



**Brighton & Hove  
City Council**

# Planning Committee

Title:	<b>Planning Committee</b>
Date:	<b>8 November 2017</b>
Time:	<b>2.00pm</b>
Venue	<b>Council Chamber, Hove Town Hall, Norton Road, Hove, BN3 4AH</b>
Members:	<p><b>Councillors:</b> Cattell (Chair), Gilbey (Deputy Chair), C Theobald (Opposition Spokesperson), Mac Cafferty (Group Spokesperson), Bennett, Hyde, Inkpin-Leissner, Littman, Miller, Moonan, Morris and Russell-Moyle</p> <p><b>Co-opted Members:</b> Conservation Advisory Group Representative</p>
Contact:	<p><b>Cliona May</b> Democratic Services Officer 01273 29-1065/29-1354 planning.committee@brighton-hove.gov.uk</p>



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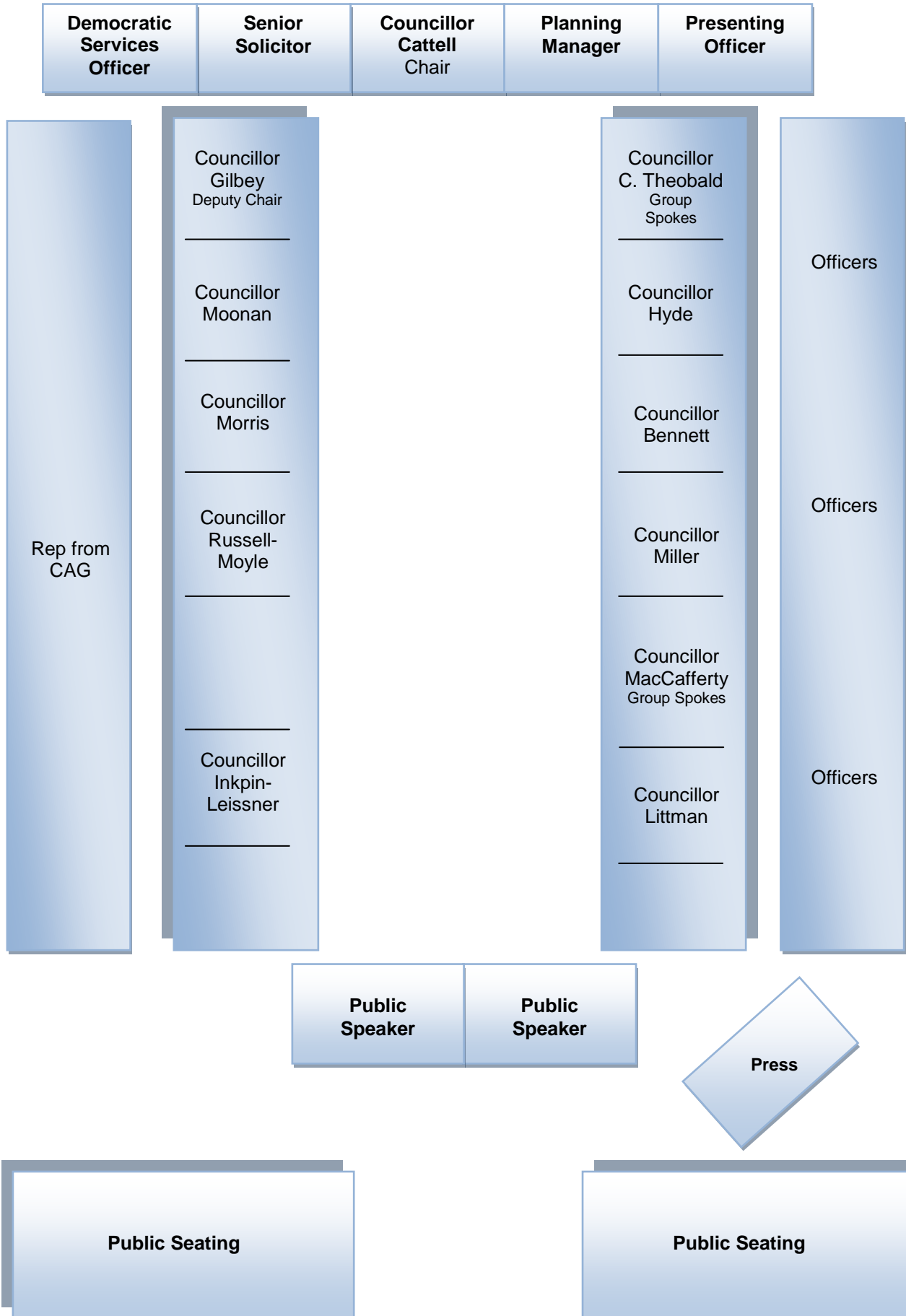
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# Democratic Services: Planning Committee



## AGENDA

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### 65 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

### 66 MINUTES OF THE PREVIOUS MEETING

Minutes of the meeting held on 11 October 2017 (copy to follow).

### 67 MINUTES OF MEETING: 27 SEPTEMBER 2017

1 - 24

Minutes of the meeting held on 27 September 2017 (copy attached)

### 68 MINUTES OF MEETING: 13 SEPTEMBER 2017

25 - 60

Minutes of the meeting held on 13 September 2017 (copy attached)

### 69 CHAIR'S COMMUNICATIONS

### 70 PUBLIC QUESTIONS

**Written Questions:** to receive any questions submitted by the due date of 12 noon on 1 November 2017.

### 71 BRITISH AIRWAYS I360, LAND AT AND ADJACENT TO WEST PIER AND 62-73 KINGS ROAD ARCHES, KINGS ROAD, BRIGHTON

61 - 64

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

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

### 73 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 BH2017/01108 - Site Of Sackville Hotel, 189 Kingsway, Hove - Full Planning 65 - 96

Erection of 5 to 8 storey building to provide 60no residential dwellings (C3) (mix of one, two, and three bedroom units) incorporating balconies and terraces with associated access from Sackville gardens, 21no basement car parking spaces, 6no ground floor car parking spaces, cycle parking, plant and associated works.

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

*Ward Affected: Westbourne*

## PLANNING COMMITTEE

- B BH2017/02583 - Victoria Gardens North And South, Grand Parade, St Peter's Church, York Place (Valley Gardens), Brighton - Full Planning 97 - 122**
- Hard and soft landscaping works to Victoria Gardens North and South and grounds of St Peters Church, including creation of public square to front of St Peter's Church, relocation of car parking spaces to North of church, new cycle routes and pedestrian paths, lighting and associated works.  
**RECOMMENDATION – MINDED TO GRANT**  
*Ward Affected: St. Peter's & North Laine*
- C BH2017/01665 - Whitehawk Clinic, Whitehawk Road, Brighton - Full Planning 123 - 152**
- Demolition of Clinic building (D1) and erection of a 4 storey building over basement containing 38no dwellings (C3), 18no parking spaces, cycle parking and associated landscaping.  
**RECOMMENDATION – MINDED TO GRANT**  
*Ward Affected: East Brighton*
- D BH2016/05107 - Car Park and The Bridge Community Education Centre, Former Falmer High School, Lucraft Road, Brighton - Full Planning 153 - 168**
- Use of existing car park in connection with events taking place at the American Express Community Stadium and retention of existing building accommodating The Bridge Community Education Centre for a temporary period of 4 years.  
**RECOMMENDATION – GRANT**  
*Ward Affected: Moulsecoomb & Bevendean*
- E BH2017/01817 - Lansdowne Place Hotel, Lansdowne Place, Hove - Removal Or Variation Of Condition 169 - 188**
- Variation of condition 3 of application BH2014/00093 (Part demolition, change of use and alteration and extensions, including creation of additional penthouse floor to convert existing hotel (C1) to 47no residential units (C3), creation of car parking and secure cycle parking at lower ground floor level, landscaping and other associated works. (Revised Design)) to allow amendments to approved drawings.  
**RECOMMENDATION – GRANT**  
*Ward Affected: Brunswick & Adelaide*

### MINOR APPLICATIONS

- F BH2017/02273 - 85 Rotherfield Crescent, Brighton - Full Planning 189 - 202**
- Erection of 1no three bedroom dwelling (C3) adjoining existing property including creation of new crossovers and associated alterations.  
**RECOMMENDATION – GRANT**  
*Ward Affected: Patcham*

## PLANNING COMMITTEE

- G BH2017/02137 - Land To Rear Of 62-64 Preston Road, Brighton - Full Planning** **203 - 216**
- Excavation and erection of four storey building comprising 4no residential units (C3) with associated alterations.  
**RECOMMENDATION – REFUSE**  
*Ward Affected: Preston Park*
- H BH2017/02434 - 110 Auckland Drive, Brighton - Full Planning** **217 - 230**
- Change of use from three bedroom single dwelling (C3) to six bedroom small house in multiple occupation (C4) with alterations to existing side extension and creation of cycle storage.  
**RECOMMENDATION – GRANT**  
*Ward Affected: Moulsecoomb & Bevendean*
- I BH2017/02836 - 150 Heath Hill Avenue, Brighton - Full Planning** **231 - 244**
- Change of use from four bedroom single dwelling (C3) to six bedroom small house in multiple occupation (C4), with associated internal alterations.  
**RECOMMENDATION – GRANT**  
*Ward Affected: Moulsecoomb & Bevendean*
- J BH2016/06421 - 9 Baywood Gardens, Brighton - Full Planning** **245 - 254**
- Change of use from 6 bedroom small house in multiple occupation (C4) to 7 bedroom house in multiple occupation (Sui Generis).  
**RECOMMENDATION – GRANT**  
*Ward Affected: Woodingdean*
- K BH2017/02176 - 1 Furzedene, Furze Hill, Hove - Full Planning** **255 - 268**
- Erection of 1no three storey house (C3) adjoining existing house.  
**RECOMMENDATION – GRANT**  
*Ward Affected: Goldsmid*
- L BH2017/02732 - 9 Hillside Way, Brighton - Removal or Variation Of Condition** **269 - 276**
- Application for variation of condition 1 of application BH2016/06527 (Creation of roof extension with raised ridge height and rear dormers.) to allow amendments to the approved drawings.  
**RECOMMENDATION – GRANT**  
*Ward Affected: Withdean*

## PLANNING COMMITTEE

- M BH2017/02736 - 9 Dyke Close, Hove - Householder Planning Consent 277 - 286**

Erection of single storey rear extension with rooflights, first floor side extension, roof alterations incorporating front and side rooflights and rear dormer.

**RECOMMENDATION – GRANT**

*Ward Affected: Hove Park*

- 74 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

- 75 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 287 - 288**

(copy attached)

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

(copy to follow)

- 77 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 289 - 296**

(copy attached).

- 78 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 297 - 298**

(copy attached).

- 79 APPEAL DECISIONS 299 - 352**

(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

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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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For further details and general enquiries about this meeting contact Penny Jennings, (01273 29-1065/29-1354, 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).

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