





**Brighton & Hove
City Council**

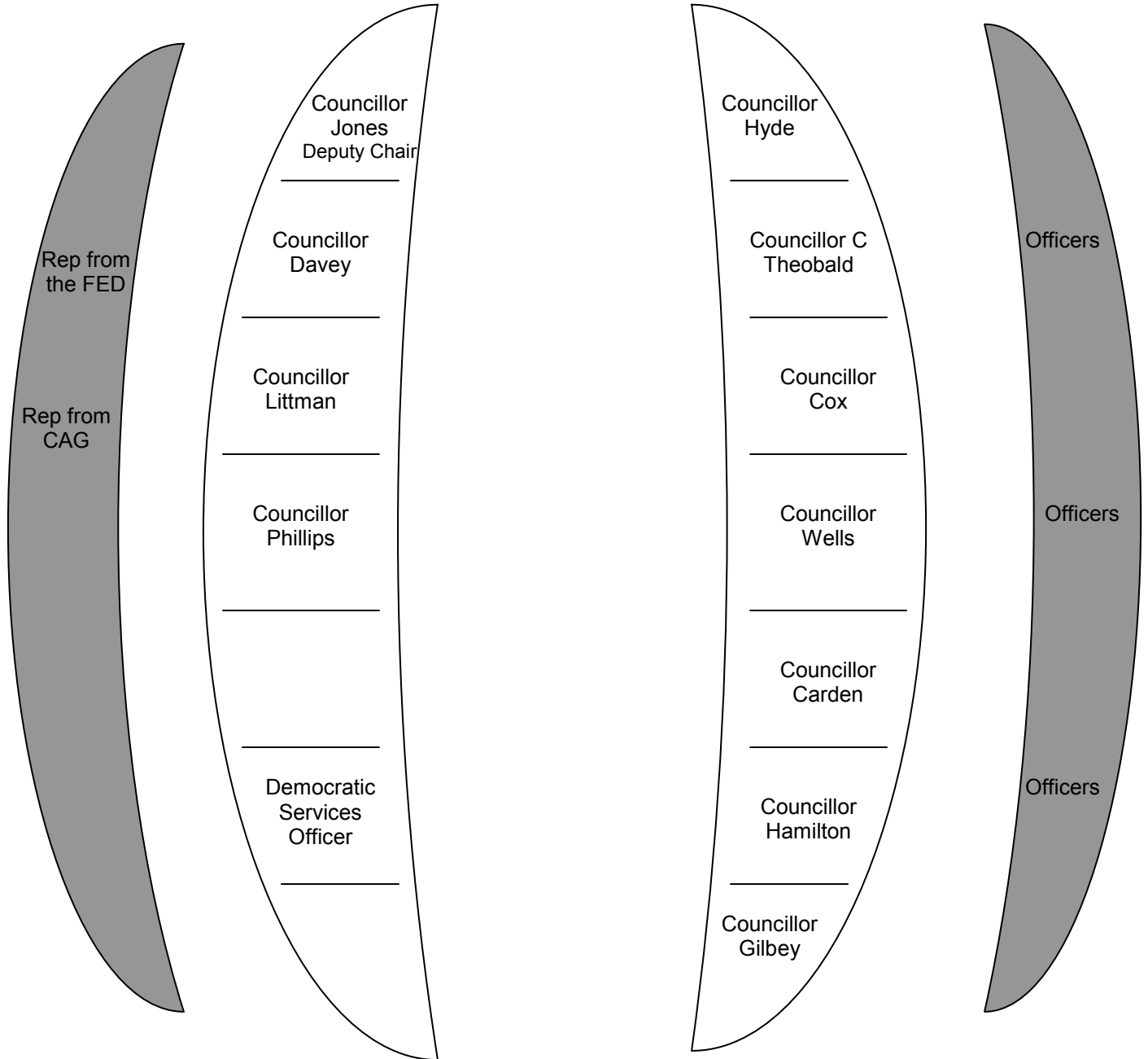
Planning Committee

Title:	Planning Committee
Date:	4 June 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, Gilbey, Hamilton, Littman, Phillips, C Theobald and Wells</p> <p>Co-opted Members: Jim Gowans (Conservation Advisory Group)</p>
Contact:	<p>Ross Keatley Acting Democratic Services Manager 01273 29-1064/5 planning.committee@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.

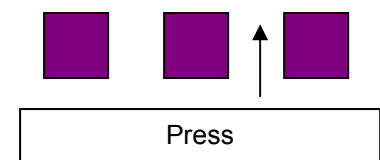
Democratic Services: Planning Committee

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

Part One

Page

1. 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

2. MINUTES OF THE PREVIOUS MEETING

Minutes of the meeting held on 14 May 2014 (to follow).

3. CHAIR'S COMMUNICATIONS

4. PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 28 May 2014.

5. PLANNING INVESTIGATIONS AND ENFORCEMENT TEAM YEARLY REPORT APRIL 2013-MARCH 2014 1 - 22

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

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

7. 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. BH2014/00922 - Hove Park Depot, The Droveaway, Hove - Full Planning 23 - 58

Demolition of existing buildings and construction of a new two storey primary school building with solar panels and windcatchers, associated access works and hard and soft landscaping.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Hove Park

PLANNING COMMITTEE

- B. BH2014/00459 - City College Campus, Wilson Avenue, Brighton - Full Planning 59 - 94**

Demolition of the eastern two storey section of the existing building and erection of a three storey building to accommodate a new Construction Skills Centre. Erection of a two storey entrance extension to the south west corner of the building. Change of use of the tennis courts to a car park and a multi-use games area, other on-site parking and servicing amendments and hard and soft landscaping. Refurbishment of remaining existing buildings including replacement aluminium windows and profiled metal roofs.

RECOMMENDATION – GRANT

Ward Affected: East Brighton

- C. BH2013/01646 - 18, 24, 28 & 30 Kingsthorpe Road, Hove - Outline Application All Matters Reserved 95 - 112**

Outline application for demolition of existing building and erection of part three storey and part four storey building comprising of B1 use at ground floor level and 26no residential units with associated works, and approval of reserved matters for scale.

RECOMMENDATION – MINDED TO GRANT

MINOR APPLICATIONS

- D. BH2014/00596 - Anston House, 137-139 Preston Road, Brighton - Full Planning 113 - 122**

External alterations including new aluminium windows, enlarged window openings, creation of balconies and cladding to all elevations following prior approval application BH2013/02779 for change of use from offices (B1) to residential (C3) to form 44no residential units.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Preston Park

- E. BH2013/03400 - 112 Carden Avenue, Brighton - Full Planning Permission 123 - 134**

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

- F. BH2014/01001 - 243 Hartington Road, Brighton - Full Planning 135 - 148**

Demolition of workshop and store and erection of a 3no bedroom house (CS) incorporating home office building to rear and bicycle store and parking space to front. (Retrospective).

RECOMMENDATION – REFUSE

- 8. 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

- 9. INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 149 - 150**

(copy attached).

- 10. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS) 151 - 284**

(copy attached)

- 11. LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 285 - 286**

(copy attached).

- 12. INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 287 - 288**

(copy attached).

- 13. APPEAL DECISIONS 289 - 328**

(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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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 29-1064/5, email planning.committee@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk.

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