





**Brighton & Hove
City Council**

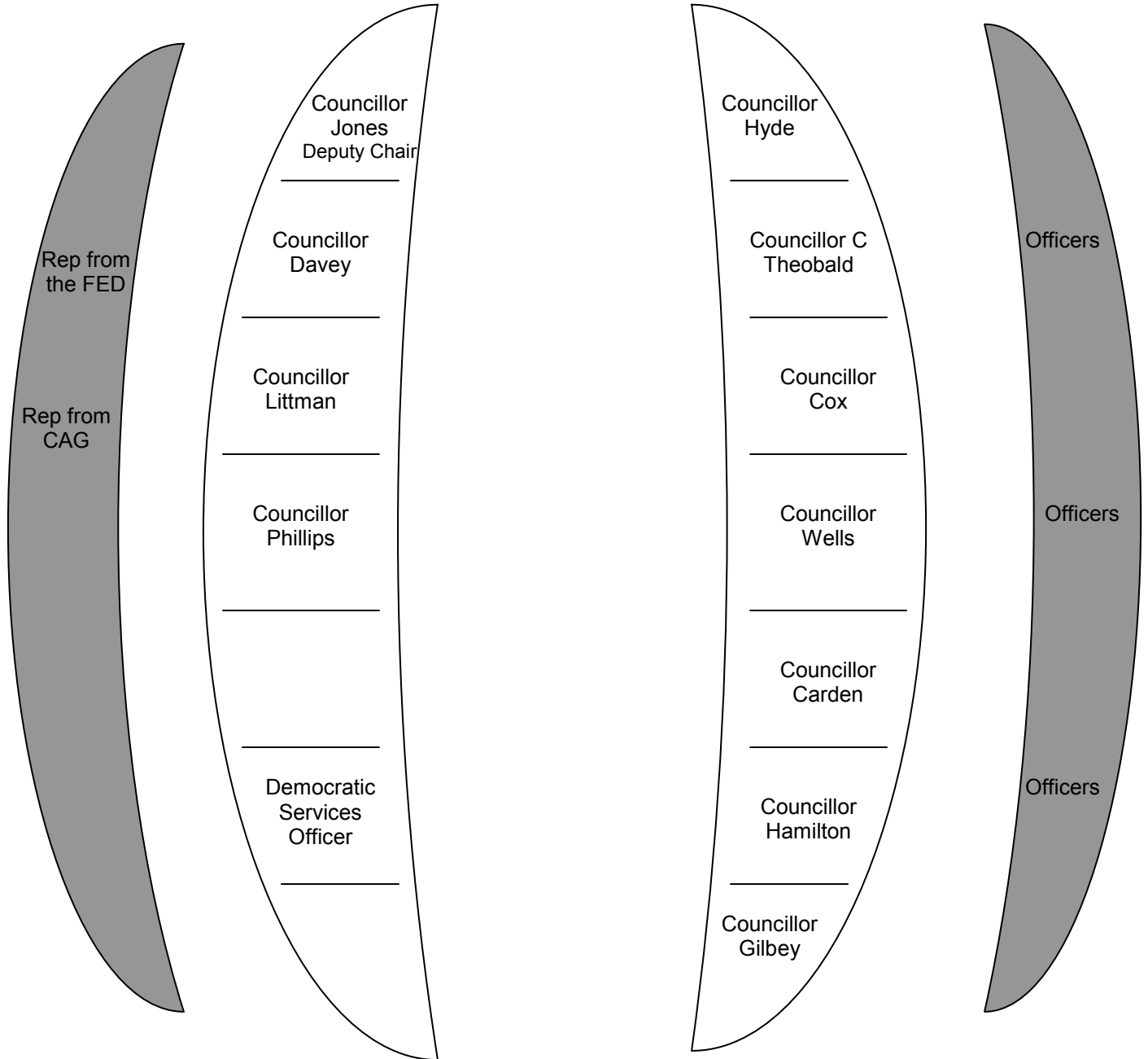
Planning Committee

Title:	Planning Committee
Date:	18 February 2015
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 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.

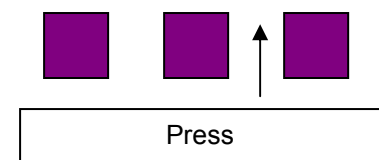
Democratic Services: Planning Committee

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

134 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;
- (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 'aeroplane mode'.

PLANNING COMMITTEE

135 MINUTES OF THE PREVIOUS MEETING

Minutes of the meeting held on 28 January 2015 (circulated separately).

136 CHAIR'S COMMUNICATIONS

137 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 11 February 2015.

138 TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS

139 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 BH2014/03300 - 119 Lewes Road, Brighton - Full Planning 1 - 20

Demolition of existing buildings and erection of a 5 storey building (plus basement) comprising 65 self-contained studio flats for student occupation, plant room, communal areas, cycle parking, recycling/refuse facilities and associated works.

RECOMMENDATION – REFUSE

Ward Affected: Hanover & Elm Grove

MINOR APPLICATIONS

B BH2014/03742 - Hove Business Centre, Fonthill Road, Hove 21 - 42 - Full Planning

Creation of 4no one bedroom flats, 4no two bedroom flats and 1no three bedroom flat on existing flat roof incorporating revised access and associated works.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Goldsmid

C BH2014/03354 - 51 Barnett Road, Brighton - Full Planning 43 - 54

Change of use from three bedroom single dwelling (C3) to four bedroom small house in multiple occupation (C4).

RECOMMENDATION – GRANT

Ward Affected: Hollingdean & Stanmer

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- D BH2014/03268 - Kings School Lower School, Mile Oak Road, Portslade - Full Planning 55 - 62**
- Revised kitchen servery incorporating installation of ventilation system. (Retrospective)
RECOMMENDATION – GRANT
Ward Affected: South Portslade
- E BH2014/03799 - 26 & 26A Reigate Road, Brighton - Full Planning 63 - 84**
- Demolition of existing detached dwelling and erection of two storey block of 6no flats.
RECOMMENDATION – MINDED TO GRANT
Ward Affected: Withdean
- F BH2014/03968 - Blocks A B & C Belvedere, 152-158 Dyke Road, Brighton - Full Planning 85 - 100**
- Erection of additional storey to blocks A, B and C to create 5no two bedroom and 1no one bedroom flats (C3) (2no additional flats per block). Erection of bicycle store.
RECOMMENDATION – MINDED TO GRANT
Ward Affected: Patcham
- G BH2014/02984 - 26 Lewes Crescent, Brighton - Householder Planning Consent 101 - 112**
- Formation of steps with garden store below to rear boundary wall forming gated access from garden to Arundel Place. (Part Retrospective).
RECOMMENDATION - GRANT
Ward Affected: Rottingdean Coastal
- H BH2014/02985 - 26 Lewes Crescent, Brighton - Listed Building Consent 113 - 122**
- Formation of steps with garden store below to rear boundary wall forming gated access from garden to Arundel Place and replacement tiles to the front steps. (Part Retrospective).
RECOMMENDATION - GRANT
Ward Affected: Rottingdean Coastal
- I BH2014/03369 - 16 Fallowfield Close, Hove - Householder Planning Consent 123 - 132**

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Remodelling of existing chalet bungalow incorporating erection of single storey rear extension, erection of extension to front at first floor level, extensions and alterations to roof including raising of ridge height and installation of rooflights to facilitate creation of a two storey dwelling house with associated works.

RECOMMENDATION – GRANT

Ward Affected: Hangleton & Knoll

140 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

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| 141 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS | 133 - 134 |
| (copy attached). | |
| 142 LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS) | 135 - 276 |
| (copy attached) | |
| 143 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE | 277 - 278 |
| (copy attached). | |
| 144 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES | 279 - 280 |
| (copy attached). | |
| 145 APPEAL DECISIONS | 281 - 356 |
| (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.

WEBCASTING NOTICE

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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.

Date of Publication - Tuesday, 10 February 2015