





**Brighton & Hove
City Council**

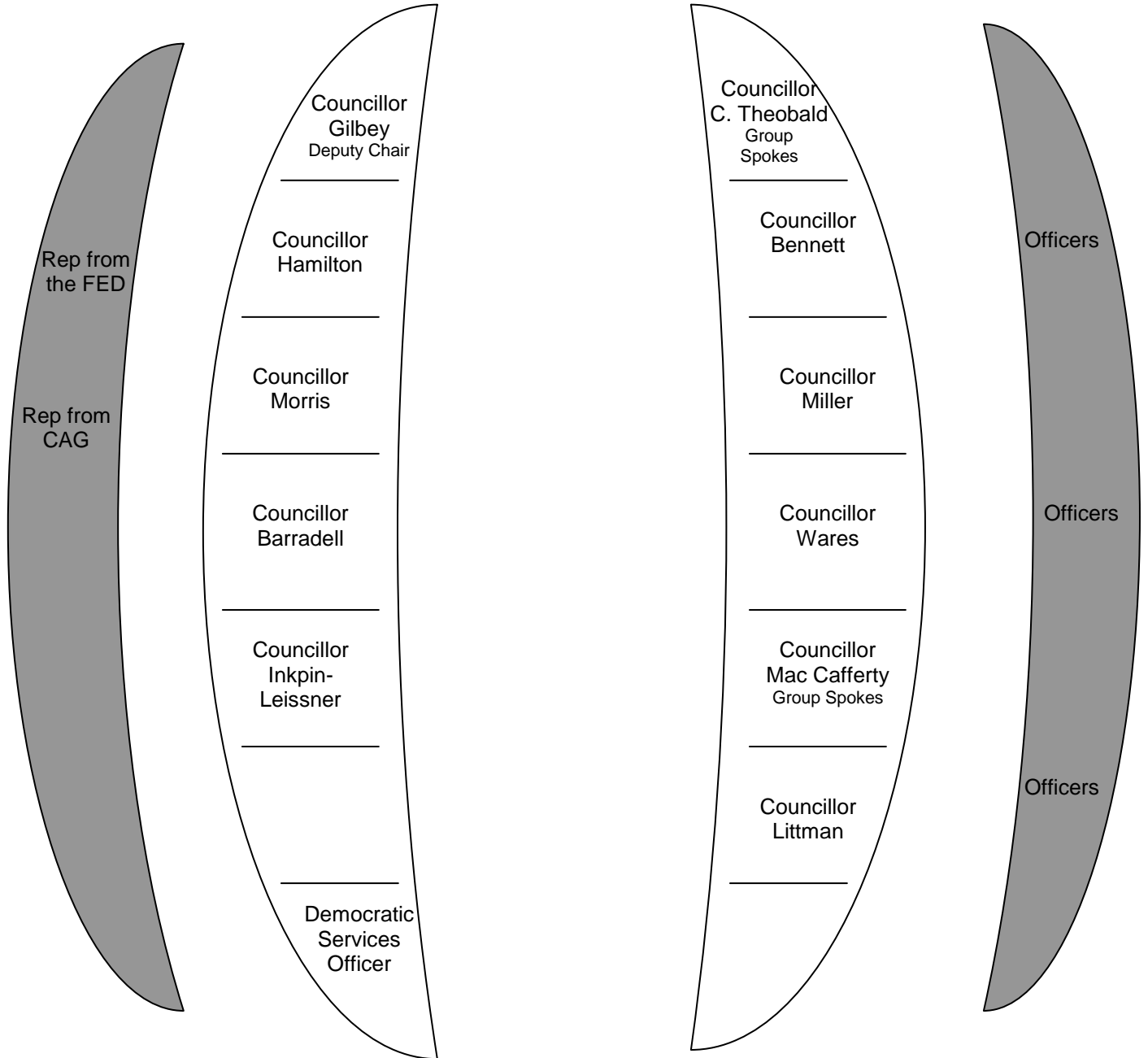
Planning Committee

Title:	Planning Committee
Date:	9 December 2015
Time:	2.00pm
Venue	The Ronuk Hall, Portslade Town Hall
Members:	<p>Councillors: Cattell (Chair), Gilbey (Deputy Chair), C Theobald (Group Spokesperson), Mac Cafferty (Group Spokesperson), Barradell, Bennett, Hamilton, Inkpin-Leissner, Littman, Miller, Morris and Wares</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.

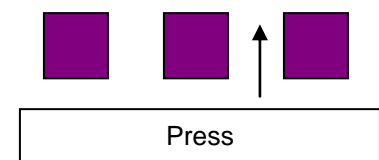
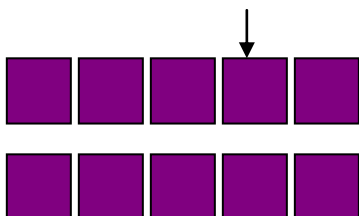
Democratic Services: Planning Committee

Senior Solicitor	Councillor Cattell Chair	Head of Development Control	Presenting Officer
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Public Speaker	Public Speaker
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Public Seating



AGENDA

113 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

114 MINUTES OF THE PREVIOUS MEETING 1 - 20

Minutes of the meeting held on 18 November 2015 (copy attached).

115 CHAIR'S COMMUNICATIONS

116 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 1 December 2015.

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

118 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 BH2015/02443 - Units 2-8, The Terraces, Madeira Drive, Brighton - Full Planning Permission 21 - 52

Demolition and replacement of existing oval glass pavilion on lower tier level to form new café (A3). Demolition of existing circular building on upper tier level. Change of use of units 6-8 on lower tier level from restaurants (A3) to Members Club (SG) together with construction of two new pavilions above at upper tier level consisting of restaurant and bar (A3/A4) with indoor and outdoor seating, open air plunge pool with changing facilities and terraced area with sunbeds solely for the use of the Members Club (SG). Alterations and refurbishment of existing public restaurants (A3) at lower tier units 2-5 including revised fenestration. Other associated works including the external and internal refurbishment of the existing 1920s pavilion.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Queen's Park

PLANNING COMMITTEE

- B BH2015/02917 - 121-123 Davigdor Road, Hove - Full Planning 53 - 82**

Demolition of existing building and erection of a new part five, six, seven and eight storey (plus basement) building comprising a total of 47 one, two and three bedroom residential units (C3) with balconies, roof terraces (2 communal) to storeys five and seven, community space on the ground floor (D1) together with associated parking, cycle storage, recycling facilities and landscaping.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Goldsmid

MINOR APPLICATIONS

- C BH2015/03586 - Clarendon House, Conway Court, Ellen House, Livingstone House & Goldstone House, Clarendon Road, Hove - Council Development 83 - 92**

Replacement of existing windows and doors with double glazed UPVC units to residential dwellings.

RECOMMENDATION – GRANT

Ward Affected: Goldsmid

- D BH2015/01745 - 107 Marine Drive, Rottingdean, Brighton - Full Planning 93 - 114**

Demolition of existing dwelling and outbuildings and erection of a three storey building with additional lower ground floor entrance to provide 7no flats and erection of 2no semi-detached houses accessed from Chailey Avenue with associated landscaping, parking, cycle and bin storage.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Rottingdean Coastal

- E BH2015/01237 - Amber Court, 38 Salisbury Road, Hove - Full Planning 115 - 130**

Creation of additional floor at fourth floor level to form 2no two bedroom flats with terraces to rear.

RECOMMENDATION – GRANT

Ward Affected: Brunswick & Adelaide

PLANNING COMMITTEE

- F BH2014/03742 - Hove Business Centre, Fonthill Road, Hove - Full Planning 131 - 158**

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

- G BH2015/03341 - 46 Tongdean Avenue, Hove - Full Planning 159 - 174**

Demolition of existing single dwelling and erection of three storey six bedroom single dwelling.

RECOMMENDATION – GRANT

Ward Affected: Hove Park

- H BH2015/03132 - 30 Aymer Road, Hove - Householder Planning Consent 175 - 182**

Erection of detached garage to replace existing (Retrospective).

RECOMMENDATION – GRANT

Ward Affected: Westbourne

- I BH2015/03422 - 18 McWilliam Road, Brighton - Householder Planning Consent 183 - 192**

Hip to gable roof extensions, creation of rear dormers and insertion of front rooflights.

RECOMMENDATION – REFUSE

Ward Affected: Woodingdean

- J BH2014/03826 - The Wardley Hotel, 10 Somerhill Road, Hove - Full Planning 193 - 204**

Internal alterations to facilitate increased number of bed spaces from 40 to 51 rooms (part retrospective)

RECOMMENDATION – GRANT

Ward Affected: Goldsmid

- 119 TO CONSIDER ANY FURTHER APPLICATIONS IT HAS BEEN DECIDED SHOULD BE THE SUBJECT OF SITE VISITS FOLLOWING CONSIDERATION AND DISCUSSION OF PLANNING APPLICATIONS**

PLANNING COMMITTEE

INFORMATION ITEMS

- | | | |
|------------|--|------------------|
| 120 | INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS | 205 - 208 |
| | (copy attached). | |
| 121 | LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS) | 209 - 252 |
| | (copy attached) | |
| 122 | LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE | 253 - 254 |
| | (copy attached). | |
| 123 | INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES | 255 - 256 |
| | (copy attached). | |
| 124 | APPEAL DECISIONS | 257 - 276 |
| | (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. Agendas are available to view five working days prior to the meeting date.

Electronic agendas can also be accessed through our meetings app available through www.moderngov.co.uk

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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PLANNING COMMITTEE

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

Date of Publication - Tuesday, 1 December 2015