





**Brighton & Hove  
City Council**

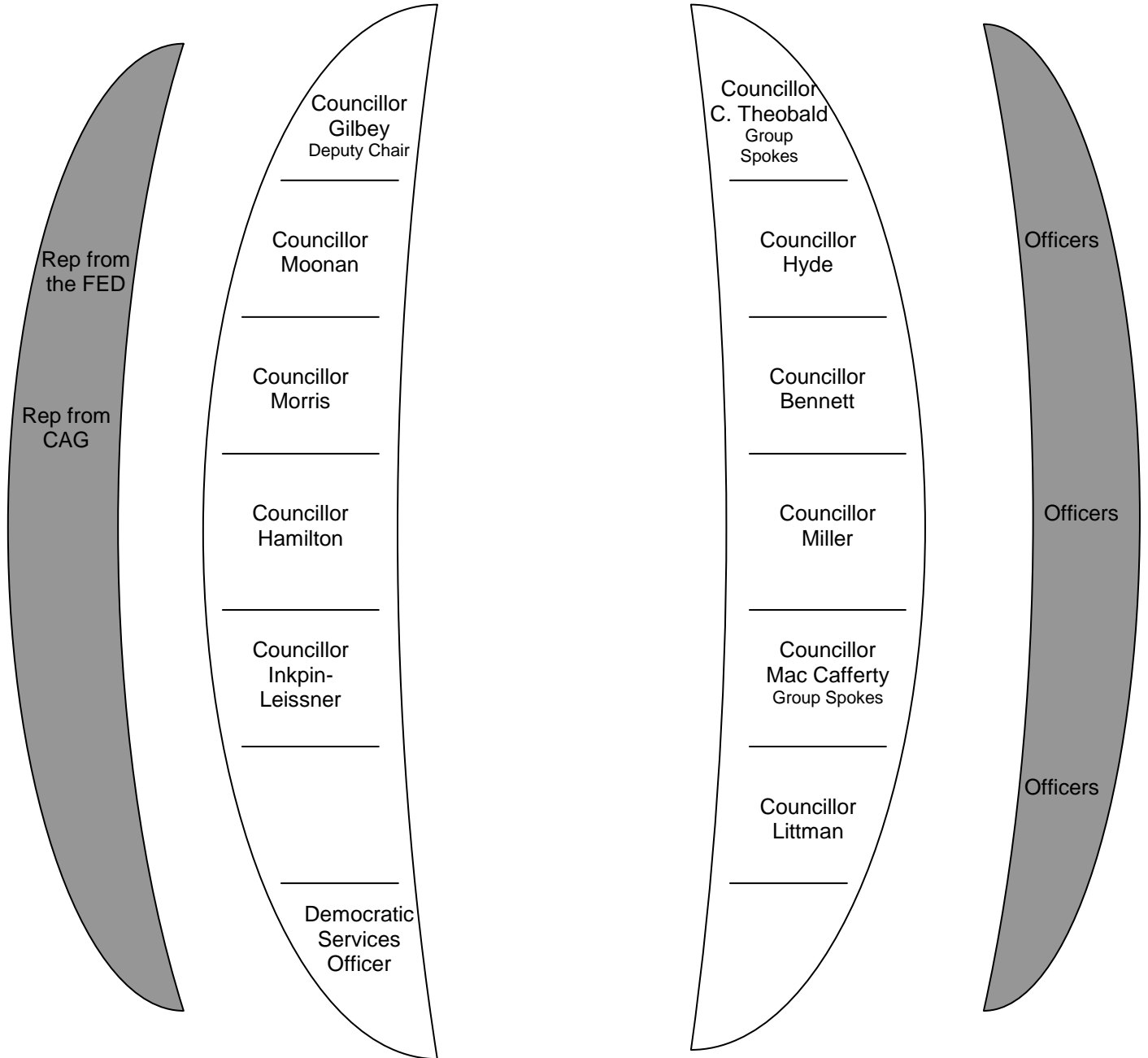
# Planning Committee

Title:	<b>Planning Committee</b>
Date:	<b>13 July 2016</b>
Time:	<b>2.00pm</b>
Venue	<b>The Ronuk Hall, Portslade Town Hall</b>
Members:	<p><b>Councillors:</b> Cattell (Chair), Gilbey (Deputy Chair), C Theobald (Group Spokesperson), Mac Cafferty (Group Spokesperson), Hamilton, Bennett, Hyde, Inkpin-Leissner, Littman, Miller, Morris and Moonan</p> <p><b>Co-opted Members:</b> Jim Gowans (Conservation Advisory Group)</p>
Contact:	<p><b>Cliona May</b> 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><b>FIRE / EMERGENCY EVACUATION PROCEDURE</b></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"> <li>• You should proceed calmly; do not run and do not use the lifts;</li> <li>• Do not stop to collect personal belongings;</li> <li>• Once you are outside, please do not wait immediately next to the building, but move some distance away and await further instructions; and</li> <li>• Do not re-enter the building until told that it is safe to do so.</li> </ul>

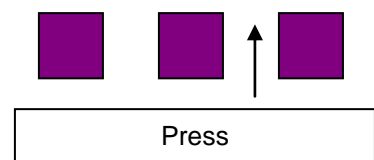
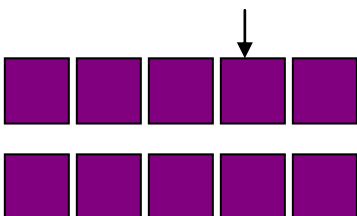
# Democratic Services: Planning Committee

Senior Solicitor	Councillor Cattell Chair	Head of Development Control	Presenting Officer
------------------	-----------------------------	-----------------------------	--------------------



Public Speaker	Public Speaker
----------------	----------------

Public Seating



## AGENDA

### 13 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

### 14 MINUTES OF THE PREVIOUS MEETING 1 - 18

Minutes of the meeting held on 8 June 2016 (copy attached).

### 15 CHAIR'S COMMUNICATIONS

### 16 PUBLIC QUESTIONS

**Written Questions:** to receive any questions submitted by the due date of 12 noon on 6 July 2016.

### 17 TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS

### 18 TO CONSIDER AND DETERMINE PLANNING APPLICATIONS 19 - 30

*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 BH2015/04577 - 78 West Street & 7-8 Middle Street, Brighton - Full Planning 31 - 62

Demolition of existing nightclub buildings (Sui Generis use). Construction of part 5, 6 and 7 storey building plus basement to provide 'A' uses (A1 retail, A2 financial & professional services, A3 restaurant/café, A4 drinking establishment) on part of basement and ground floor fronting West Street and hotel use (C1) on all floors with reception fronting Middle Street to provide a total of 133no hotel rooms.

#### **RECOMMENDATION – MINDED TO GRANT**

*Ward Affected: Regency*

#### B BH2015/04575 - 8-12A South Street & 79-81 West Street, Brighton - Full Planning 63 - 96

Demolition of garage / storage buildings at 8 - 12a South Street and two storey rear wing at 81 West Street. Construction of part 3, 4, 5 and 6 storey plus basement buildings to provide 91 hotel rooms (C1 use comprising 69 standard rooms, and 22 micro rooms), new ground floor kitchen and refuse store to 81 West Street and provision of 3no two bedroom flats and 1no one bedroom flat (C3 use) fronting South Street. Demolition and extension of roof level structure at 79 West Street to provide 11no additional backpacker hostel rooms (Sui Generis). Enclosure of external stairs. Reinstatement of public footpath in South Street.

## PLANNING COMMITTEE

### RECOMMENDATION – MINDED TO GRANT

*Ward Affected: Regency*

#### MINOR APPLICATIONS

- C BH2015/01745 - 107 Marine Drive, Rottingdean - Full Planning** **97 - 120**
- 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*
- D BH2014/03742 - Hove Business Centre, Fonthill Road, Hove - Full Planning** **121 - 142**
- 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 – REFUSE**  
*Ward Affected: Goldsmid*
- E BH2016/00302 - 107 Freshfield Road, Brighton - Full Planning** **143 - 150**
- 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 BH2016/01318 - Pembroke Hotel, 2 Third Avenue, Hove - Full Planning** **151 - 166**
- Change of use from nursing home (C2) to 1no eight bedroom house (C3) including erection of orangery to first floor and other associated alterations.
- RECOMMENDATION – GRANT**  
*Ward Affected: Central Hove*
- G BH2016/01319 - Pembroke Hotel, 2 Third Avenue, Hove - Listed Building Consent** **167 - 180**
- Change of use from nursing home (C2) to 1no eight bedroom house (C3) including erection of orangery to first floor and other

## PLANNING COMMITTEE

associated internal and external alterations.

**RECOMMENDATION – GRANT**

*Ward Affected: Central Hove*

**H BH2016/01392 - 14 Woodland Drive, Hove - Full Planning 181 - 196**

Erection of three bedroom residential dwelling with parking and associated works

**RECOMMENDATION – GRANT**

*Ward Affected: Hove Park*

**I BH2016/01558 - 16 Port Hall Street, Brighton - Householder Planning Consent 197 - 204**

Erection of two storey rear extension with associated alterations.

**RECOMMENDATION – GRANT**

*Ward Affected: Preston Park*

**J BH2016/00015 - 51 Westbourne Villas, Hove - Householder Planning Consent 205 - 214**

Alterations to rear elevation incorporating erection of timber conservatory and new balcony at ground floor level.

**RECOMMENDATION – GRANT**

*Ward Affected: Westbourne*

**K BH2015/04378 - Land rear of 28-30 Longhill Road, Brighton - Full Planning 215 - 236**

Demolition of existing dwelling at 28 Longhill Road and erection of 2no single dwellings.

**RECOMMENDATION – GRANT**

*Ward Affected: Rottingdean Coastal*

**L BH2016/00156 - Clermont Church, Clermont Terrace, Brighton - Full Planning 237 - 256**

Change of use from church (D1) to 1no three bedroom flat, 3 no two bedroom flats and 2no one bedroom flats (C3), with associated alterations including installation of rooflights to North and South elevations.

**MINDED TO GRANT**

*Ward Affected: Preston Park*

## PLANNING COMMITTEE

- 19 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

- 20 **INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS** 257 - 258  
(copy attached).
- 21 **LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS)** 259 - 302  
(copy attached)
- 22 **LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE** 303 - 308  
(copy attached).
- 23 **INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES** 309 - 310  
(copy attached).
- 24 **APPEAL DECISIONS** 311 - 410  
(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](http://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](http://www.moderngov.co.uk)

Meeting papers can be provided, on request, in large print, in Braille, on audio tape or on

## PLANNING COMMITTEE

disc, or translated into any other language as requested.

### **WEBCASTING NOTICE**

This meeting may be filmed for live or subsequent broadcast via the Council's website. At the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed.

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 29-1064/29-1354, email [planning.committee@brighton-hove.gov.uk](mailto:planning.committee@brighton-hove.gov.uk)) or email [democratic.services@brighton-hove.gov.uk](mailto:democratic.services@brighton-hove.gov.uk).

Date of Publication - Tuesday, 5 July 2016