




**Brighton & Hove
City Council**

Planning Committee

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| Title: | Planning Committee |
| Date: | 9 January 2019 |
| Time: | 2.00pm |
| Venue | Council Chamber, Hove Town Hall |
| Members: | <p>Councillors: Cattell (Chair), Gilbey (Deputy Chair), C Theobald (Opposition Spokesperson), Mac Cafferty (Group Spokesperson), Bennett, Hyde, Inkpin-Leissner, Littman, Miller, Moonan, Morgan and O'Quinn</p> <p>Co-opted Members: Conservation Advisory Group Representative</p> |
| Contact: | <p>Penny Jennings Democratic Services Officer 01273 291065 planning.committee@brighton-hove.gov.uk</p> |

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

AGENDA

83 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.

84 MINUTES OF THE PREVIOUS MEETING

Minutes of the meeting held on 5 December 2018 (circulated separately)

85 CHAIR'S COMMUNICATIONS

86 PUBLIC QUESTIONS

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Written Questions: to receive any questions submitted by the due date of 12 noon on ?? ?? 2018.

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

88 CALLOVER

The Democratic Services Officer will read out each Planning Application in turn and on any applications which are not called it will be assumed that the recommendation(s) set out in the officer report are agreed. Any Major applications or those where there are speakers are automatically reserved for discussion.

89 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 BH2017/04050 -35-39 The Drove way, Hove -Full Planning 1 - 34

Change of use from former Dairy Crest depot (B8) to Mixed-use flexible commercial development of 1383sqm (Flexible between use classes B1(a), A1, A2, A3, D1) incorporating alterations including removal of northern extension and erection of a new wing with 14no residential units (C3). Erection of a new central wing to court yard, onsite car parking, cycle storage and areas for storage of waste and recycling.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Hove Park

MINOR APPLICATIONS

B BH2018/02558 -106, 108 & 110 Downs Valley Road, Woodingdean, Brighton- Full Planning 35 - 50

Construction of four detached family houses (C3) together with associated parking, cycle parking and landscaping

RECOMMENDATION – REFUSE

Ward Affected: Woodingdean

C BH2018/03117 - 9 The Upper Drive, Hove -Full Planning 51 - 66

First and second floor extensions to enlarge existing first floor flat and create 2no flats at second and third floor level, with associated parking.

RECOMMENDATION – GRANT

Ward Affected: Goldsmid

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- D BH2018/01635 -12 Norman Road, Hove - Full Planning 67 - 82**
Demolition of existing bungalow and erection of two storey building with roof accommodation comprising 1no two bedroom flat and 1no three bedroom flat (C3).
RECOMMENDATION – GRANT
Ward Affected: Wish
- E BH2018/02355 -1 Lindfield Close, Saltdean -Full Planning 83 - 98**
Demolition of existing garage and erection of 1no semi-detached two bedroom dwelling (C3) incorporating widened highway crossover incorporating works to existing dwelling including single storey rear extension and a hip to gable roof extension with rear dormer and front and rear rooflights.
RECOMMENDATION – GRANT
Ward Affected: Rottingdean Coastal
- F BH2018/01032 -84 Tongdean Lane, Brighton - Full Planning 99 - 112**
Erection of 1no. four bedroom house with landscaping & car parking to land fronting 84 Tongdean Lane.
RECOMMENDATION – GRANT
Ward Affected: Withdean
- G BH2018/03247-40 Graham Avenue, Brighton - Householder Planning Consent 113 - 122**
Erection of single storey rear extension incorporating lantern roof light and bi-folding doors. Replacement of existing fence to rear garden with new 2 metre fence.
RECOMMENDATION – GRANT
Ward Affected: Patcham

90 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

- 91 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 123 - 126**
(copy attached).
- 92 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 127 - 136**
(copy attached).
- 93 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 137 - 138**

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(copy attached).

94 APPEAL DECISIONS

139 - 166

(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>

NB: On the afternoon of the Committee meeting itself, Officers will be available in the Chamber 30 minutes prior to the start of the meeting in order to brief Members on the applications to be considered or to answer any questions they may have in respect of them.

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.

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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.

FURTHER INFORMATION

For further details and general enquiries about this meeting contact Penny Jennings, (01273 291065, email planning.committee@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk.

PLANNING COMMITTEE

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