

Planning Committee

Date: **9 October 2019**

Time: **11.00am**

Venue **Council Chamber, Hove Town Hall**

Members: **Councillors:**Hill (Chair), Littman (Opposition Spokesperson),
C Theobald (Group Spokesperson), Childs, Fishleigh,
Mac Cafferty, Miller, Shanks, Simson and Yates

Conservation Advisory Group Representative

Contact: **Penny Jennings**
Democratic Services Officer
01273 291065
penny.jennings@brighton-hove.gov.uk

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
ModernGov: [iOS/Windows/Android](#)

This agenda and all accompanying reports are printed on recycled paper

AGENDA

39 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.

40 APPOINTMENT OF DEPUTY CHAIR

To approve the appointment of Councillor Childs as Deputy Chair of the Committee.

41 MINUTES OF THE PREVIOUS MEETING

Minutes of the meeting held on 4 September 2019 (copy attached)

42 CHAIR'S COMMUNICATIONS

43 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 3 October 2019.

44 SECTION 106 PLANNING OBLIGATIONS, ANNUAL REPORT, FINANCIAL REPORT 2018/19

17 - 22

Report of the Executive Director, Economy, Environment and Culture (copy attached)

Contact Officer: Debra May

Tel: 01273 292295

Ward Affected: All Wards

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

46 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.

CALLOVER

The Democratic Services Officer will Callover the applications appearing on the Plans List and those which are not called will be deemed approved in line with Officer Recommendations. Major Applications and those on which there are speakers are automatically called for discussion.

Please note that the published order of the agenda may be changed however, the order of the minor applications may be amended to allow those applications with registered speakers to be heard first.

MAJOR APPLICATIONS

A BH2019/01258 -30 - 36 Oxford Street, Brighton - Full Planning

23 - 58

Demolition of existing medical centre and erection of a four storey medical centre (D1) with integrated pharmacy (A1), access via Oxford Court & Oxford Street, landscaping & parking.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: St. Peter's & North Laine

B BH2019/00544 -270 Old Shoreham Road, Hove - Full Planning

59 - 98

Demolition of existing buildings (Sui Generis) and the erection of a part 2 storey, part 3 storey building plus lower ground floor and basement comprising self storage facility (B8) and flexible office space (B1) together with vehicular and pedestrian accesses,

parking, associated works and landscaping.

RECOMMENDATION - MINDED TO GRANT

Ward Affected: Hove Park

- C BH2019/01053-The Coach House, Withdean Avenue, Brighton - **99 - 118**
Removal or Variation of Condition

Application for variation of condition 1 of BH2016/06478 (Demolition of existing dwellings and erection of part two part three storey building providing 26no residential apartments (C3) with associated landscaping, parking spaces, cycle and mobility scooter store) to allow amendments to the approved drawings.

RECOMMENDATION – GRANT

Ward Affected: Withdean

MINOR APPLICATIONS

- D BH2019/01848 -20 Little Crescent, Rottingdean - Full Planning **119 - 134**

Demolition of existing house and erection of 2 no 4 bedroom houses (C3), 1no 2 bedroom ground floor flat (C3) and 1no 3 bedroom maisonette (C3).

RECOMMENDATION – GRANT

Ward Affected: Rottingdean Coastal

- E BH2018/01130 -Garages to the rear of 45 Sackville Road, Hove- **135 - 150**
Full Planning

Conversion and extension of triple garage to form 1no two bedroom single storey dwelling (C3) with external amenity space and provision of off street parking.

RECOMMENDATION – GRANT

Ward Affected: Central Hove

- F BH2019/01094 -24 Shirley Drive, Hove - Householder Planning **151 - 158**
Consent

Erection of single storey rear extension to replace existing extension and formation of raised patio terrace with steps to garden (Part retrospective).

RECOMMENDATION – GRANT

Ward Affected: Hove Park

- G BH2019/00591 -125 Gloucester Road, Brighton -Full Planning **159 - 174**

Roof alterations to create first floor semi-external terrace, front rooflights, revised fenestration, refurbishment of chimney stacks and associated works.

RECOMMENDATION – GRANT

Ward Affected: St. Peter's & North Laine

- H BH2019/01743-Varndean College, Surrenden Road, Brighton - Full **175 - 186**
Planning

Provision of a new biodiversity area onto existing playing field to encourage the establishment of butterfly and invertebrate habitat.

RECOMMENDATION – GRANT

Ward Affected: Withdean

- I BH2019/01898 -Century House, 15 - 19 Dyke Road, Brighton- Full **187 - 204**
Planning

Replacement of existing pitched roof with additional storey to create additional office space (B1).

RECOMMENDATION – GRANT

Ward Affected: Regency

J BH2019/00993-25 Preston Park Avenue, Brighton - Full Planning **205 - 226**

Erection of 2no two storey dwelling houses (C3) in rear garden with associated landscaping. Demolition of existing garage and erection of a three- storey rear extension & conversion of existing house to provide 6no flats (C3) and associated alterations.

RECOMMENDATION – GRANT

Ward Affected: Preston Park

K BH2019/01591 - 27 Baxter Street, Brighton -Full Planning **227 - 240**

Change of use from 3 bedroom dwelling house (C3) to 3 bedroom small House in Multiple Occupation (C4).

RECOMMENDATION – GRANT

Ward Affected: Hanover & Elm Grove

L BH2019/01314-307 Queens Park Road, Brighton- Full Planning **241 - 256**

Change of use from six bedroom dwelling (C3) to five bedroom small house in multiple occupation (C4) (Retrospective).

RECOMMENDATION – GRANT

Ward Affected: Hanover & Elm Grove

M BH2019/01687-25 Auckland Drive, Brighton- Full Planning **257 - 268**

Change of use from 4 bedroom dwelling house (C3) to 6 bedroom small house in multiple occupation (C4) with associate works including blocking of windows to side elevation and installation of cycle storage to front.

RECOMMENDATION – GRANT

Ward Affected: Moulsecoomb & Bevendean

47 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

48 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE **269 - 272**

(copy attached).

49 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES **273 - 274**

(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>

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 fourth working day before the meeting.

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. 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.

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

WEBCASTING NOTICE

This meeting may be filmed for live or subsequent broadcast via the Council's website. At the start of the meeting the Chair will confirm if all or part of the meeting is being filmed. You should be aware that the Council is a Data Controller under the Data Protection Act 1998. Data collected during this web cast will be retained in accordance with the Council's published policy.

Therefore, by entering the meeting room and using the seats in the chamber you are deemed to be consenting to being filmed and to the possible use of those images and sound recordings for the purpose of web casting and/or Member training. If members of the public do not wish to have their image captured, they should sit in the public gallery area.

ACCESS NOTICE

The Public Gallery is situated on the first floor of the Town Hall and is limited in size but does have 2 spaces designated for wheelchair users. The lift cannot be used in an emergency. Evac Chairs are available for self-transfer and you are requested to inform Reception prior to going up to the Public Gallery. **For your own safety please do not go beyond the Ground Floor if you are unable to use the stairs.**

Please inform staff on Reception of this affects you so that you can be directed to the Council Chamber where you can watch the meeting or if you need to take part in the proceedings e.g. because you have submitted a public question.

FIRE / EMERGENCY EVACUATION PROCEDURE

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:

- 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.

