





**Brighton & Hove
City Council**

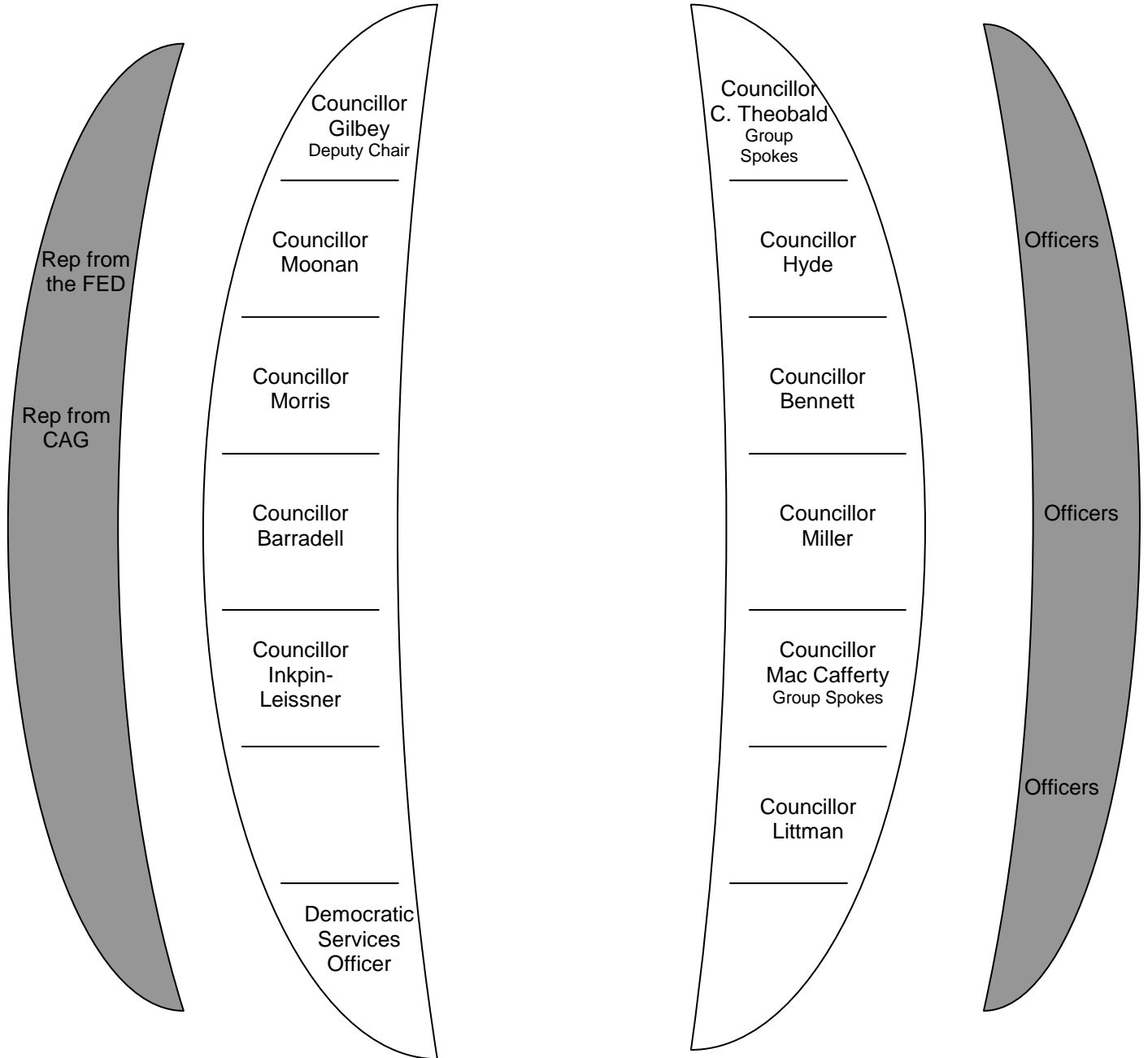
Planning Committee

Title:	Planning Committee
Date:	8 June 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, Hyde, Inkpin-Leissner, Littman, Miller, Morris and Moonan</p> <p>Co-opted Members: Jim Gowans (Conservation Advisory Group)</p>
Contact:	<p>Cliona May Democratic Services Officer 01273 29-1064/29-1354 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.

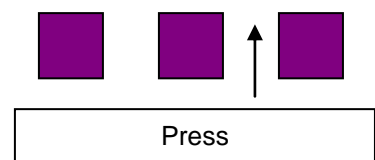
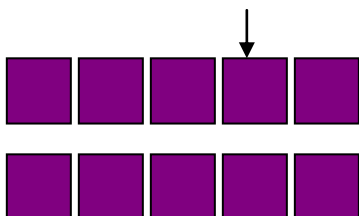
Democratic Services: Planning Committee

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

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;
- (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

2 MINUTES OF THE PREVIOUS MEETING 1 - 10

Minutes of the meeting held on 11 May 2016 (copy attached).

3 CHAIR'S COMMUNICATIONS

4 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 1 June 2016.

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

6 TO CONSIDER AND DETERMINE PLANNING APPLICATIONS 11 - 14

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 BH2016/00403 - 251-253 Preston Road, Brighton - Full Planning Permission 15 - 42

Demolition of non-original two storey link building. Erection of new 3no storey link building and conversion, extension and refurbishment works to existing buildings to facilitate creation of 22no apartments (C3). Erection of 6no single dwelling houses (C3) to rear of site to provide a total of 28no residential units incorporating provision of new car parking, cycle parking and refuse stores, landscaping, planting and other associated works.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Withdean

B BH2015/04474 - Units 1-6 Longley Industrial Estate, New England Street, Brighton - Full Planning Permission 43 - 62

Change of use of all units from light industrial (B1c) and warehousing (B8) to offices (B1a) together with external alterations and refurbishment including increase in height of building, installation of curtain walling system, metal faced cladding and glazed panelling, revised vehicular and pedestrian access, new cycle and motor cycle storage and disabled parking bays.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: St Peter's & North Laine

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MINOR APPLICATIONS

- C BH2015/03868 - 39-41 Withdean Road, Brighton - Full Planning Permission 63 - 74**
- Variation of condition 2 of BH2013/03456 (demolition of existing houses and erection of 3no. detached houses with associated landscaping) to allow the addition of a roof extension to stairwell and a 'gloriette' timber structure and terrace area to Unit 2.
- RECOMMENDATION – GRANT**
Ward Affected: Withdean
- D BH2016/00926 - 3 Sylvester Way, Hove - Householder Planning Consent 75 - 84**
- Erection of single storey side and rear extension.
- RECOMMENDATION – GRANT**
Ward Affected: Hangleton & Knoll
- E BH2016-00302 - 107 Freshfield Road - Full Planning Permission 85 - 92**
- Change of use from five bedroom single dwelling (C3) to five bedroom small house in multiple occupation (C4). (Part retrospective)
- RECOMMENDATION – GRANT**
Ward Affected: Queen's Park
- F BH2015/04277 - 37 Lewes Road - Removal or Variation of Condition 93 - 104**
- Application for removal of condition 7 of application BH2012/02367 (Change of use from tool hire premises (Use Class A1) to car sales premises (Sui Generis) including the erection of an office cabin and installation of 3no wall mounted external lights), which states that vehicular access to the site shall be from Lewes Road only and all vehicles shall leave the site onto Newport Street only. (Part retrospective)
- RECOMMENDATION – GRANT**
Ward Affected: St Peter's & North Laine

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- G BH2015/02893 - 4-12 Lyndhurst Road - Full Planning Permission 105 - 120**

Change of use from nursing home (C2) to 6no houses (C3) with associated alterations.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Goldsmid

- H BH2016/00216 - Hazel Cottage, Warren Road, Brighton - Full Planning Permission 121 - 128**

Creation of enclosed entrance lobby and alterations to fenestration.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Woodingdean

- 7 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

- 8 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 129 - 132**

(copy attached).

- 9 LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS) 133 - 182**

(copy attached)

- 10 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 183 - 184**

(copy attached).

- 11 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 185 - 186**

(copy attached).

- 12 APPEAL DECISIONS 187 - 216**

(copy attached).

Members are asked to note that plans for any planning application listed on the agenda are now available on the website at:

PLANNING COMMITTEE

<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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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 29-1064/29-1354, email planning.committee@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk.

Date of Publication - Tuesday, 31 May 2016