

Planning Committee

Date: **10 July 2019**

Time: **1.00pm**

Venue **Council Chamber, Hove Town Hall**

Members: **Councillors:**Hill (Chair), Williams (Deputy Chair), Littman (Opposition Spokesperson), C Theobald (Group Spokesperson), Fishleigh, Mac Cafferty, Miller, Shanks, Simson, Yates,
CAG Representative

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AGENDA

11 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.

12 MINUTES OF THE PREVIOUS MEETING

Minutes of the meeting held on 12 June 2019 (copy to be circulated separately)

13 CHAIR'S COMMUNICATIONS

14 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 4 July 2019.

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

16 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 BH2018/03697- Sackville Trading Estate and Hove Goods Yard, Hove - Full Planning

Demolition and redevelopment of Sackville Trading Estate and Hove Goods Yard, with erection of buildings ranging from 2 to 15 storeys comprising 581no residential units (C3) and 10no live/work units (Sui Generis) with associated amenity provision; a care community comprising 260no units (C2) together with associated communal facilities; 3899m2 of flexible office accommodation (B1); 671m2 of flexible retail floorspace (A1 and/or A3) and community facilities including a multi-functional health and wellbeing centre (946m2) (D1/D2). Associated landscaping, car and cycle parking, public realm and vehicular access via existing entrance from Sackville Road.

RECOMMENDATION – MINDED TO GRANT

Ward Affected:

B BH2018/03541- Land to the East of Coldean Lane, North of Varley Halls, South of the A27, Brighton - Full Planning **137 - 240**

Erection of 2no seven storey buildings and 4no six storey buildings (including lift overruns) to provide 242no residential dwellings (C3), 162 car parking spaces, 365 cycle parking spaces, new access from Coldean Lane; associated landscaping incorporating areas of play/amenity space/active learning and substations.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Hollingdean and Stanmer

C BH20188/03798 - 35-39 The Droveaway, Hove - Full Planning **241 - 272**

Change of use from former Dairy Crest depot (B8) to a Mixed-use flexible commercial development of 1435sqm (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

D	BH2018/00937 - 239 - 243 Kingsway Hove - Full Planning	273 - 314
	Demolition of existing buildings and erection of an eight storey building to provide 37no residential dwellings (C3) with associated access, parking and landscaping	
	RECOMMENDATION – MINDED TO GRANT	
	<i>Ward Affected: Wish</i>	
E	BH2019/00199 - The Astoria, 10 Gloucester Place, Brighton - Removal or Variation of a Condition	315 - 334
	Application for variation of condition 1 of application BH2017/04022 (Construction of a new part 3/part 7 storey building (plus basement) to form 70 no. one, two, three and four bedroom self-contained residential units (C3) and incorporating commercial units (A1/A2/B1) in the basement and on the ground floor fronting Gloucester Place, a community room (D1) on the ground floor fronting Blenheim Place together with refuse/recycling facilities, cycle storage and other associated works) to make amendments to the lower ground floor and front and rear elevation.	
	RECOMMENDATION – MINDED TO GRANT	
	<i>Ward Affected: St Peter's & North Laine</i>	
MINOR APPLICATIONS		
F	BH2019/01385- Varndean College, Surrenden Road, Brighton - Full Planning	335 - 348
	Retention of existing 8no temporary classrooms for a further temporary period of five years.	
	RECOMMENDATION – GRANT	
	<i>Ward Affected: Withdean</i>	
G	BH2018/02440,Foredown Woods,Foredown Allotments,Thornbush Crescent, Portslade - Full Planning	349 - 364
	Change of use from an area of land at Foredown Woods to an Education Facility (D1) to operate as a pre-school, with associated structures and operations (Part Retrospective).	
	RECOMMENDATION – GRANT	
	<i>Ward Affected: North Portslade</i>	
H	BH2018/02667-Land to the rear of 17 Springfield Road, Brighton- Full Planning	365 - 382
	Erection of 1no two bedroom single storey detached dwelling (C3).	
	RECOMMENDATION – GRANT	
	<i>Ward Affected – Preston Park</i>	
I	BH2018/02703-2 Old Shoreham Road, Hove- Full Planning	383 - 400
	Erection of a single storey side extension and conversion of existing building to create 4no flats (C3), including loft conversion and alterations to fenestration.	
	RECOMMENDATION – GRANT	
	<i>Ward Affected: Goldsmid</i>	
J	BH2018/00995-5B Station Road, Portslade -Full Planning	401 - 420
	Demolition of warehouse/workshop and erection of three storey building comprising 4no flats incorporating parking, access form	

Vale Road and associated works.

RECOMMENDATION – GRANT

Ward Affected: South Portslade

- K BH2019/00656- 15 Norwich Drive, Brighton - Full Planning 421 - 432**
- Change of use from a single dwelling house (C3) to 6 bedroom small house in multiple occupation (C4) incorporating conversion of integral garage to habitable space, provision of cycle storage, removal of chimney and revised fenestration.
- RECOMMENDATION – GRANT**
- Ward Affected: Moulsecoomb & Bevendean*
- L BH2019/0105- 26 Brentwood Crescent, Brighton- Full Planning Consent 433 - 446**
- Change of use from (C3) dwellinghouse to (C4) small house in multiple occupation.
- RECOMMENDATION – GRANT**
- Ward Affected: Hollingdean & Stanmer*
- M BH2018/02579 - Patcham Service Station, Patcham By Pass, London Road, Brighton - Removal or Variation of Condition 447 - 462**
- Variation of condition 7 of application BN83/386 (Demolition of existing service station and the construction of a new self-service petrol filling station with canopy and 32,000 gallons of fuel storage) to extend trading hours in addition to the erection of a 3m high fence to the southern boundary of the site. Current approved hours are 07.00 to 23.00, hours now proposed 06.00 to midnight.
- RECOMMENDATION – GRANT**
- Ward Affected: Patcham*
- N BH2019/01136- 24 Montpelier Street, Brighton-Householder Planning Consent 463 - 474**
- Removal of existing butterfly roof and construction of roof terrace and sunroom.
- RECOMMENDATION – REFUSE**
- Ward Affected: Regency*
- O BH2019/00908- Flat 1, 9-10 Carlton Terrace, Portslade- Full Planning 475 - 482**
- Removal of existing side and rear extensions, associated canopy and outbuilding and erection of single storey extensions to side and rear.
- RECOMMENDATION – GRANT**
- Ward Affected: South Portslade*
- P BH2019/0031-126 Wolseley Road, Brighton - Full Planning 483 - 494**
- Change of use from existing single dwelling (C3) to a six bedroom small house in multiple occupation (C4) including installation of rear decking and alterations to fenestration.
- RECOMMENDATION – WOULD HAVE GRANTED**
- Ward Affected: Hollingdean & Stanmer*

17 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

18 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 495 - 500

(copy attached).

19 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 501 - 502

(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>

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FURTHER INFORMATION

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

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