




**Brighton & Hove
City Council**

Planning Committee

Title:	Planning Committee
Date:	6 February 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>

	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

95 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.

96 MINUTES OF PREVIOUS MEETINGS

Minutes of the meetings held on:

- (a) 5 December 2018 (copy attached); and
- (b) 9 January 2019 (copy attached)

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97 CHAIR'S COMMUNICATIONS

98 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 31 January 2019.

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

100 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.

101 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 BH2018/02854-41 and 42 Park Wall Farm Cottages, Station Approach, Falmer, Brighton -Full Planning 41 - 88

Demolition of existing houses and erection of a 4 storey student accommodation building with 71no bed spaces and associated access arrangements, cycle parking, car parking and landscaping.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Moulsecoomb & Bevendean

MINOR APPLICATIONS

B BH2018/02536-25 Preston Park Avenue, Brighton- Full Planning 89 - 110

Demolition of existing garage and side extension, and erection of three storey rear extension. Conversion of existing house into 6no flats (C3). Erection of 2no two storey dwellinghouses (C3) in rear garden with associated landscaping.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Preston Park

C BH2018/01336, Land at Rear of 1-45 Wanderdown Road, Brighton - Full Planning 111 - 154

Erection of 3no residential dwellings comprising of 2no four bedroom dwellings and 1no three bedroom dwelling incorporating

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parking, landscaping and associated works.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Rottingdean Coastal

D BH2018/02052,9 Hampton Street, Brighton - Full Planning 155 - 166

Erection of an additional storey at second floor level & creation of new single dwelling house (C3) with access from Spring Street and revised fenestration.

RECOMMENDATION – GRANT

Ward Affected: Regency

E BH2018/03174, - 37 Clarke Avenue, Hove - Full Planning 167 - 176

Installation of disabled access ramp from pavement to front elevation of property. (Retrospective)

RECOMMENDATION – GRANT

Ward Affected: Hangleton & Knoll

102 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

103 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 177 - 180

(copy attached).

104 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 181 - 186

(copy attached).

105 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 187 - 188

(copy attached).

106 APPEAL DECISIONS 189 - 224

(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>

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.

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.

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