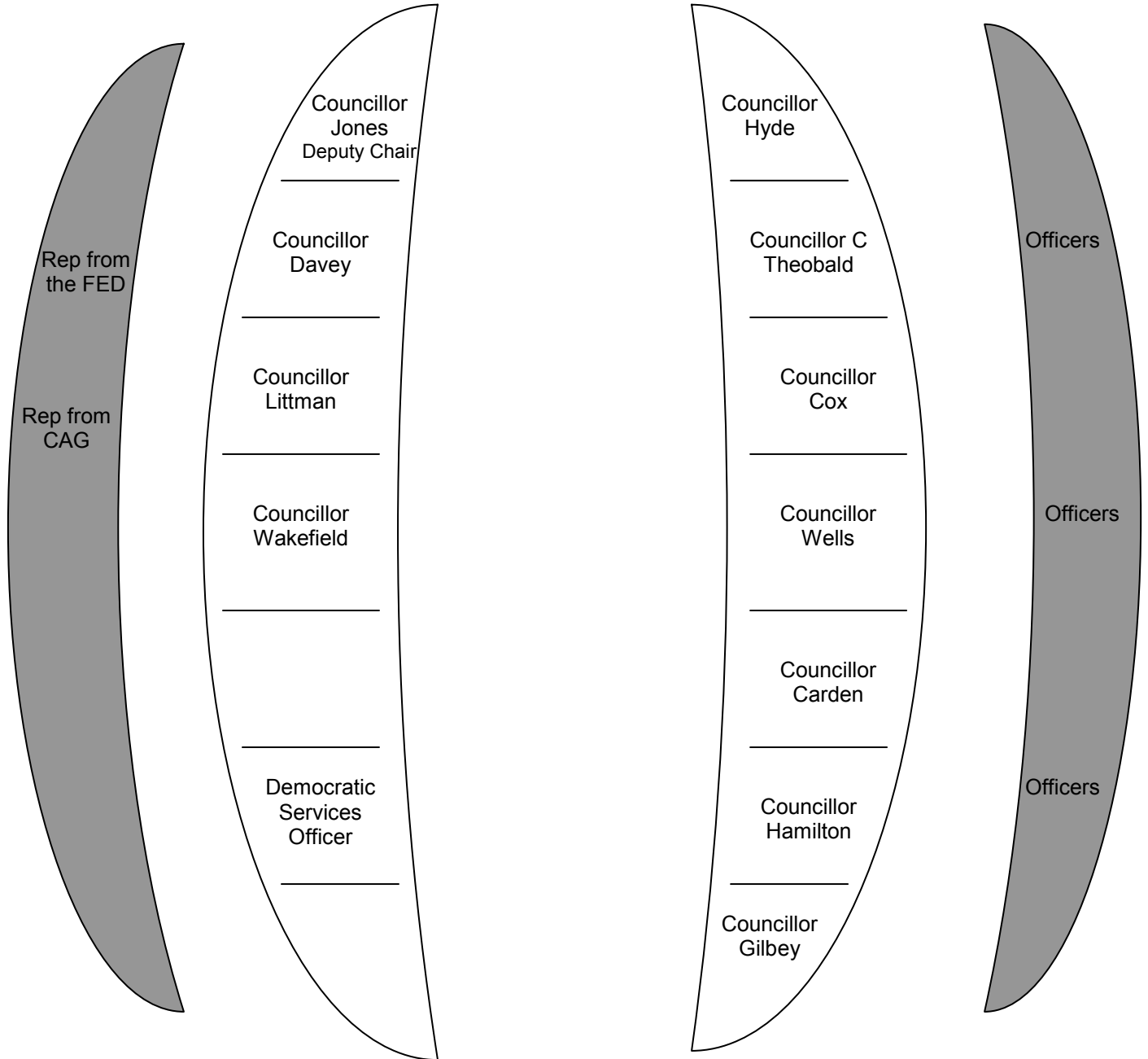
Planning Committee

Title:	Planning Committee
Date:	17 July 2013
Time:	2.00pm
Venue	Council Chamber, Hove Town Hall
Members:	Councillors: Mac Cafferty (Chair), Jones (Deputy Chair), Hyde (Opposition Spokesperson), Carden (Opposition Spokesperson), Cox, Davey, Gilbey, Hamilton, Littman, C Theobald, Wells and Wakefield Co-opted Members: Jim Gowans (Conservation Advisory Group) and Chris Kift (The FED Centre for Independent Living)
Contact:	Ross Keatley Democratic Services Officer 01273 291064 ross.keatley@brighton-hove.gov.uk

	The Town Hall has facilities for wheelchair users, including lifts and toilets
	An Induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter and infra red hearing aids are available for use during the meeting. If you require any further information or assistance, please contact the receptionist on arrival.
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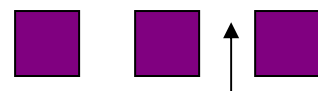
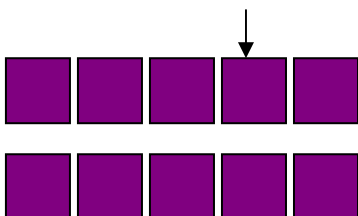
Democratic Services: Planning Committee

Senior Solicitor	Councillor Mac Cafferty Chair	Head of Development Control	Presenting Officer
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Public Speaker	Public Speaker
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Public Seating



Press

AGENDA

25. PROCEDURAL BUSINESS

(a) Declaration of Substitutes: Where Councillors are unable to attend a meeting, a substitute Member from the same Political Group may attend, speak and vote in their place for that meeting.

(b) Declarations of Interest or Lobbying

- (a) Disclosable pecuniary interests not registered on the register of interests;
- (b) Any other interests required to be registered under the local code;
- (c) Any other general interest as a result of which a decision on the matter might reasonably be regarded as affecting you or a partner more than a majority of other people or businesses in the ward/s affected by the decision.

In each case, you need to declare

- (i) the item on the agenda the interest relates to;
- (ii) the nature of the interest; and
- (iii) whether it is a disclosable pecuniary interest or some other interest.

If unsure, Members should seek advice from the committee lawyer or administrator preferably before the meeting.

(d) All Members present to declare any instances of lobbying they have encountered regarding items on the agenda.

(c) Exclusion of Press and Public: To consider whether, in view of the nature of the business to be transacted, or the nature of the proceedings, the press and public should be excluded from the meeting when any of the following items are under consideration.

NOTE: Any item appearing in Part 2 of the Agenda states in its heading the category under which the information disclosed in the report is exempt from disclosure and therefore not available to the public.

A list and description of the exempt categories is available for public inspection at Brighton and Hove Town Halls.

26. MINUTES OF THE PREVIOUS MEETING

1 - 14

Minutes of the meeting held on 26 June 2013 (copy attached).

PLANNING COMMITTEE

27. CHAIR'S COMMUNICATIONS

28. PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 10 July 2013.

29. PLANNING ENFORCEMENT YEARLY REPORT APRIL 2012- MARCH 2013 15 - 24

Report of the Executive Director of Environment, Development and Housing (copy attached).

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

31. TO CONSIDER AND DETERMINE PLANNING APPLICATIONS

MAJOR APPLICATIONS

A. BH2012/03872 - Brighton Station, Queen's Road, Brighton - 25 - 54 Planning Permission

Erection of three storey building to provide cycle storage, ancillary shower/changing facilities, cycle shop, café, cycle repair outlet and cycle hire.

RECOMMENDATION – GRANT

Ward Affected: St Peter's & North Laine

B. BH2013/01242 - Brighton Racecourse, Race Hill, Brighton - 55 - 78 Full Planning Permission

Permanent use of land for park and ride facilities for up to 700 cars in conjunction with outdoor events (no more than 50 per year) at the American Express Community Stadium Falmer.

RECOMMENDATION – GRANT

Ward Affected: East Brighton

PLANNING COMMITTEE

- C. BH2013/01110 - Wholesale Market, Circus Street, Brighton - 79 - 94
Full Planning Permission**

Change of use for temporary period of two years from wholesale market (sui generis) to mixed use scheme consisting of community garden (D2), arts and cultural activities (D1) and business enterprise pods (B1) for local start up firms, incorporating removal of part of roof structure to allow for provision of community garden.

RECOMMENDATION – GRANT

Ward Affected: Queen's Park

- D. BH2013/01318 - 154-155 Edward Street, Brighton - Full 95 - 112
Planning Permission**

Change of use from offices (B1) to education (D1).

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Queen's Park

MINOR APPLICATIONS

- E. BH2012/03335 - Dorothy Stringer School, Loder Road, 113 - 122
Brighton - Full Planning Permission**

Erection of single storey modular classroom

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Withdean

- F. BH2013/01223 - The Mill House Public House, 131 Mill Lane, 123 - 134
Portslade - Full Planning Permission**

Erection of single storey rear extension with associated external alterations.

RECOMMENDATION – GRANT

Ward Affected: South Portslade

- G. BH2013/01447 - Essex Place, Montague Street, Brighton - 135 - 144
Full Planning Permission**

Removal of brick balconies and enclosure with UPVC double glazed windows. Replacement of existing windows with UPVC double glazed windows to North and East elevations. Installation of insulated render cladding, new rising gas mains pipe work and associated external alterations.

RECOMMENDATION – GRANT

Ward Affected: Queen's Park

PLANNING COMMITTEE

- H. BH2013/00307 - 81 Trafalgar Street, Brighton - Full Planning Permission 145 - 152**
Installation of extraction flue with roof mounted cowl.
(Retrospective).
RECOMMENDATION – GRANT
Ward Affected: St Peter's & North Laine
- I. BH2013/01470 - 41 Park Crescent, Brighton - Householder Planning Permission 153 - 164**
External alterations including installation of rear dormer, replacement rooflights to front roofslope, erection of part glazed canopy to rear elevation and alterations to fenestration.
RECOMMENDATION – GRANT
Ward Affected: St Peter's & North Laine
- J. BH2013/01469 - 41 Park Crescent, Brighton - Listed Building Consent 165 - 176**
Internal and external alterations including installation of rear dormer, replacement rooflights to front roofslope, erection of part glazed canopy to rear elevation, alterations to fenestration and reinstatement of internal stairs between ground and basement levels.
RECOMMENDATION – GRANT
Ward Affected: St Peter's & North Laine
- K. BH2013/00588 - 31 Old Shoreham Road, Hove - Full Planning Permission 177 - 190**
Demolition of existing house and erection of 6no bedroom detached dwelling
RECOMMENDATION – REFUSE
Ward Affected: Hove Park
- L. BH2013/01403 - Stag Inn, 33 Upper Bedford Street, Brighton - Full Planning Permission 191 - 208**
Demolition of existing public house (A4) and construction of a new 3 storey building comprising 9 one, two and three bedroom residential units with office space (A2) on the ground floor.
RECOMMENDATION – GRANT
Ward Affected: Queen's Park

PLANNING COMMITTEE

- 32. TO CONSIDER ANY FURTHER APPLICATIONS IT HAS BEEN DECIDED SHOULD BE THE SUBJECT OF SITE VISITS FOLLOWING CONSIDERATION AND DISCUSSION OF PLANNING APPLICATIONS**

INFORMATION ITEMS

- 33. APPEAL DECISIONS** **209 - 244**
(copy attached).
- 34. LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE** **245 - 248**
(copy attached).
- 35. INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES** **249 - 250**
(copy attached).
- 36. INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS** **251 - 256**
(copy attached).
- 37. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS)** **257 - 402**
(copy attached)

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

<http://www.brighton-hove.gov.uk/index.cfm?request=c1199915>

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.

Agendas and minutes are published on the council's website www.brighton-hove.gov.uk. Agendas are available to view five working days prior to the meeting date.

Meeting papers can be provided, on request, in large print, in Braille, on audio tape or on disc, or translated into any other language as requested.

WEBCASTING NOTICE

PLANNING COMMITTEE

This meeting may be filmed for live or subsequent broadcast via the Council's website. At the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed.

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

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 Ross Keatley, (01273 291064, email ross.keatley@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk.

Date of Publication - Tuesday, 9 July 2013