





**Brighton & Hove
City Council**

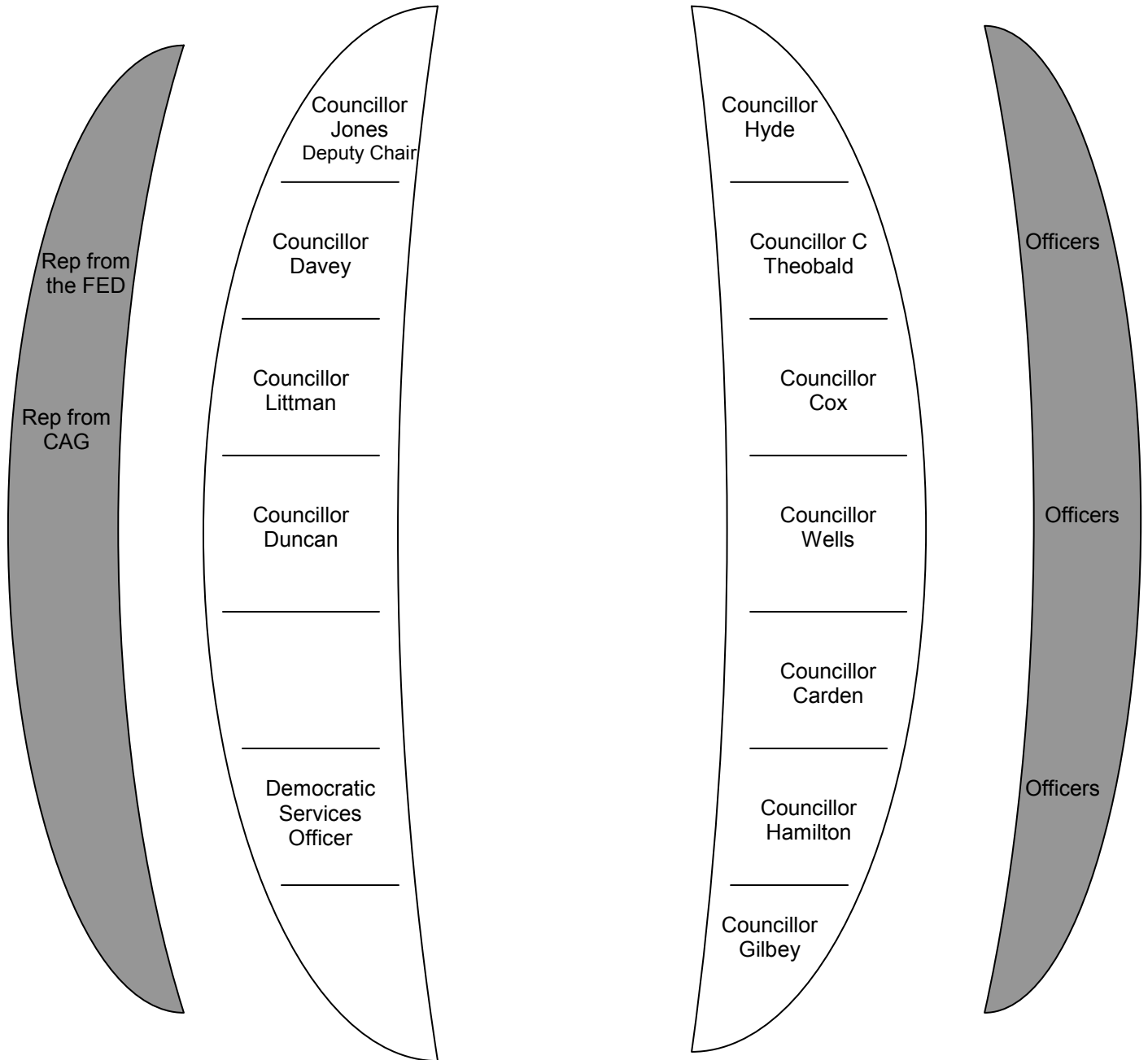
Planning Committee

Title:	Planning Committee
Date:	2 April 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)</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.

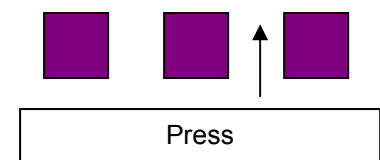
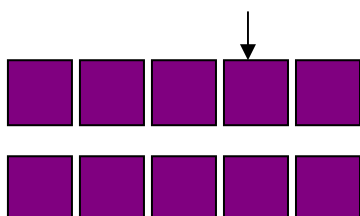
Democratic Services: Planning Committee

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

172. 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

173. MINUTES OF THE PREVIOUS MEETING

1 - 14

Minutes of the meeting held on 12 March 2014 (copy attached).

174. CHAIR'S COMMUNICATIONS

175. PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 26 March 2014.

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

177. 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. BH2013/03930 - Bowling Green, Dyke Road Park, Dyke Road, Hove - Full Planning 15 - 30

Change of use of bowling green (D2) to open air theatre (sui generis) with associated alterations including landscaping and erection of acoustic wall.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Hove Park

MINOR APPLICATIONS

B. BH2013/03142 - The Mill House, 131 Mill Lane, Portslade - Removal of Variation of Condition 31 - 42

Application for variation of conditions 3, 4 and 5 of application BH2013/01223 (Erection of single storey rear extension with associated external alterations) to allow the extension to be open between 07.00am to 11.00pm Mondays to Saturdays inclusive and 07.00am to 11.00pm Sundays, Bank or Public Holidays, to allow off sales of alcohol to be made to customers in the new extension and to allow the use of machinery and plant between the hours 7.00am and 11.00pm Mondays to Saturdays inclusive and from 7.00am until 10.00pm on Sundays, Bank or Public Holidays.

RECOMMENDATION – GRANT CONDITIONS 3 AND 5 REFUSE CONDITION 4

Ward Affected: South Portslade

PLANNING COMMITTEE

- C. BH2013/02798 -13A-14 Stone Street & 19A Castle Street, Brighton - Full Planning 43 - 70**
- Conversion of existing two storey office and storage building on Stone Street into 1no three bedroom dwelling with associated alterations and refurbishment. Demolition of existing two storey building on Castle Street and erection of three storey student accommodation block of 14no units.
- RECOMMENDATION – MINDED TO GRANT**
Ward Affected: Regency
- D. BH2013/02799 - 13A-14 Stone Street & 19A Castle Street, Brighton -Listed Building Works 71 - 84**
- Conversion of existing two storey office and storage building on Stone Street into 1no three bedroom dwelling with associated alterations and refurbishment. Demolition of existing two storey building on Castle Street and erection of three storey student accommodation block of 14no units.
- RECOMMENDATION - GRANT**
Ward Affected: Regency
- E. BH2013/03624 - The Westbourne, 90 Portland Road, Hove - Full Planning 85 - 94**
- Alterations to layout of doors and windows, new canopies to front elevation, raised garden level and installation of fixed aluminium planters to west elevation of garden.
- RECOMMENDATION - GRANT**
Ward Affected: Westbourne
- F. BH2013/01128 - 158 Tivoli Crescent North, Brighton - Householder Planning Consent 95 - 106**
- Erection of a two storey extension at lower ground and ground floor levels and an extension at first floor level to rear elevation with associated alterations. Addition of windows and rooflights to side elevations (Part-Retrospective).
- RECOMMENDATION – GRANT**
Ward Affected: Withdean
- G. BH2013/03456 - 39 & 41 Withdean Road, Brighton - Full Planning 107 - 124**
- Demolition of existing houses and erection of 3no detached houses with associated landscaping.
- RECOMMENDATION - GRANT**
Ward Affected: Withdean

PLANNING COMMITTEE

- H. BH2014/00228 - 1 Meadow Close, Rottingdean - Full Planning** **125 - 134**
- Demolition of existing bungalow and construction of 2 semi-detached three bedroom chalet bungalows with rooflights, bin and cycle stores. (Part-retrospective).
- RECOMMENDATION - GRANT**
Ward Affected: Rottingdean Coastal
- I. BH2014/00431 - 31 Isfield Road, Brighton - Full Planning** **135 - 144**
- Change of use from 6 bedroom small house in multiple occupation (C4) to 7 bedroom house in multiple occupation (Sui Generis) including insertion of window to north east elevation.
- RECOMMENDATION - GRANT**
Ward Affected: Hollingdean & Stanmer
- J. BH2013/03993 - Park Manor, London Road, Patcham - Full Planning** **145 - 162**
- Roof extension to form 4no three bedroom penthouse flats with private roof gardens and creation of 4no car parking spaces, 1no disabled car parking space and new cycle store.
- RECOMMENDATION - GRANT**
Ward Affected: Withdean
- K. BH2013/04299 - 22 & 24 Carden Avenue, Brighton - Full Planning** **163 - 186**
- Demolition of existing day care centre and chalet bungalow and erection of 4no semi-detached and 1no detached four bedroom houses (C3).
- RECOMMENDATION - GRANT**
Ward Affected: Patcham
- L. BH2013/03400 - 112 Carden Avenue, Brighton - Full Planning** **187 - 198**
- Demolition of existing garages to rear and erection of 3no. bedroom detached dwelling with associated landscaping and access from existing driveway off Carden Avenue.
- RECOMMENDATION – REFUSE**
Ward Affected: Patcham

PLANNING COMMITTEE

- M. BH2013/03914 - 61-107, 109-155, 206-252 Donald Hall Road & 13-59, 61-107 Bowring Way, Brighton - Full Planing 199 - 208**

Installation of render to all elevations, replacement of existing windows and balcony doors with UPVC windows and balcony doors, new felt covering to roof and associated external alterations and landscaping to 5no blocks of flats.

RECOMMENDATION – GRANT

Ward Affected: East Brighton

- 178. 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

- 179. INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 209 - 210**

(copy attached).

- 180. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS) 211 - 340**

(copy attached)

- 181. LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 341 - 344**

(copy attached).

- 182. INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 345 - 346**

(copy attached).

- 183. APPEAL DECISIONS 347 - 416**

(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>

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.

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, 25 March 2014