





**Brighton & Hove
City Council**

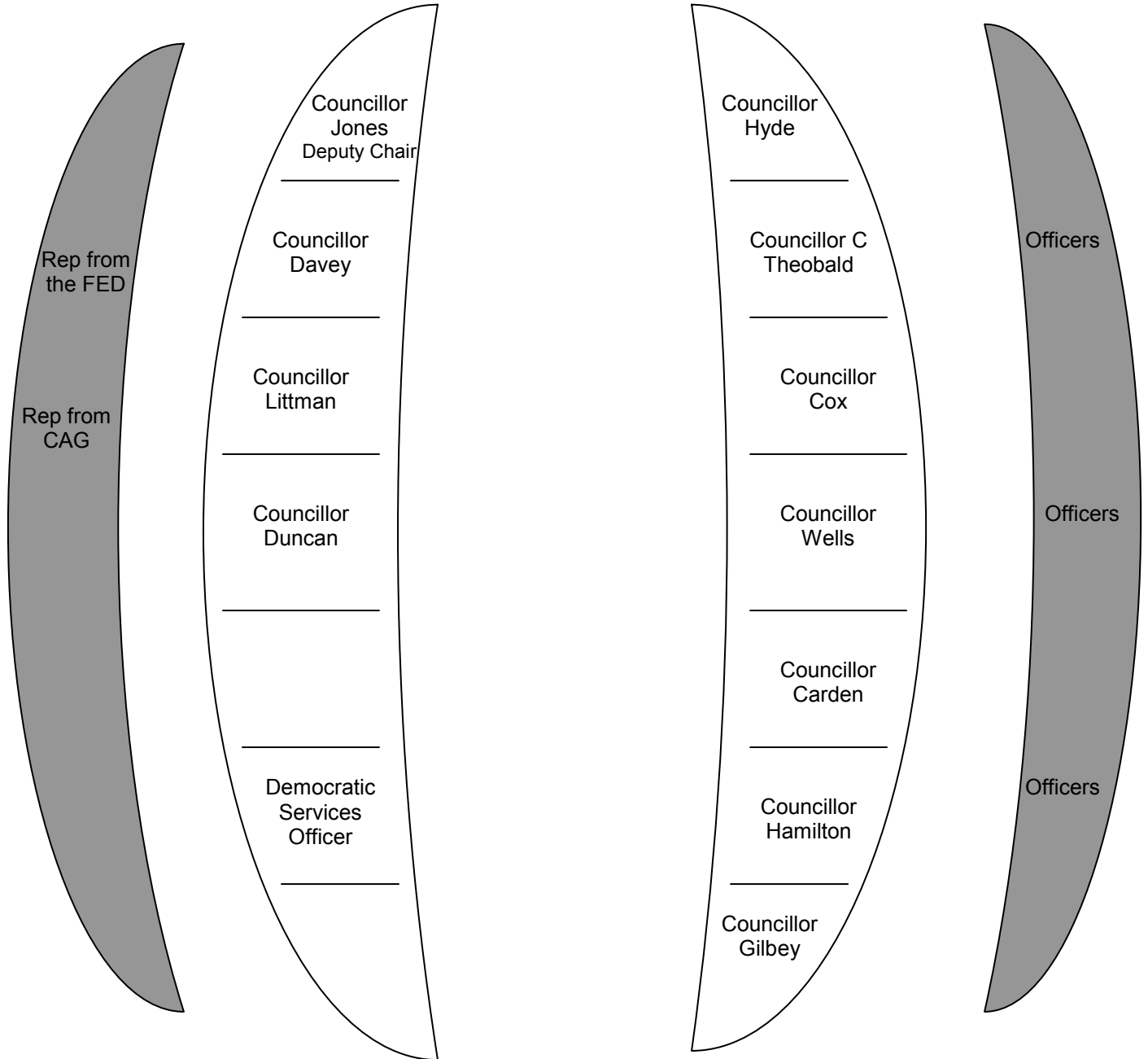
Planning Committee

Title:	Planning Committee
Date:	19 February 2014
Time:	2.00pm
Venue	Council Chamber, Hove Town Hall
Members:	<p>Councillors: Mac Cafferty (Chair), Jones (Deputy Chair), Hyde (Opposition Spokesperson), Carden (Opposition Spokesperson), Cox, Davey, Duncan, Gilbey, Hamilton, Littman, C Theobald and Wells</p> <p>Co-opted Members: Jim Gowans (Conservation Advisory Group) and Chris Kift (The FED Centre for Independent Living)</p>
Contact:	<p>Ross Keatley Acting Democratic Services Manager 01273 291064 ross.keatley@brighton-hove.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>FIRE / EMERGENCY EVACUATION PROCEDURE</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"> • You should proceed calmly; do not run and do not use the lifts; • Do not stop to collect personal belongings; • Once you are outside, please do not wait immediately next to the building, but move some distance away and await further instructions; and • Do not re-enter the building until told that it is safe to do so.

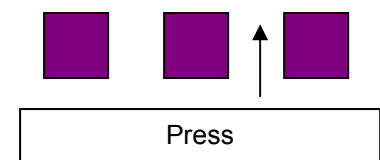
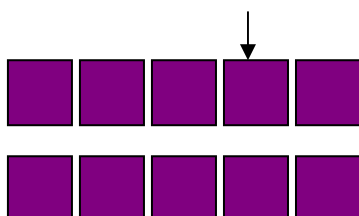
Democratic Services: Planning Committee

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



AGENDA

148. 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

149. MINUTES OF THE PREVIOUS MEETING

Minutes of the meeting held on 29 January 2014 (to follow).

150. CHAIR'S COMMUNICATIONS

151. PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 12 February 2014

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

153. 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. BH2013/03391 - Royal York Buildings 41-42 Old Steine, Brighton - Full Planning** **1 - 18**
Change of use from hotel (C1) to youth hostel (Sui Generis).
RECOMMENDATION – MINDED TO GRANT
Ward Affected: Regency

MINOR APPLICATIONS

- B. BH2013/03524 - 2 Barn Rise, Brighton - Full Planning** **19 - 32**
Demolition of existing bungalow and erection of two storey five bedroom dwelling with garage incorporating installation of solar panels, revised access and driveway, boundary wall and associated works.
RECOMMENDATION – GRANT
Ward Affected: Withdean
- C. BH2013/03886 - 16 Waldegrave Road, Brighton - Householder Planning Consent** **33 - 40**
Erection of a single storey rear infill extension.
RECOMMENDATION – REFUSE
Ward Affected: Preston Park

D. BH2013/03841 - Goldstone Retail Park, Newtown Road, Hove - Removal or Variation of Condition **41 - 58**

Application for variation and removal of conditions of application BH2013/02445 (Erection of single storey restaurant (A3) with external seating area and alterations to car park).

Variation of condition 6 to allow deliveries and the collection of goods/refuse from the site between 08:00 - 18:00 Mondays to Saturdays and not at all on Sundays and Bank Holidays.

Variation of condition 7 to read: All hard landscaping and means of enclosure shall be completed prior to occupation of the development.

Variation of condition 12 to read: Within three months of a start on site, a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved an overall BREEAM rating of 'Good' shall be submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

Variation of condition 17 to read: Within three months of the first occupation of the development hereby approved, a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the development built has achieved an overall BREEAM rating of 'Good' shall be submitted to, and approved in writing by, the Local Planning Authority.

RECOMMENDATION – GRANT

Ward Affected: Hove Park

E. BH2013/03247 - 11 Montpelier Villas, Brighton - Full Planning **59 - 74**

Demolition of annex adjoining existing maisonette and basement flat and reconstruction of annex to form a third residential unit on the site, along with associated works.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Regency

F. BH2013/03248 - 11 Montpelier Villas, Brighton - Listed Building Consent **75 - 86**

Demolition of annex adjoining existing maisonette and basement flat and reconstruction of annex to form a third residential unit on the site, along with associated works.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Regency

PLANNING COMMITTEE

- G. BH2013/03987 - Gladstone Court, Hartington Road, Brighton - Full Planning 87 - 98**

Erection of three storey side extension to form 6no one bedroom flats and 3no two bedroom flats

RECOMMENDATION – REFUSE

Ward Affected: Hanover & Elm Grove

- H. BH2013/04047 - 243 Hartington Road, Brighton - Removal or variation of condition 99 - 106**

Application for variation of condition 2 of application BH2012/00173 (Demolition of existing workshop and erection of a new 3no bed two storey dwelling house incorporating accommodation at lower ground floor and roof space and outbuilding to rear to be used as ancillary office) to allow for minor material amendments.

RECOMMENDATION – REFUSE

Ward Affected: Hanover & Elm Grove

154. 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

- 155. INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 107 - 108**

(copy attached).

- 156. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS) 109 - 210**

(copy attached)

- 157. LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 211 - 214**

(copy attached).

- 158. INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 215 - 216**

(copy attached).

- 159. APPEAL DECISIONS 217 - 266**

(copy attached).

PLANNING COMMITTEE

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.

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

Date of Publication - Tuesday, 11 February 2014