



**Brighton & Hove
City Council**

Planning Committee

Title:	Planning Committee
Date:	9 August 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: 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>



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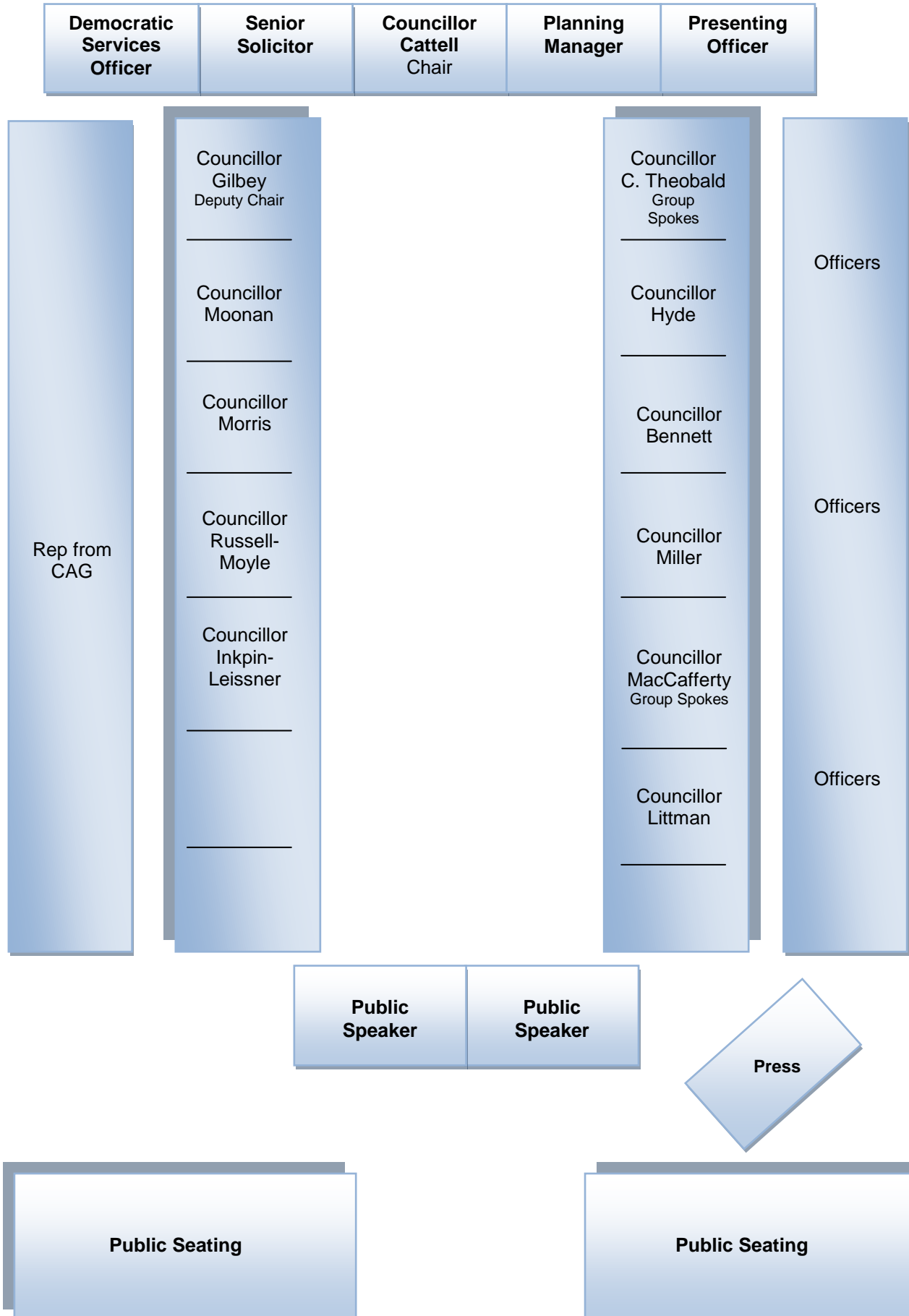
An Induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter and infra red hearing aids are available for use during the meeting. If you require any further information or assistance, please contact the receptionist on arrival.

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Democratic Services: Planning Committee



AGENDA

26 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'.

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- 27 MINUTES OF THE THE MEETING HELD ON 10 MAY 2017** **1 - 18**
Minutes of the meeting held on 10 May 2017 (copy attached)
- 28 MINUTES OF THE MEETING HELD ON 21 JUNE 2017** **19 - 34**
Minutes of the meeting held on 21 June 2017 (copy attached)
- 29 MINUTES OF THE PREVIOUS MEETING, 12 JULY 2017** **35 - 56**
Minutes of the meeting held on 12 July 2017 (copy attached).

30 CHAIR'S COMMUNICATIONS

31 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 4 August 2017.

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

33 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 BH2017/01280 - Argus House Units 2 & 8 Hollingbury Industrial Estate Crowhurst Road, Brighton - Full Planning** **57 - 96**
Erection of a new 3 storey, including basement and undercroft, car dealership building(Sui Generis) fronting Crowhurst Road and conversion of existing rear buildings to a builders merchants (Sui Generis), Warehouse and trade counter (B8) with provision of associated parking, cycle parking and landscaping.
RECOMMENDATION – MINDED TO GRANT
Ward Affected: Patcham
- B BH2016/02459 - Former Brewery Site, South Street, Portslade - Full Planning** **97 - 142**
Partial demolition of existing buildings, conversion of remaining buildings from industrial (B2) to a mixed use development comprising 37 self-contained flats (C3), 674 sqm of employment floorspace (B1) (art studios and ancillary galleries, shared community space and café). Erection of 11 new

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dwellings (C3). Formation of 47 parking spaces, soft and hard landscaping.

RECOMMENDATION – MINDED TO GRANT

Ward Affected :South Portslade

- C BH2017/01259 - Sussex Police, Sussex House, Crowhurst Road, Brighton -Full Planning 143 - 158**

Change of Use of part of ground and first floor from general business (B1) to recreational use/immersive adventure experience (D2).

RECOMMENDATION – REFUSE

Ward Affected: Patcham

- D BH2017/01083 -City College, 87 Preston Rd, Brighton - Full Planning 159 - 188**

Change of use from education (D1) to 25no flats (C3) including roof conversion, insertion of mezzanine levels, installation of rooflights, replacement of windows, erection of rear infill extension at first floor level, demolition of existing building to rear of property and other associated works including cycle and bin store, new pedestrian access to the building, communal garden space and associated landscaping.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Preston Park

MINOR APPLICATIONS

- E BH2017/00750 -Land to the rear 2-8 Rowan Close, Portslade -Full Planning 189 - 206**

Erection of a single storey building comprising 2no two bedroom and 1no one bedroom apartments (C3), associated landscaping and parking.

RECOMMENDATION – GRANT

Ward Affected: North Portslade

- F BH2017/00071- 150 Warren Road, Woodingdean, Brighton - Full Planning 207 - 218**

Roof alterations including roof extensions, raising of ridge height and installation of roof lights and solar panels to front and rear elevations. Erection of porch to side elevation, balcony to front elevation and associated works.

RECOMMENDATION – REFUSE

Ward Affected: Woodingdean

- G BH2017/01352, 6 Olde Place Mews, The Green, Rottingdean, Brighton - Full Planning 219 - 232**

Erection of ground floor side extension with associated alterations to include a new front entrance. Loft conversion with

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2no. conservation roof lights to rear elevation.

RECOMMENDATION – GRANT

Ward Affected: Rottingdean Coastal

H BH2017/00338- 39 Withdean Road, Brighton -Full Planning 233 - 246

Extension to skyframe (Retrospective)

RECOMMENDATION – GRANT

Ward Affected: Withdean

I BH2017/01445- 9 Clarence Gardens, Brighton- Full Planning 247 - 258

Demolition of existing garage, erection of two storey rear extension and first floor front extension, incorporating revised access and associated works.

RECOMMENDATION – GRANT

Ward Affected: Regency

J BH2017/00767 -7 Meadow Close, Hove-Full Planning 259 - 268

Erection of additional storey with associated alterations and single storey rear extension.

RECOMMENDATION – GRANT

Ward Affected: Hove Park

K BH2017/01414- 18 Bankside, Brighton- Full Planning 269 - 284

Erection of 1no three storey three bedroom dwelling (C3) fronting Highbank.

RECOMMENDATION – GRANT

Ward Affected: Withdean

L BH2017/00994 -67 Falmer Road, Brighton - Full Planning 285 - 300

Application for variation of condition 2 of application BH2015/02049 allowed on appeal (Demolition of existing house and garage and erection of 9no four bedroom houses) to allow amendments to the approved drawings.

RECOMMENDATION – GRANT

Ward Affected: Rottingdean Coastal

34 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

35 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 301 - 304

(copy attached).

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- 36 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 305 - 306**
(copy attached).
- 37 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 307 - 308**
(copy attached).
- 38 APPEAL DECISIONS 309 - 324**
(copy attached).

Members are asked to note that officers will be available in the Council Chamber 30 minutes prior to the meeting in order to enable them to consult the plans for any applications included in the Plans List and 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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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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