





**Brighton & Hove
City Council**

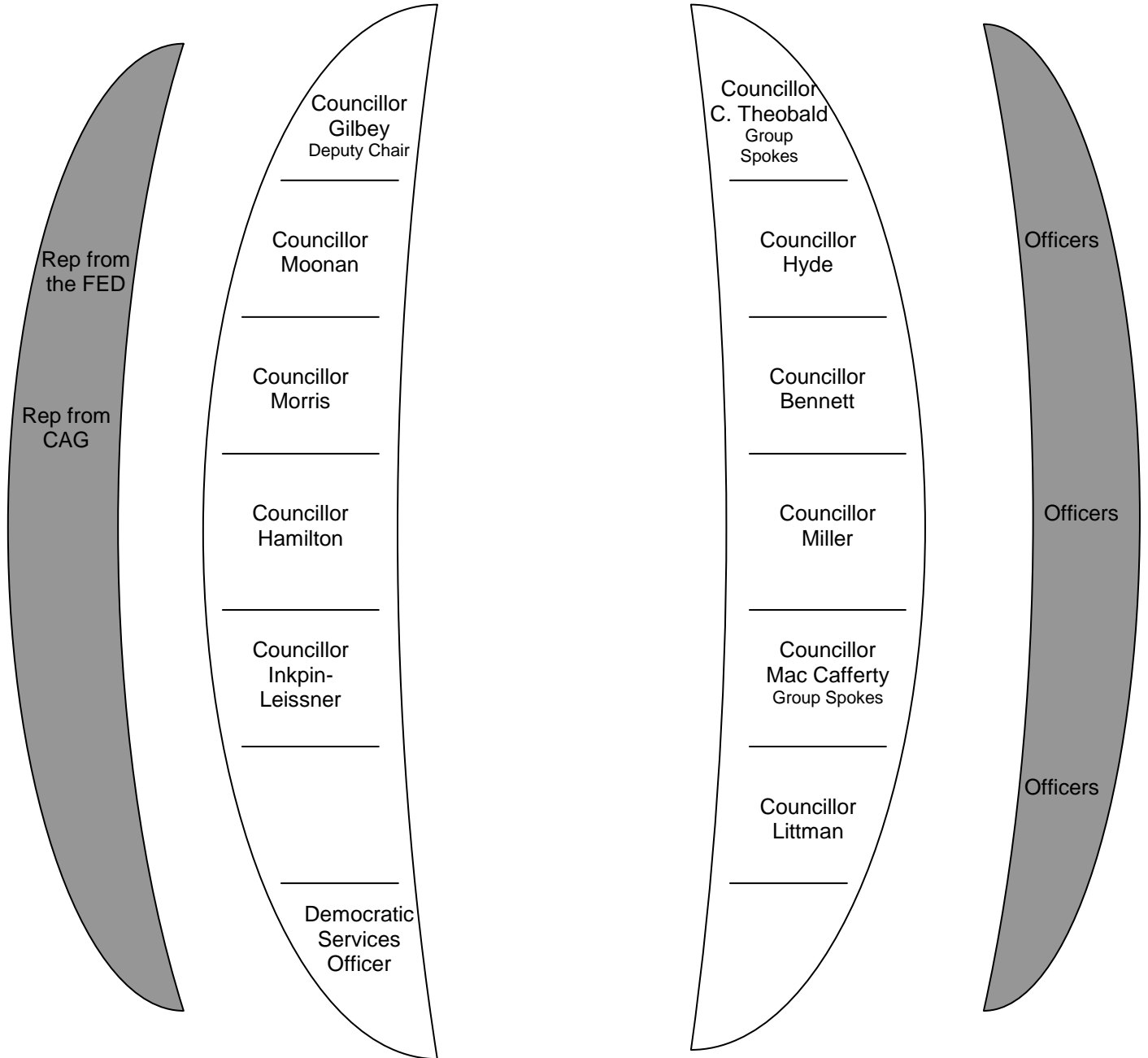
Planning Committee

Title:	Planning Committee
Date:	3 August 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), Bennett, Hamilton, Hyde, Inkpin-Leissner, Littman, Miller, Moonan and Morris</p> <p>Co-opted Members: Jim Gowans (Conservation Advisory Group)</p>
Contact:	<p>Penny Jennings Democratic Services Officer (01273 29-1064/29-1354 penny.jennings@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.

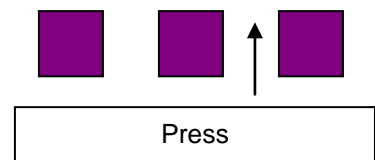
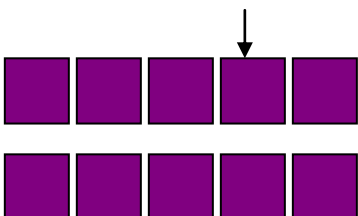
Democratic Services: Planning Committee

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

25 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

26 MINUTES OF THE PREVIOUS MEETING

Minutes of the meeting held on 13 July 2016 (to be circulated separately).

27 CHAIR'S COMMUNICATIONS

28 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 27 July 2016.

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

MAJOR APPLICATIONS

30 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.

A BH2016/01001- East Slope Refectory Road, University of Sussex, Brighton - Full Planning 1 - 32

Demolition of existing buildings and redevelopment to 'East Slope' to create a mixed use six storey building comprising entertainment and assembly venue, bar, meeting space, ancillary office space, flexible retail floorspace (A1, A3, A4) and 249 student bedrooms with associated landscaping and bicycle storage.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Hollingdean & Stanmer

B BH2016/01004 -East Slope Refectory Road, University of Sussex, Brighton - Reserved Matters 33 - 60

Reserved matters application for approval of appearance, landscaping and layout in relation to 'Phase 1 - East Slope' development which includes 1,868 student bedrooms and ancillary accommodation, pursuant to outline approval BH2013/04337 (Demolition of existing buildings and construction of new buildings providing new academic facilities (D1) circa 59,571sqm, 4,022no new student accommodation bedrooms (C1) and new mixed use building circa 2,000 sqm, providing (A1, A3, A4, C1 and D1) uses, incorporating new pedestrian, cycle, vehicular and service routes, landscaping, new parking, upgrading of related infrastructure and associated works).

PLANNING COMMITTEE

RECOMMENDATION – GRANT

Ward Affected: Hollingdean & Stanmer

- C BH2016/00803 - 1-6 Lions Gardens and the Coach House, Withdean Avenue, Brighton - Full Planning 61 - 86**

Demolition of existing dwellings and erection of part two part three storey building providing 28 residential apartments (C3) with associated landscaping, parking spaces, cycle and mobility scooter store.

RECOMMENDATION – REFUSE

Ward Affected: Withdean

- D BH2016/01438 -Land Adjacent Wellsbourne Health Centre, 179 Whitehawk Road, Brighton - Council Development 87 - 106**

Erection of 1no three storey block and 1no part three part four storey block containing 29no one, two and three bedroom flats (C3) with a separate single storey plant room containing communal boilers. Provision of 12no vehicle parking spaces with cycle racks and associated landscaping.

RECOMMENDATION – GRANT

Ward Affected: East Brighton

- E BH2016/01414 - Unit 4 Home Farm Business Centre, Home Farm Road, Brighton - Full Planning 107 - 120**

Change of use from light/general industrial (B1c/B2) to offices (B1a).

RECOMMENDATION – GRANT

Ward Affected: Holingdean & Stanmer

MINOR APPLICATIONS

- F BH2016/00015 - 51 Westbourne Villas, Hove - Householder Planning Consent 121 - 138**

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

RECOMMENDATION – GRANT

Ward Affected: Westbourne

- G BH2016/01318 - Pembroke Hotel, 2 Third Avenue, Hove - Full Planning 139 - 158**

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

PLANNING COMMITTEE

- H BH2016/01319 - Pembroke Hotel, 2 Third Avenue, Hove - 159 - 174**
Listed Building Consent

Change of use from nursing home (C2) to 1 no eight bedroom house (C3) including erection of orangery to first floor and other associated internal and external alterations.

RECOMMENDATION – GRANT

Ward Affected: Central Hove

- I BH2016/01931- The Hyde,95 Rowan Avenue, Hove - Full 175 - 192**
Planning

Erection of 4no four bedroom houses and access road leading to Rowan Avenue.

RECOMMENDATION – REFUSE

Ward Affected: Hangleton & Knoll

- J BH2016/01151 - Albion Court, 44-47 George Street, Brighton 193 - 212**
- Full Planning

Creation of additional floor to create 2 no. one bedroom flats, 1 no. two bedroom flat, and 1 no. three bedroom flat with associated works.

RECOMMENDATION – GRANT

Ward Affected: Queen's Park

- K BH2015/04408 - 332 Kingsway, Hove - Full Planning 213 - 226**

Erection of additional two full floors and one half floor to create 9no residential units (C3) over existing office building and alterations to existing fenestration. (Part retrospective).

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Wish

- L BH2016/01000 - 238 Elm Grove, Brighton - Full Planning 227 - 240**

Conversion of existing house to form 2 No. one bedroom and 2 No two bedroom flats (C3) with associated alterations including erection of a part one part two storey rear extension and installation of rooflights.

RECOMMENDATION – REFUSE

Ward Affected: Hanover & Elm Grove

- 31 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

- 32 INFORMATION ON PRE APPLICATION PRESENTATIONS AND
REQUESTS**

PLANNING COMMITTEE

(to be circulated separately).

- 33 LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS) 241 - 246**

(copy attached)

- 34 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE**

(to be circulated separately).

- 35 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES**

(to be circulated separately).

- 36 APPEAL DECISIONS 247 - 322**

(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 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, 26 July 2016