





**Brighton & Hove
City Council**

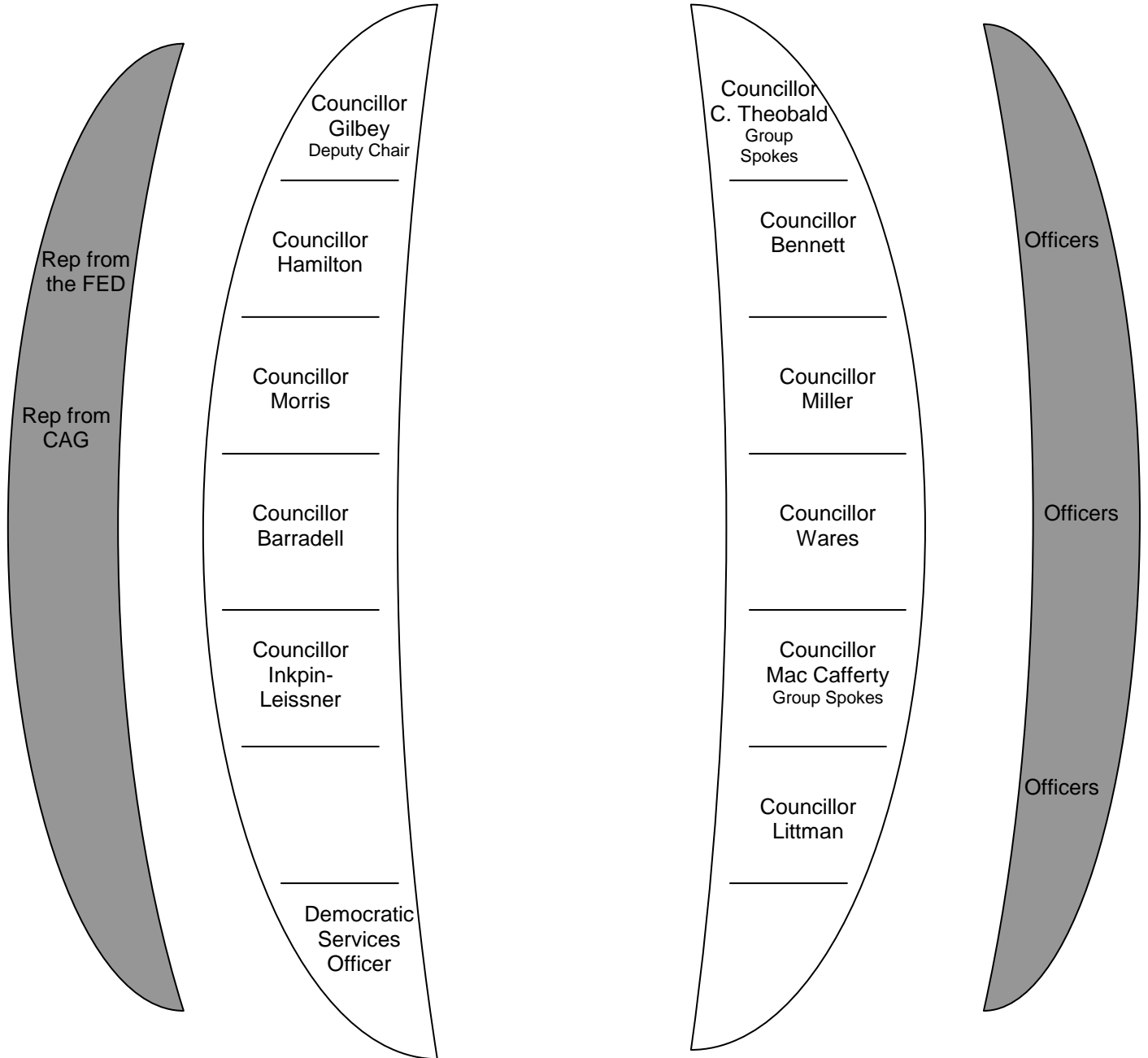
Planning Committee

Title:	Planning Committee
Date:	20 April 2016
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>Penny Jennings 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.

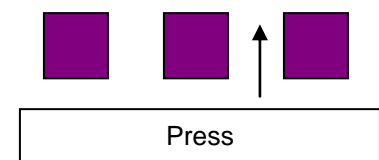
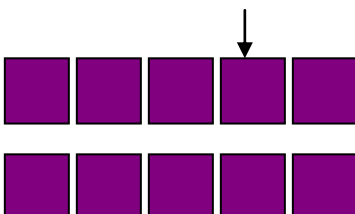
Democratic Services: Planning Committee

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

173 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'.

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174 MINUTES OF THE PREVIOUS MEETING 1 - 12

Minutes of the meeting held on 30 March (copy attached).

175 CHAIR'S COMMUNICATIONS

176 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 11 April 2016.

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

178 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 BH2015/03108, St Aubyns School 76 High Street 13 - 106 Rottingdean Brighton

Demolition of rectangular block and associated extensions to north of Field House (main school building), demolition of building to north-east of Field House and other associated structures. Retention of existing sports pavilion, war memorial, water fountain and chapel. Residential conversion and refurbishment works to Field House, terraced cottages and Rumneys building, construction of new residential blocks and dwellings houses to provide a total of 48no residential dwellings (C3). Construction of part 2no, part 3no storey residential care home building providing a total of 62 bedrooms (C2). Revised access and landscaping works, provision of garages, car parking spaces, cycle storage and refuse facilities, alterations to boundary flint wall along Steyning Road and The Twitten and other associated works (Amended/Additional Information).

RECOMMENDATION - REFUSE

Ward Affected: Rottingdean Coastal

MINOR APPLICATIONS

B BH2015/03110, St Aubyns School 76 High Street 107 - 136 Rottingdean Brighton

Conversion and refurbishment works to Field House (main school building), terraced cottages and Rumneys building to provide 9no two bedroom and 1no three bedroom dwellings

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with associated works and alterations to boundary flint wall along Steyning Road and The Twitten (Amended/Additional Information).

RECOMMENDATION - REFUSE

Ward Affected: Rottingdean Coastal

C BH2015/03112, St Aubyns School 76 High Street Rottingdean Brighton 137 - 158

Demolition of rectangular block and associated extensions to north of Field House (main school building), demolition of building to north-east of Field House and other associated structures (Amended/Additional Information).

RECOMMENDATION - REFUSE

Ward Affected: Rottingdean Coastal

Minor Applications

D BH2015/04564, Mile Oak Inn Mile Oak Road Portslade 159 - 178

Erection of single storey side extension and erection of retail unit (A1) adjoining existing public house (A4).

RECOMMENDATION - MINDED TO GRANT SUBJECT TO S106

Ward Affected: North Portslade

E BH2015-04574 14 Portland Villas Hove 179 - 190

Demolition of bungalow and erection of new detached house (C3) and outbuilding to rear garden.

RECOMMENDATION – REFUSE

Ward Affected: Wish

F BH2015-04646 8 Roedean Terrace, Brighton 191 - 200

Planning permission is sought for the erection of a front extension incorporating alterations to the fenestration including the installation of Juliet balconies. In addition permission is sought for the conversion of the existing garage into ancillary accommodation with external alterations and rear extension.

RECOMMENDATION – GRANT

Ward Affected: Rottingdean Coastal

G BH2015-03252 24 Hill Brow Hove 201 - 212

Enlargement of existing rear patio with glass balustrading, increased ridge height, rear dormers, front rooflights and alterations to fenestration.

RECOMMENDATION – GRANT

Ward Affected: Hove Park

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- 179 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

- 180 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS** 213 - 216
(copy attached).
- 181 LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS)** 217 - 254
(copy attached)
- 182 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE** 255 - 256
(copy attached).
- 183 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES** 257 - 258
(copy attached).
- 184 APPEAL DECISIONS** 259 - 334
(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

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disc, or translated into any other language as requested.

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You should be aware that the Council is a Data Controller under the Data Protection Act 1988. Data collected during this web cast will be retained in accordance with the Council's published policy (Guidance for Employees' on the BHCC website).

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 Penny Jennings, (01273 29-1064/5, email planning.committee@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk.

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