



**Brighton & Hove
City Council**

Planning Committee

Title:	Planning Committee
Date:	13 December 2017
Time:	2.00pm
Venue	Council Chamber, Hove Town Hall, Norton Road, Hove, BN3 3BQ
Members:	<p>Councillors: 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>Co-opted Members: Conservation Advisory Group Representative</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



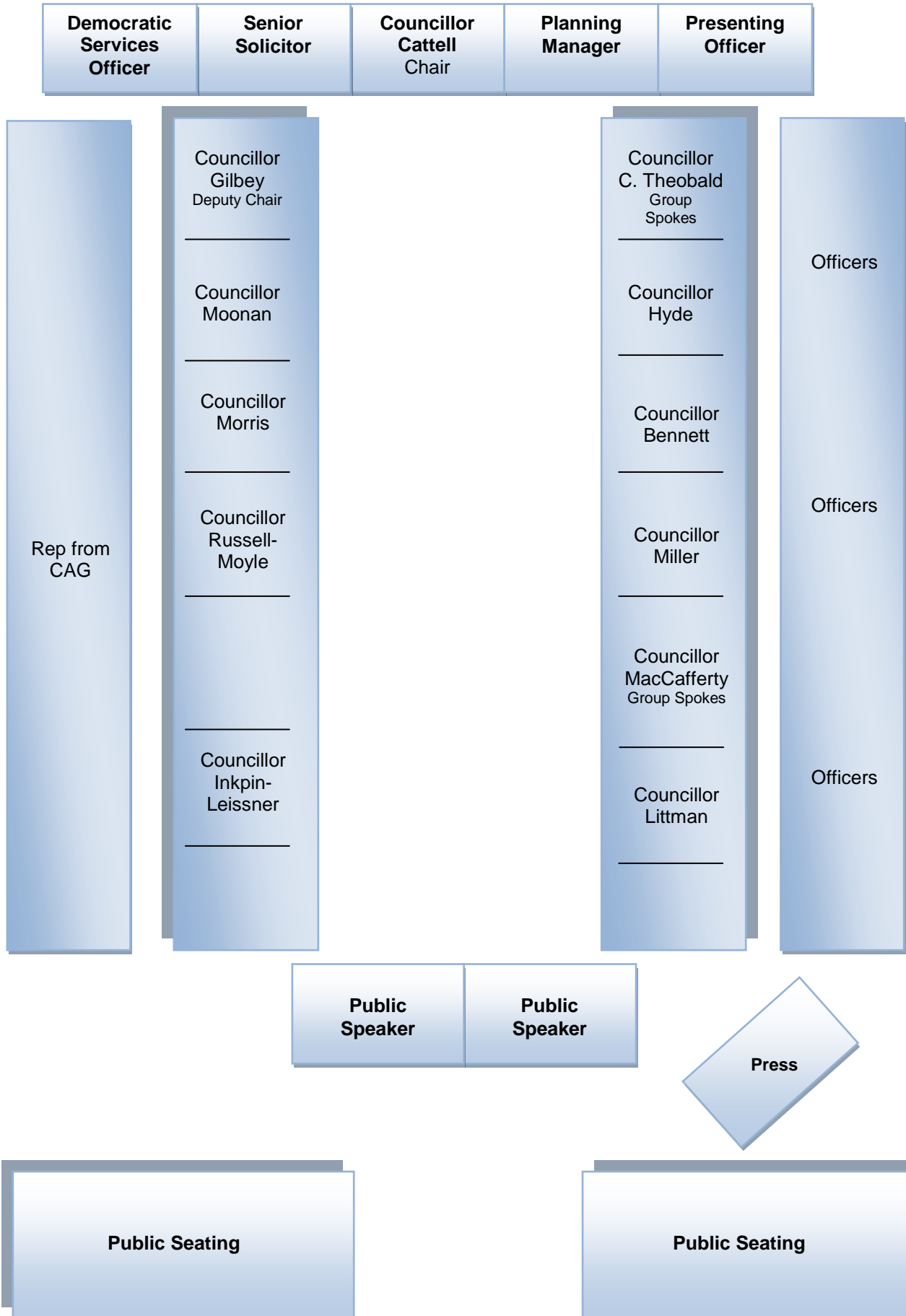
An Induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter and infra red hearing aids are available for use during the meeting. If you require any further information or assistance, please contact the receptionist on arrival.

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Democratic Services: Planning Committee



AGENDA

80 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

81 MINUTES OF THE PREVIOUS MEETING

Minutes of the meeting held on 8 November 2017 (to be circulated separately).

82 CHAIR'S COMMUNICATIONS

83 PUBLIC QUESTIONS

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

84 SECTION 106 - 2016/17 CONTRIBUTIONS FINANCIAL REPORT 1 - 8

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

Contact Officer: Debra May
Ward Affected: All Wards

Tel: 01273 292295

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

86 TO CONSIDER PLANNING APPLICATIONS

MAJOR APPLICATIONS

A Application BH2017/02156 - 2, 3, 4, 5 and 6 Pelham Terrace, Brighton-Full Planning 9 - 56

Demolition of existing buildings and erection of a part 1,6, 8 and 9 storey building to form 189 student rooms (sui generis) 1no one bedroom and 4no 2 bedroom residential dwellings (C3), shared community facilities, landscaped roof terraces, plant room, cycle storage, recycling/refuse facilities and associated works.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Moulsecoomb and Bevendean

B BH2017/02863 - University of Sussex, Refectory Road, Brighton - Reserved Matters 57 - 68

Reserved matters application pursuant to outline permission BH2013/04337 for approval of appearance, landscaping and layout relating to new access road between Boiler House Hill and Science Park Road.

RECOMMENDATION – GRANT

Ward Affected: Hollingdean and Stanmer

MINOR APPLICATIONS

PLANNING COMMITTEE

- C BH2017/02745- 28 Braybon Avenue, Brighton-Householder Planning Consent 69 - 76**
- Erection of single storey rear extension. Demolition of existing detached garage at rear and erection of new garage to front.
Erection of single storey studio in rear garden.
RECOMMENDATION – GRANT
Ward Affected: Patcham
- D BH2017/02113- 33 Upper North Street, Brighton- Full Planning 77 - 88**
- Change of use of tattoo studio (Sui Generis) to leisure use as escape rooms (D2).
RECOMMENDATION – GRANT
Ward Affected: Regency
- E BH2016/05672 - St Christopher School Sports Ground Glebe Villas, Hove- Removal or Variation of Condition 89 - 104**
- Variation of condition 3 of application BH2012/00248 (Removal of existing pavilion and erection of new single storey outbuilding incorporating teaching and changing facilities) to extend hours of use.
RECOMMENDATION – GRANT
Ward Affected: Wish
- F BH2017/02057- 43 Clarendon Villas, Hove -Full Planning 105 - 122**
- Demolition of existing garages and erection of 2no two storey office buildings (B1) to the rear of 43 & 45 Clarendon Villas, Hove incorporating parking and associated works.
RECOMMENDATION – GRANT
Ward Affected: Central Hove
- G BH2017/00306 -Store Rear of 51 Sackville Road (Brooker Place), Hove - Full Planning 123 - 132**
- Demolition of existing store and garage (B8) and erection of new store/garage (B8).
RECOMMENDATION – GRANT
Ward Affected: Central Hove
- H BH2017/02482-Bowen Court, 31-35 The Drive, Hove- Full Planning 133 - 142**
- Installation of safety railings to roof.
RECOMMENDATION – GRANT
Ward Affected: Central Hove
- I BH2017/0214- 33 Baker Street, Brighton- Full Planning 143 - 154**
- Change of Use from residential dwelling (C3) to 4no bedroom

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Small House in Multiple Occupation (C4). (Part Retrospective).

RECOMMENDATION – GRANT

Ward Affected: St Peter's and North Laine.

- 87 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

- 88 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS** 155 - 156
(copy attached).
- 89 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE** 157 - 162
(copy attached).
- 90 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES** 163 - 164
(copy attached).
- 91 APPEAL DECISIONS** 165 - 238
(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.

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

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