





**Brighton & Hove  
City Council**

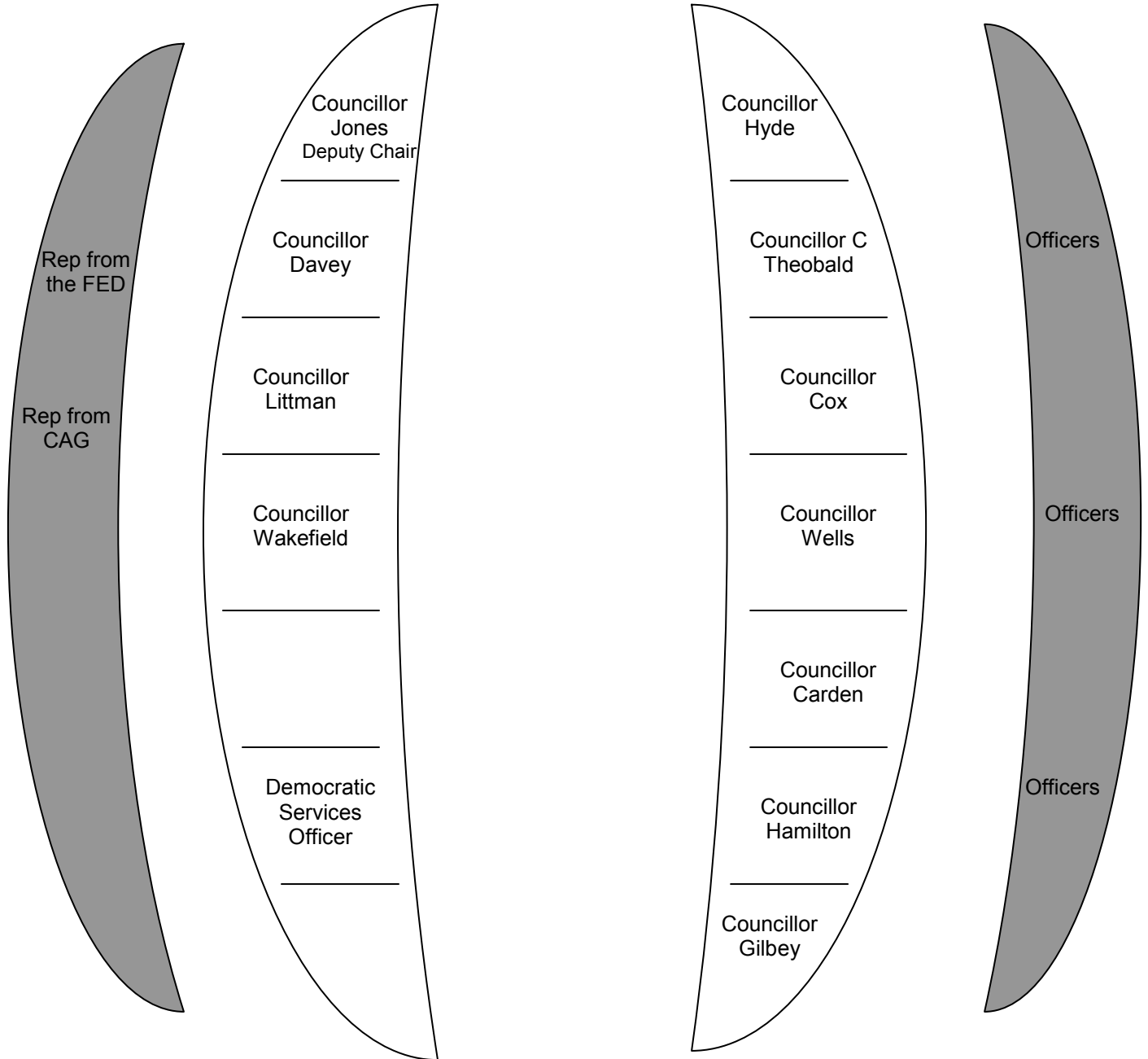
# Planning Committee

Title:	<b>Planning Committee</b>
Date:	<b>30 October 2013</b>
Time:	<b>2.00pm</b>
Venue	<b>Council Chamber, Hove Town Hall</b>
Members:	<p><b>Councillors:</b> Mac Cafferty (Chair), Jones (Deputy Chair), Hyde (Opposition Spokesperson), Carden (Opposition Spokesperson), Cox, Davey, Gilbey, Hamilton, Littman, K Norman, C Theobald, Wells and Wakefield</p> <p><b>Co-opted Members:</b> Jim Gowans (Conservation Advisory Group) and Chris Kift (The FED Centre for Independent Living)</p>
Contact:	<p><b>Ross Keatley</b> Democratic Services Officer 01273 291064 ross.keatley@brighton-hove.gcsx.gov.uk</p>

	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.
	<p><b>FIRE / EMERGENCY EVACUATION PROCEDURE</b></p> <p>If the fire alarm sounds continuously, or if you are instructed to do so, you must leave the building by the nearest available exit. You will be directed to the nearest exit by council staff. It is vital that you follow their instructions:</p> <ul style="list-style-type: none"> <li>• You should proceed calmly; do not run and do not use the lifts;</li> <li>• Do not stop to collect personal belongings;</li> <li>• Once you are outside, please do not wait immediately next to the building, but move some distance away and await further instructions; and</li> <li>• Do not re-enter the building until told that it is safe to do so.</li> </ul>

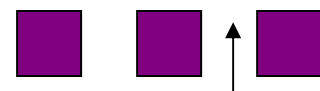
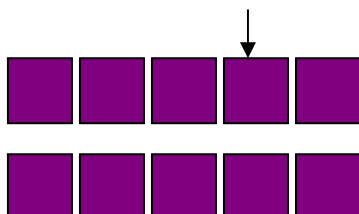
# Democratic Services: Planning Committee

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

**Part One**

**Page**

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**87. 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.*

(d) Use of mobile phones and tablets: Would Members please ensure that their mobile phones are switched off. Where Members are using tablets to access agenda papers electronically please ensure that these are switched to 'airplane mode'.

## PLANNING COMMITTEE

### 88. MINUTES OF THE PREVIOUS MEETING 1 - 18

Minutes of the meeting held on 9 October 2013 (copy attached).

### 89. CHAIR'S COMMUNICATIONS

### 90. PUBLIC QUESTIONS

**Written Questions:** to receive any questions submitted by the due date of 12 noon on 23 October 2013.

### 91. TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS

### 92. TO CONSIDER AND DETERMINE PLANNING APPLICATIONS

*Please note that the published order of the agenda may be changed; major applications will always be heard first; however, the order of the minor applications may be amended to allow those applications with registered speakers to be heard first.*

## MAJOR APPLICATIONS

### A. BH2012/04044 - 9-16 Aldrington Basin/Land South of Kingsway, Basin Road, North Portslade - Full Planning Permission 19 - 60

Demolition of business unit to east of Magnet showroom.  
Erection of new building ranging from 3no to 5no storeys at Kingsway Level and a further one and a half storeys of car parking beneath Kingsway ground floor accessed via Basin Road North. Development comprises mixed use commercial premises (A1, A3, B1, D1) with associated new access and 52 residential units in 6no blocks. Change of use of existing Magnet showroom at Basin Road North level to storage (B8) with associated service area, lorry delivery bay and care parking. (Amended plans and supporting information)

**RECOMMENDATION – MINDED TO GRANT**

*Ward Affected: Wish*

## PLANNING COMMITTEE

- B. BH2013/00908 - 112-113 Lewes Road, Brighton - Removal or Variation of Condition 61 - 78**

Application for variation of condition 28 of application BH2010/01824 (Erection of four storey building providing retail floor space on ground and first floors and student halls of residence (39 units) on ground and upper floors) to allow for internal alterations including a reduction in commercial floor area, alterations to ground floor layout and an additional 5 bed spaces.

**RECOMMENDATION – MINDED TO GRANT**

*Ward Affected: Hanover & Elm Grove*

### MINOR APPLICATIONS

- C. BH2013/02475 - 33 Redhill Drive, Brighton - Full Planning Permission 79 - 90**

Erection of two storey rear extension.

**RECOMMENDATION – GRANT**

*Ward Affected: Withdean*

- D. BH2013/02364 - 4 Bennett Road, Brighton - Householder Planning Permission 91 - 100**

Retention of enlarged rear porch to replace pre-existing, incorporating external steps to garden level (Part Retrospective).

**RECOMMENDATION – GRANT**

*Ward Affected: East Brighton*

- E. BH2013/02823 - Hove Museum, 19 New Church Road, Hove - Council Development 101 - 114**

Creation of terrace incorporating new low level perimeter wall.

**RECOMMENDATION – GRANT**

*Ward Affected: Westbourne*

- F. BH2013/02613 - 17 Goldstone Crescent, Hove - Full Planning Permission 115 - 130**

Demolition of existing three bedroom single dwelling and erection of part three/part four storey block of 7no flats.

**RECOMMENDATION – MINDED TO GRANT**

*Ward Affected: Hove Park*

## PLANNING COMMITTEE

- G. BH2013/02747 - 5 Steine Street, Brighton - Full Planning Permission 131 - 144**

Change of use from nightclub (Sui Generis) to 7 unit student accommodation (Sui Generis) incorporating alterations to fenestration and installation of railings to glazed floor panel lightwell.

**RECOMMENDATION – REFUSE**

*Ward Affected: Queen's Park*

- H. BH2013/02231 - 125 Upper Lewes Road, Brighton - Full Planning Permission 145 - 156**

Change of use from small House in Multiple Occupation (C4) to large House in Multiple Occupation (sui generis) and erection of single storey rear extension to the first floor to create additional bedroom.

**RECOMMENDATION – GRANT**

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

- I. BH2013/02591 - 7 College Road, Brighton - Removal or Variation of Condition 157 - 166**

Application for removal of condition 4 of application BH2006/03056 (Conversion of dwelling into two 1 bed flats and one 2 bed flat) which states that no development shall take place until details of arrangements to ensure the development shall remain genuinely car free at all times have been agreed in writing by the Local Planning Authority.

**RECOMMENDATION – GRANT**

*Ward Affected: Queen's Park*

- 93. 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

- 94. INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 167 - 170**

(copy attached).

- 95. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS) 171 - 302**

(copy attached)

## PLANNING COMMITTEE

**96. LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE** **303 - 308**

(copy attached).

**97. INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES** **309 - 310**

(copy attached).

**98. APPEAL DECISIONS** **311 - 364**

(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](http://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.

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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

## PLANNING COMMITTEE

291064, email [ross.keatley@brighton-hove.gcsx.gov.uk](mailto:ross.keatley@brighton-hove.gcsx.gov.uk)) or email [democratic.services@brighton-hove.gov.uk](mailto:democratic.services@brighton-hove.gov.uk).

Date of Publication - Tuesday, 22 October 2013