





**Brighton & Hove
City Council**

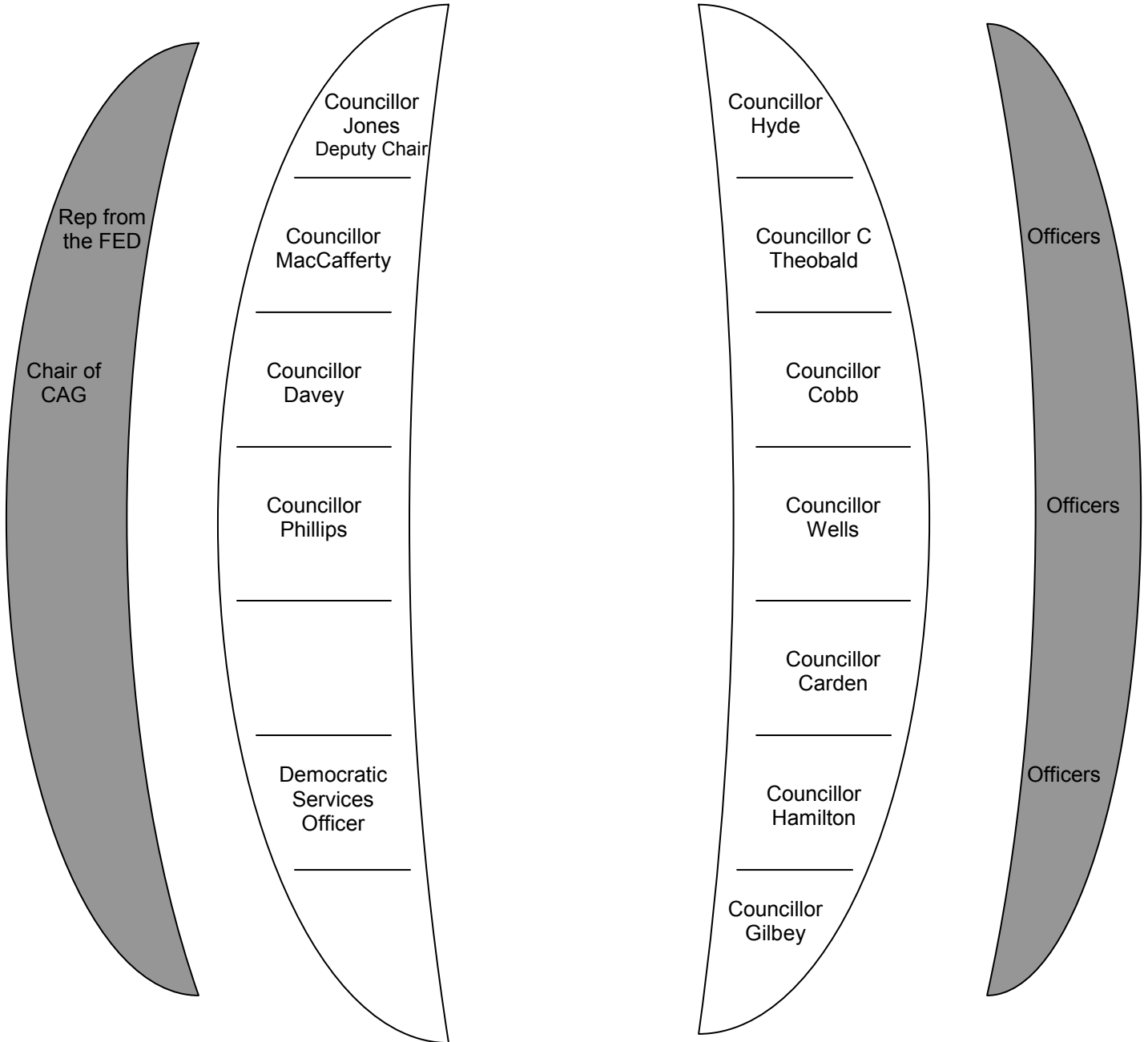
Planning Committee

Title:	Planning Committee
Date:	13 March 2013
Time:	2.00pm
Venue	Council Chamber, Hove Town Hall
Members:	<p>Councillors: Hawtree (Chair), Jones (Deputy Chair), Hyde (Opposition Spokesperson), Carden (Opposition Spokesperson), Cobb, Davey, Gilbey, Hamilton, Mac Cafferty, Phillips, C Theobald and Wells</p> <p>Co-opted Members: James Breckell (Conservation Advisory Group) and Chris Kift (The FED Centre for Independent Living)</p>
Contact:	<p>Ross Keatley Democratic Services Officer 01273 291064 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>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.

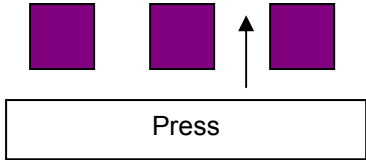
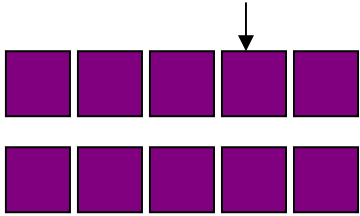
Democratic Services: Planning Committee

Senior Solicitor	Councillor Hawtree Chair	Head of Development Control	Presenting Officer
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Public Speaker	Public Speaker
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Public Seating



AGENDA

162. 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.

163. MINUTES OF THE PREVIOUS MEETING

1 - 12

Minutes of the meeting held on 20 February 2013 (copy attached).

PLANNING COMMITTEE

164. CHAIR'S COMMUNICATIONS

165. PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 6 March 2012.

166. TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS

167. WELLEND VILLAS, SPRINGFIELD ROAD, BRIGHTON, REQUEST FOR A VARIATION OF S106 27 SEPTEMBER 2002 SIGNED IN ASSOCIATION WITH BH2002/00562 13 - 18

Report of the Strategic Director, Place (copy attached).

Ward Affected: Preston Park

168. TO CONSIDER AND DETERMINE PLANNING APPLICATIONS

MAJOR APPLICATIONS

A. BH2012/02205 - Anston House, 137 - 147 Preston Road, Brighton - Full Planning 19 - 68

Demolition of existing building and erection of a new building ranging from 7no to 15no storeys providing 231 residential units, circa 2,019 sqm of non-residential floor space (including a mix of B1a Office, Retail and Community floorspace), 158 car parking spaces and 240 cycle spaces, landscaping and other associated works.

Recommendation – MINDED TO GRANT

Ward Affected: Preston Park

B. BH2012/03446 - Court Farm House, Court Farm, Devils' Dyke Road, Hove - Full Planning 69 - 96

Demolition of existing buildings and construction of 5no two storey detached dwelling houses and a 58 bed space, part two and part three storey nursing home with associated landscaping and access works and provision of 28 new car parking spaces and 15 cycle spaces.

Recommendation – REFUSE

Ward Affected: Hangleton & Knoll

PLANNING COMMITTEE

- C. BH2012/03813 - Units 1-5 Ground Floor & Unit 1 First Floor, Waterfront, Brighton Marina - Full Planning 97 - 106**

Change of Use from retail (A1) on ground floor and drinking establishment (A4) on first floor to restaurant (A3).

Recommendation – GRANT

Ward Affected: Rottingdean Coastal

MINOR APPLICATIONS

- D. BH2012/03286 - Land rear of 140-146 Springfield Road, Brighton - Extension to Time Limit Full Planning 107 - 126**

Application to extend time limit for implementation of previous application BH2008/03194 for the erection of a terrace of 4no three bedroom houses.

Recommendation – MINDED TO GRANT

Ward Affected: Preston Park

- E. BH2012/03988 - 121-131 Conway Street, Hove - Removal or Variation of Condition 127 - 138**

Application for variation of condition 4 of 3/87/0895 (Change of use to 3no Class B1 Units from existing Builders Depot) that the use hereby authorised shall be limited to the hours of 0700 to 2100 Monday to Saturday, and 1100 to 1500 hours on Sundays and Bank Holidays.

Recommendation – REFUSE

Ward Affected: Goldsmid

- F. BH2013/00120 - 38 Medina Villas, Hove - Householder Planning 139 - 148**

Alterations to front boundary wall including installation of matching pier to form access to new parking space.

Recommendation - REFUSE

Ward Affected: Central Hove

PLANNING COMMITTEE

- G. BH2012/03464 - Land to rear of 1-2 Victoria Terrace, Kingsway & Spa Court, Kings Esplanade, Hove - Removal or Variation of Conditon** **149 - 160**

Application for variation of condition 2 of application BH2011/03375, (Refurbishment of building including replacement of existing roof with new copper roof and rooflights, external rendering and construction of boat store adjacent to entrance ramp) to permit revisions to approved drawings to relocate memorial cross and enlargement of canoe store.

Recommendation – GRANT

Ward Affected: Central Hove

169. 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

- 170. APPEAL DECISIONS** **161 - 190**
(copy attached).
- 171. LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE** **191 - 194**
(copy attached).
- 172. INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES** **195 - 196**
(copy attached).
- 173. INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS** **197 - 202**
(copy attached).
- 174. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS)** **203 - 322**
(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>

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.

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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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 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) or email democratic.services@brighton-hove.gov.uk.

Date of Publication - Tuesday, 5 March 2013