



Brighton & Hove
City Council

Planning Committee

Title:	Planning Committee
Date:	14 December 2016
Time:	*1.00pm – Please Note Time
Venue	Council Chamber, Hove Town Hall, Norton Road, Hove, BN3 3BQ
Members:	<p>Councillors: Cattell (Chair), Gilbey (Deputy Chair), C Theobald (Group Spokesperson), Mac Cafferty (Group Spokesperson), Bennett, Hyde, Inkpin-Leissner, Littman, Miller, Morris, Moonan and Russell-Moyle</p> <p>Co-opted Members: Jim Gowans (Conservation Advisory Group)</p>
Contact:	<p>Penny Jennings Democratic Services Officer 01273 29-1065/29-1354 planning.committee@brighton-hove.gov.uk</p>



The Town Hall has facilities for wheelchair users, including lifts and toilets



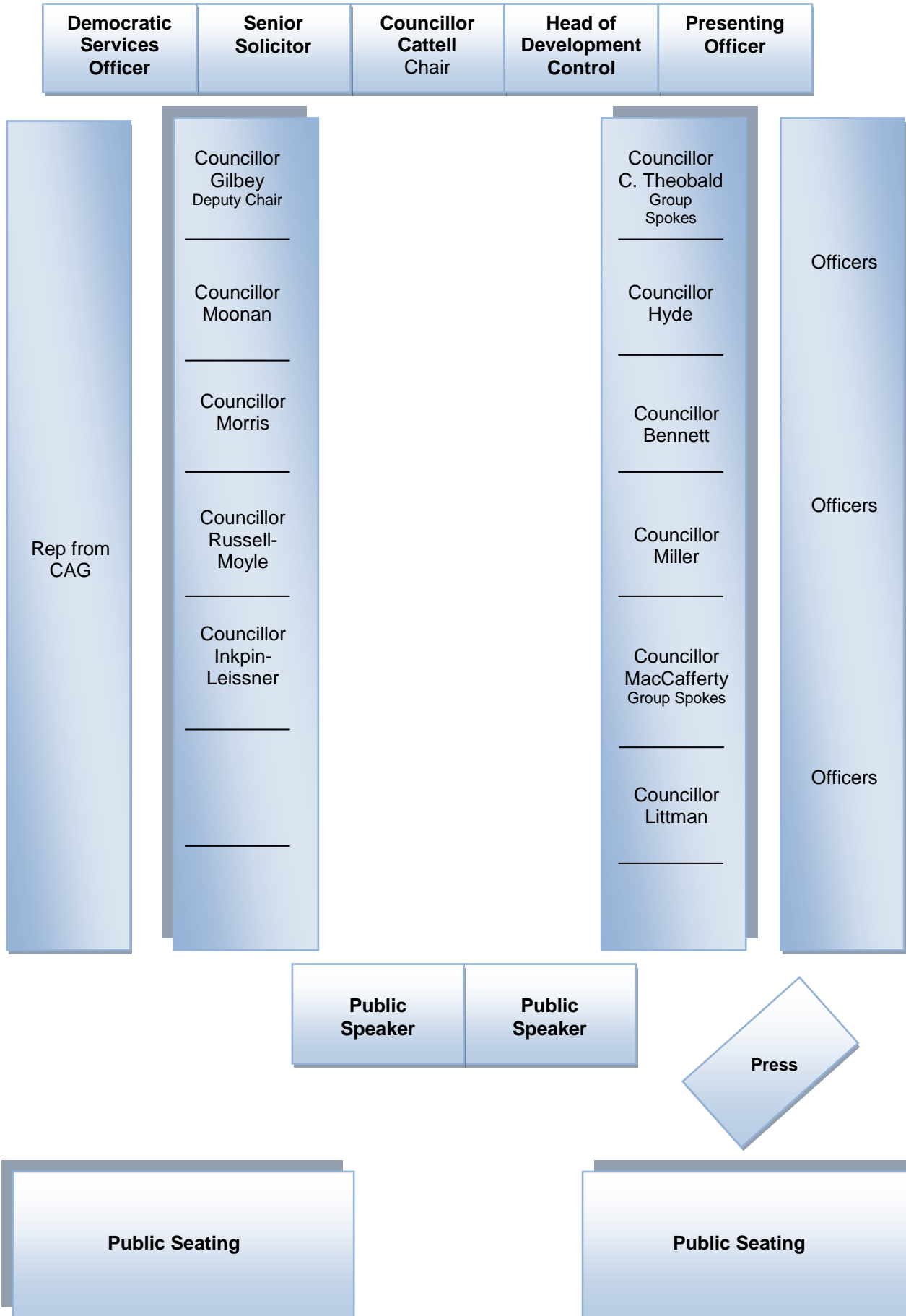
An Induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter and infra red hearing aids are available for use during the meeting. If you require any further information or assistance, please contact the receptionist on arrival.

FIRE / EMERGENCY EVACUATION PROCEDURE

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:

- 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



AGENDA

76 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

- 77 MINUTES OF THE MEETING HELD ON 12 OCTOBER** **1 - 26**
Minutes of the meeting held on 12 October 2016 (copy attached).
- 78 MINUTES OF THE PREVIOUS MEETING** **27 - 38**
Minutes of meeting held on 9 November 2016 (copy attached)
- 79 CHAIR'S COMMUNICATIONS**
- 80 PUBLIC QUESTIONS**
Written Questions: to receive any questions submitted by the due date of 12 noon on 8 December 2016.
- 81 TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS**
- 82 121-123 DAVIGDOR ROAD, HOVE- REQUEST TO VARY THE HEADS OF TERMS OF SECTION 106 AGREEMENT IN CONNECTION WITH PLANNING PERMISSION BH2015/02917 FOR A MIXED USE BUILDING COMPRISING 47 RESIDENTIAL UNITS AND D1 COMMUNITY SPACE** **39 - 42**
Report of the Executive Director, Economy, Environment and Culture (copy attached)
- 83 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 BH2016/05493- Land at Station Street/Blackman Street/Cheapside, Brighton - Full Planning** **43 - 80**
Erection of 7 storey office building (B1) plus basement with associated car and cycle parking.
RECOMMENDATION – MINDED TO GRANT
St Peter's & North Laine
- B BH20116/02499- Anston House (137-139) and Land Adjoining, Preston Road, Brighton - Full Planning** **81 - 158**
Demolition of existing building and erection of a new building of varying heights up to 13 and 15 storeys to provide 229 residential units (C3), flexible commercial/café space (B1/A3) use at ground level, car parking at ground and basement level,

PLANNING COMMITTEE

cycle parking, storage lockers, two new vehicular accesses, landscaping and amenity areas, refuse stores and associated plant.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Preston Park

C BH2016/02756-133 Kingsway, (Former Texaco Garage), & 22 Victoria Terrace, Hove - Full Planning 159 - 210

Proposed demolition of the former Texaco garage and shop and demolition of outbuilding to the rear of the former Alibi Public House. Proposed erection of 55 No. residential apartments and 375 sq.m of retail floorspace (A1 Use Class) in a new building of between 2 and 9 storeys together with associated parking and landscaping; a change of use of the ground floor of the former Alibi Public House to an A1 café, and conversion of the first, second and third floors to provide 3 No dwellings.

MINDED TO GRANT

Ward Affected: Central Hove

D BH2016/05369 - Hollingdean Waste Transfer Station, Hollingdean Lane, Brighton -Variation of Condition 211 - 222

Application for temporary variation of conditions 3, 4 & 5 of BH2013/02219 (original application BH2006/00900) to allow the operation of the Waste Transfer Station (WTS) and the Materials Recycling Facility (MRF) and the importation and export of waste on the 26th December 2016

RECOMMENDATION – GRANT

Ward Affected: Hollingdean & Stanmer

MINOR APPLICATIONS

E BH2016/01879-73 North Road, Brighton - Full Planning 223 - 244

Erection of part single, part two storey building to provide 8no office units (B1) (amended plans).

RECOMMENDATION – GRANT

Ward Affected: St Peter's & North Laine

F BH2016/02229- 34 Walmer Crescent, Brighton - Full Planning 245 - 258

Change of use from single dwelling house (C3) to four bedroom small house in multiple occupation (C4).

RECOMMENDATION – GRANT

Ward Affected: Moulsecoomb & Bevendean

G BH2016/02431- East Street Bastion, Grand Junction Road, Brighton - Full Planning 259 - 282

PLANNING COMMITTEE

Erection of refreshment kiosk formerly located above the west street shelter hall with A5 use.

RECOMMENDATION – GRANT

Ward Affected: Regency

H BH2016/02810- 57 Hornby Road, Brighton - Full Planning 283 - 298

Change of use from three bedroom single dwelling (C3) to three bedroom small house in multiple occupation (C4).

RECOMMENDATION – GRANT

Ward Affected: Moulsecoomb & Bevendean

I BH2016/05020 - 80 & 80A Crescent Drive South, Woodingdean - Full Planning 299 - 316

Demolition of existing 2no two storey houses and erection of 4no three bedroom two storey houses.

RECOMMENDATION – GRANT

Ward Affected: Woodingdean

J BH2016/00448-11Radinden Drive, Hove - Full Planning 317 - 330

Erection of replacement detached dwelling house (C3) with associated landscaping.

RECOMMENDATION – GRANT

Ward Affected: Hove Park

K BH2016/02586-37 Preston Drove, Brighton - Full Planning 331 - 342

Application for variation of condition 3 of application BH2015/02881 (Variation of condition 2 of application of BH2004/03648/FP (Change of use from house (C3) and Doctors Surgery (D1) to children's nursery for 60 children and bedsit. Erection of part single storey/part two storey rear extension) to state the number of children using the day nursery at any time shall not exceed 80 without the prior approval of the Local Planning Authority) to permit the premises to be open between 07.00 hours and 19.00 hours on Monday to Fridays.

RECOMMENDATION – GRANT

Ward Affected: Withdean

L BH2016/05437- Media House, 26 North Road, Brighton - Full Planning 343 - 362

Extensions and alterations to main building to facilitate the conversion from office/general industry (B1/B2) to form 4no. residential dwellings (C3) and extension and alterations to secondary building (The Coach House) to provide additional office space (B1).

RECOMMENDATION – GRANT

Ward Affected: Withdean

PLANNING COMMITTEE

- M BH2016/02377- 11 Coombe Vale, Saltdean, Brighton- Full Planning 363 - 376**

Roof alterations incorporating hip to barn end roof extensions, rear dormers, front rooflight and front and side windows and erection of front porch extension (amended plans).

RECOMMENDATION – REFUSE

Ward Affected : Rottingdean Coastal

- N BH2016/01925- 27 Preston Park Avenue, Brighton -Full Planning 377 - 394**

Demolition of existing dwelling and erection of 1no two storey three bedroom dwelling (C3).

RECOMMENDATION – GRANT

Ward Affected: Preston Park

- 84 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

- 85 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 395 - 396**

(copy attached).

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

(Not Available – Update to be given at the meeting)

- 87 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 397 - 400**

(copy attached).

- 88 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 401 - 402**

(copy attached).

- 89 APPEAL DECISIONS 403 - 544**

(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.

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 29-1065/29-1354, email planning.committee@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk.

Date of Publication - Tuesday, 6 December 2016