





Brighton & Hove
City Council

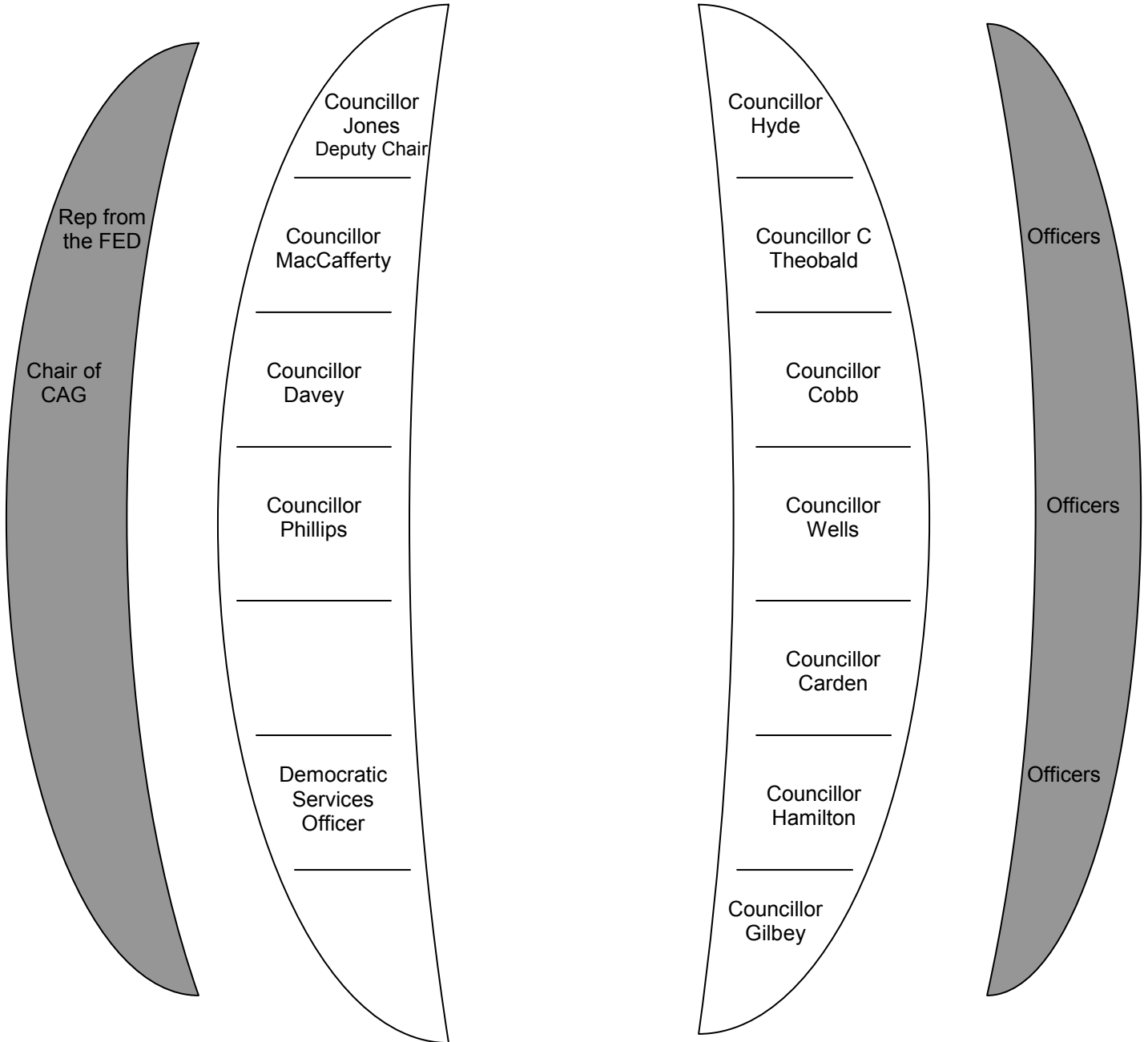
Planning Committee

Title:	Planning Committee
Date:	24 April 2013
Time:	2.00pm
Venue	Council Chamber, Hove Town Hall
Members:	Councillors: Hawtree (Chair), Jones (Deputy Chair), Hyde (Opposition Spokesperson), Carden (Opposition Spokesperson), Cobb, Davey, Gilbey, Hamilton, Mac Cafferty, Phillips, C Theobald and Wells Co-opted Members: James Breckell (Conservation Advisory Group) and Chris Kift (The FED Centre for Independent Living)
Contact:	Ross Keatley Democratic Services Officer 01273 291064 ross.keatley@brighton-hove.gov.uk

	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.
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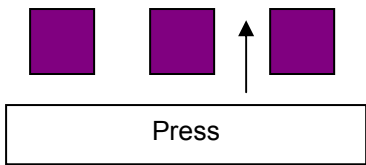
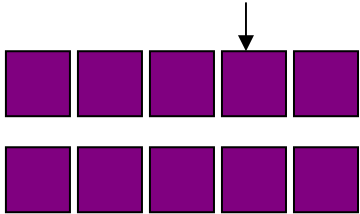
Democratic Services: Planning Committee

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

187. 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.

188. MINUTES OF THE PREVIOUS MEETING

1 - 12

Minutes of the meeting held on 3 April 2013 (copy attached).

PLANNING COMMITTEE

189. CHAIR'S COMMUNICATIONS

190. PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 17 April 2012.

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

192. TO CONSIDER AND DETERMINE PLANNING APPLICATIONS

MAJOR APPLICATIONS

A. BH2012/02205 - Anston House, 137 - 147 Preston Road, Brighton - Full Planning Permission 13 - 72

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.

RECOMMEDATION – MINDED TO GRANT

Ward Affected: Preston Park

B. BH2012/04048 - Land at Brighton Marina comprising Outer Harbour West Quay and adjoining land - Removal or Variation of Condition 73 - 120

Application for variation of condition 70 of application BH2006/01124 as amended by BH2012/00042 (Major mixed use development comprising new engineered basement structure to create platform on Spending Beach and West Quay, 853 residential units in 11 buildings ranging from 6-40 storeys, Class A, D1, D2 and B1 uses, Lifeboat Station, 496 parking spaces, alterations to pontoons and moorings, new bridges, informal and formal recreation space and alterations to access arrangements) to allow revisions to basement structures over Spending Beach and West Quay with associated landscaping and engineering works to accommodate revised car parking layout. Total number of car parking spaces and main access point to remain unchanged.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Rottingdean Coastal

PLANNING COMMITTEE

- C. BH2013/00245 - Land Adjoining 10 New England Road & rear of 53 New England Street, Brighton - Full Planning Permission** **121 - 140**

Temporary change of use of land for 5 years from scrap metal yard to residential and the erection of 36 containers in one block of 5 containers in height and one block of 3 containers in height for use as individual dwelling units.

RECOMMENDATION – GRANT

Ward Affected: St Peter's & North Laine

MINOR APPLICATIONS

- D. BH2012/03222 - 5 Roedean Heights - Full Planning Permission** **141 - 168**

Demolition of existing house and construction of 7 residential apartments with new access from Roedean Road.

RECOMMENDATION – REFUSE

Ward Affected: Rottingdean Coastal

- E. BH2012/03673 - Blocks A & B, Kingsmere, Brighton - Full Planning Permission** **169 - 186**

Erection of additional storey to Blocks A and B to create 8no flats with private roof gardens, with associated additional car parking and cycle storage.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Withdean

- F. BH2013/00162 - Plinth, Kings Esplanade, Hove - Full Planning Permission** **187 - 196**

Erection of stone clad plinth with surrounding paving at base, incorporating lighting scheme set flush in ground & on plinth for use to display sculptures & art.

RECOMMENDATION – GRANT

Ward Affected: Central Hove

- G. BH2012/03252 - 150 Ladies Mile Road, Brighton - Full Planning Permission** **197 - 212**

Demolition of garage and outbuilding in garden to North side of existing bungalow and erection of new two storey detached dwelling.

RECOMMENDATION – GRANT

Ward Affected: Patcham

PLANNING COMMITTEE

- H. BH2012/02173 - 39 Upper Gardner Street, Brighton - Full Planning Permission 213 - 232**

Change of use from retail (A1) to café (A3) on lower ground, ground and first floors and retrospective change of use from café (A3) to office (B1) on second floor and replacement of ground floor sliding doors and fenestration above.

RECOMMENDATION – GRANT

Ward Affected: St Peter's & North Laine

- I. BH2012/04042 - 121-123 Davigdor Road, Hove Full Planning Permission 233 - 244**

Change of Use of part of car park to hand car wash. (Retrospective). Temporary consent for a period of 3 years.

RECOMMENDATION – GRANT

Ward Affected: Goldsmid

- J. BH2013/00254 - Land to South of 32 Cambridge Grove, Hove - Full Planning Permission 245 - 260**

Erection of 1 no. 3 bedroom dwelling.

RECOMMENDATION – REFUSE

Ward Affected: Goldsmid

- K. BH2013/00500 - 119 Portland Road, Hove - Full Planning Permission 261 - 274**

Erection of 1no. three bedroom dwelling house.

RECOMMENDATION – REFUSE

Ward Affected: Westbourne

193. 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

- 194. APPEAL DECISIONS 275 - 310**

(copy attached).

- 195. LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 311 - 314**

(copy attached).

PLANNING COMMITTEE

196. INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 315 - 316

(copy attached).

197. INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 317 - 322

(copy attached).

198. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS) 323 - 414

(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. 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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If you have any queries regarding this, please contact the Head of Democratic Services or the designated Democratic Services Officer listed on the agenda.

PLANNING COMMITTEE

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, 16 April 2013