





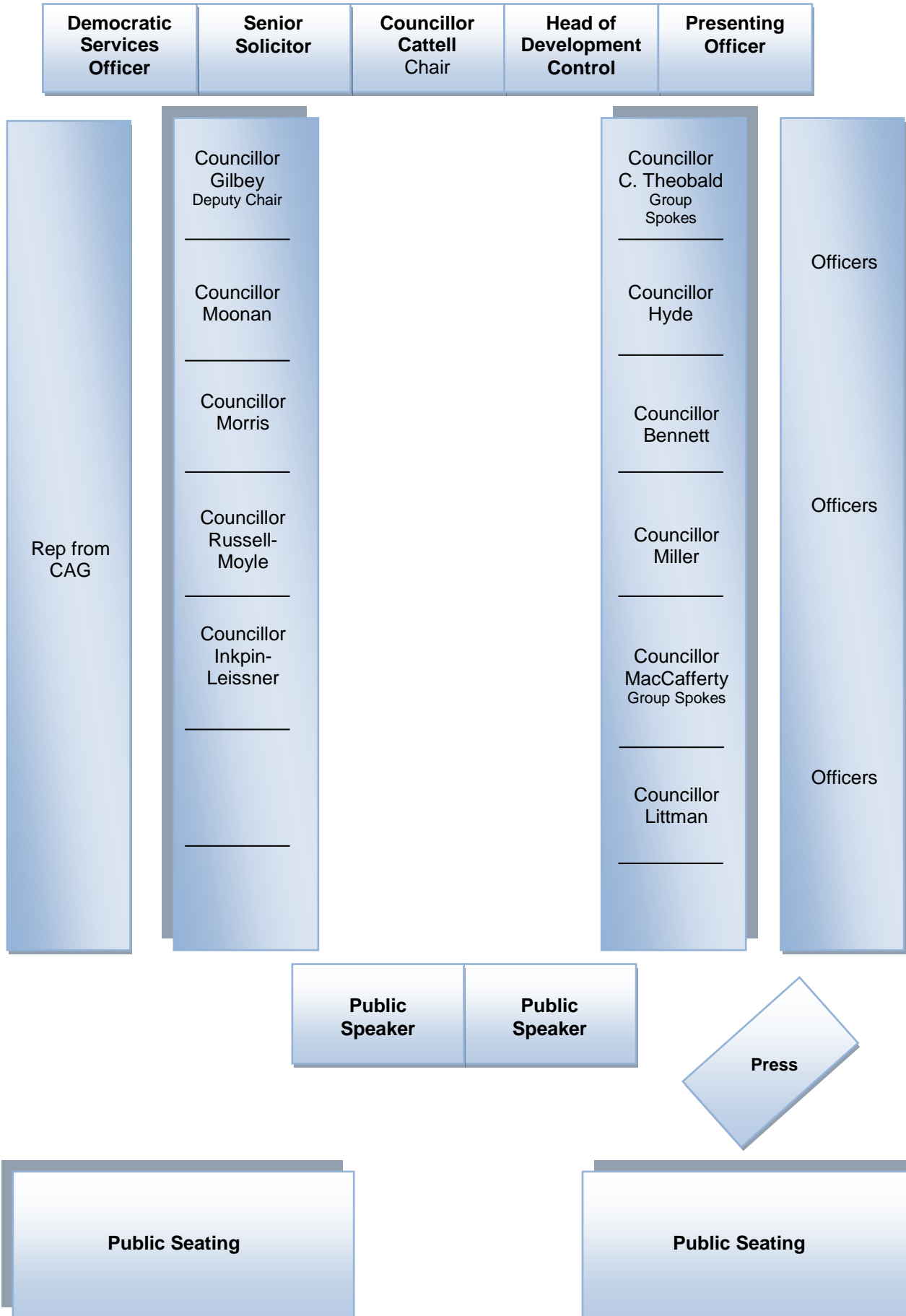
**Brighton & Hove
City Council**

Planning Committee

Title:	Planning Committee
Date:	11 January 2017
Time:	2.00pm
Venue	Council Chamber, Hove Town Hall, Norton Road, Hove, BN3 4AH
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.
	<p align="center">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



AGENDA

90 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

91 MINUTES OF THE PREVIOUS MEETING

Minutes of the meeting held on 14 December 2016 (to be circulated separately).

92 CHAIR'S COMMUNICATIONS

93 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 6 January 2017.

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

95 ENFORCEMENT ACTION TAKEN, ANNUAL REPORT 2015/2016

Report, Director of Economy, Environment and Culture (copy attached)

Contact Officer: Robin Hodgets

Tel: 01273 291157

Ward Affected: All Wards

96 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 BH2016/01961- 46-54 Old London Road, Brighton - Full Planning 1 - 44

Demolition of existing buildings and erection of a 3 storey building containing 44 assisted living apartments for older persons with associated communal facilities, parking and landscaping.

RECOMMENDATION – WOULD HAVE REFUSED

Ward Affected: Patcham

B BH2015/04184 -Court Farm House, King George VI Avenue, Hove - Full Planning 45 - 102

Demolition of existing buildings and erection of 2no three storey blocks (one with basement parking) and 2no part three part four storey blocks containing 69no one, two and three bedroom flats (C3) (including 28no affordable housing units). Provision of 107 parking spaces, (67no at basement level and 40no at surface level) and 132 cycle spaces with associated landscaping and altered site access arrangements.

PLANNING COMMITTEE

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Hangleton & Knoll

- C BH2016/02742 -Devonian Court, Park Crescent Place, Brighton -Full Planning 103 - 112**

Planning permission is sought for variation of condition 2 of application BH1998/01631/FP (Removal of suspended paved area to expose basement elevation (Blocks 1 & 2) to facilitate conversion to 7 no. flats. Replacement pitched roof (Blocks 1 & 2) and use of roofspace to provide 6 no. flats, revised parking area for 12 cars and landscaping.) to allow amendments to the fenestration and layout of the proposed mansard extension to Block 2.

RECOMMENDATION – GRANT

Ward Affected: St Peter's & North Laine

MINOR APPLICATIONS

- D BH2016/02377-11 Coombe Vale, Saltdean, Brighton - Full Planning 113 - 124**

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

RECOMMENDATION – REFUSE

Ward Affected: Rottingdean Coastal

- E BH2016/00448 - 11 Radinden Drive, Hove - Full Planning 125 - 138**

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

RECOMMENDATION – GRANT

Ward Affected: Hove Park

- F BH2016/02810- 57 Hornby Road, Brighton -Full Planning 139 - 154**

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

RECOMMENDATION – GRANT

Ward Affected: Moulsecoomb & Bevendean

- G BH2016/05563- Tyson Place and St John's Mount, Brighton - Full Planning 155 - 166**

Installation of insulated render cladding to all elevations and replacement of existing windows and doors with uPVC windows and doors and associated elevations.

RECOMMENDATION – GRANT

Ward Affected: Queens Park

PLANNING COMMITTEE

- H BH2016/01870- 51 St James's Street, Brighton - Full Planning 167 - 176**

Erection of covered seating area on raised decking to rear courtyard. (Retrospective)

RECOMMENDATION – GRANT

Ward Affected: Queens Park

- I BH2016/00320, 67 Falmer Road, Rottingdean, Brighton - Full Planning 177 - 198**

Demolition of existing house and garage and erection of 4no four bedroom and 5no three bedroom houses (C3).

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Rottingdean Coastal

- 97 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

- 98 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 199 - 200**

(copy attached).

- 99 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)

- 100 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 201 - 202**

(copy attached).

- 101 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 203 - 204**

(copy attached).

- 102 APPEAL DECISIONS 205 - 262**

(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>

PLANNING COMMITTEE

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.

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

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