





**Brighton & Hove  
City Council**

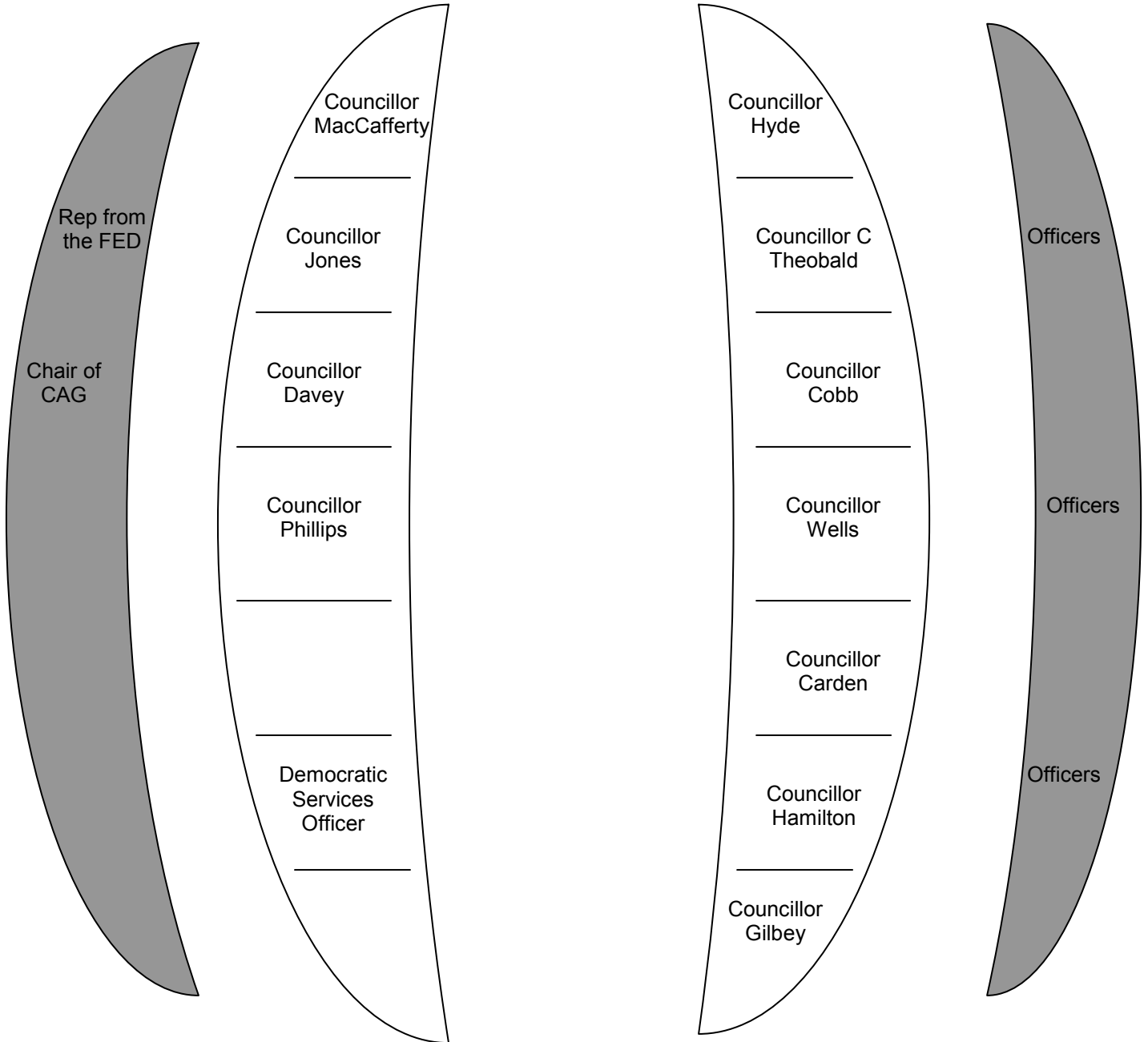
# Planning Committee

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|----------|--|
| Title:   | <b>Planning Committee</b>  |
| Date:    | <b>10 October 2012</b>   |
| Time:    | <b>2.00pm</b>  |
| Venue    | <b>Council Chamber, Hove Town Hall</b>   |
| Members: | <p><b>Councillors:</b> Hawtree (Chair), Hyde (Opposition Spokesperson), Carden (Opposition Spokesperson), Cobb, Davey, Gilbey, Hamilton, Jones, Mac Cafferty, Phillips, C Theobald and Wells</p> <p><b>Co-opted Members:</b> James Breckell (Conservation Advisory Group) and Chris Kift (The FED Centre for Independent Living)</p> |
| Contact: | <p><b>Ross Keatley</b><br/>Democratic Services Officer<br/>01273 291064<br/>ross.keatley@brighton-hove.gov.uk</p>  |

|   |  |
|---|--|
|  | The Town Hall has facilities for wheelchair users, including lifts and toilets   |
|  | 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.   |
|   | <p><b>FIRE / EMERGENCY EVACUATION PROCEDURE</b></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"> <li>• You should proceed calmly; do not run and do not use the lifts;</li> <li>• Do not stop to collect personal belongings;</li> <li>• Once you are outside, please do not wait immediately next to the building, but move some distance away and await further instructions; and</li> <li>• Do not re-enter the building until told that it is safe to do so.</li> </ul> |

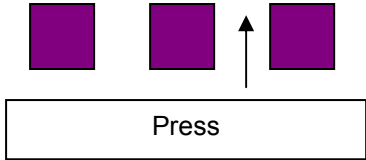
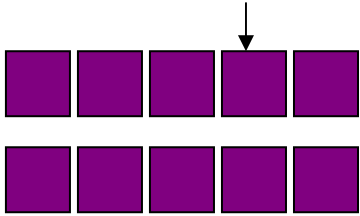
# Democratic Services: Planning Committee

|                  |                          |                             |                    |
|------------------|--------------------------|-----------------------------|--------------------|
| Senior Solicitor | Councillor Hawtree Chair | Head of Development Control | Presenting Officer |
|------------------|--------------------------|-----------------------------|--------------------|



|                |                |
|----------------|----------------|
| Public Speaker | Public Speaker |
|----------------|----------------|

Public Seating



## AGENDA

### 76. 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 not registered on the register of 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.*

### 77. APPOINTMENT OF DEPUTY CHAIR

## PLANNING COMMITTEE

### 78. MINUTES OF THE PREVIOUS MEETING 1 - 12

Minutes of the meeting held on 19 September 2012 (copy attached).

### 79. CHAIR'S COMMUNICATIONS

### 80. PUBLIC QUESTIONS

**Written Questions:** to receive any questions submitted by the due date of 12 noon on 3 October 2012.

### 81. TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS

### 82. TO CONSIDER AND DETERMINE PLANNING APPLICATIONS

#### MAJOR APPLICATIONS

#### A. BH2012/01992 - Brighton College, Eastern Road - Full Planning Consent 13 - 30

Construction of a new four storey self-contained boarding house adjoining existing Dawson Hall comprising 40no student bedrooms, 2no staff flats and ancillary accommodation with associated works including hard and soft landscaping and dismantlement and reinstatement of part of boundary wall along Eastern Road.

**Recommendation - GRANT**

*Ward Affected: Queen's Park*

#### B. BH2012/01993 - Brighton College, Eastern Road - Listed Building Consent 31 - 42

Construction of a new four storey self-contained boarding house adjoining existing Dawson Hall. Dismantlement and reinstatement of part of boundary wall along Eastern Road.

**Recommendation – GRANT**

*Ward Affected: Queen's Park*

#### MINOR APPLICATIONS

#### C. BH2012/01994 - 13 Preston Road - Removal or Variation of Condition 43 - 52

Application for variation of condition 6 of application BH2010/01864 (Change of Use from retail (A1) to hot food take-away (A5) incorporating extraction flue) to permit the premises to be open for trade between 1100 and 0100 hours Sunday to Thursday and 1100 and 0300 hours on Friday and

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Saturday for a 12 month temporary period.

**Recommendation – REFUSE**

*Ward Affected: Preston Park*

- D. BH2012/01505 - 34 Rodean Crescent - Householder Planning Consent 53 - 60**

Roof alterations to create additional storey incorporating rear dormers and rooflights to front roofslope.

**Recommendation – GRANT**

*Ward Affected: Rottingdean Coastal*

- E. BH2012/02147 - 31-33 Bath Street - Full Planning Consent 61 - 80**

Demolition of existing buildings to be replaced with proposed development of 5no residential dwellings to the rear of the site and 3no live-work units at the front of the site.

**Recommendation – GRANT**

*Ward Affected: St Peter's & North Laine*

- F. BH2012/02148 - 31-33 Bath Street - Conservation Area Consent 81 - 88**

Demolition of existing buildings.

**Recommendation – GRANT**

*Ward Affected: St Peter's & North Laine*

- G. BH2012/00736 - Land to West of 42 Falmer Gardens - Full Planning Consent 89 - 104**

Erection of a 2no storey detached dwelling with associated car parking and new access.

**Recommendation – GRANT**

*Ward Affected: Woodingdean*

- 83. 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

- 84. APPEAL DECISIONS 105 - 132**  
(copy attached).

## PLANNING COMMITTEE

- 85. LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE** 133 - 136  
(copy attached).
- 86. INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES** 137 - 138  
(copy attached).
- 87. INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS** 139 - 142  
(copy attached).
- 88. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS)** 143 - 272  
(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/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.

Agendas and minutes are published on the council's website [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk). Agendas are available to view five working days prior to the meeting date.

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.

### WEBCASTING NOTICE

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You should be aware that the Council is a Data Controller under the Data Protection Act 1988. Data collected during this web cast will be retained in accordance with the Council's published policy (Guidance for Employees' on the BHCC website).

Therefore by entering the meeting room and using the seats around the meeting tables 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

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area.

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 Ross Keatley, (01273) 291064, email [ross.keatley@brighton-hove.gov.uk](mailto:ross.keatley@brighton-hove.gov.uk) or email [democratic.services@brighton-hove.gov.uk](mailto:democratic.services@brighton-hove.gov.uk).

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