





**Brighton & Hove
City Council**

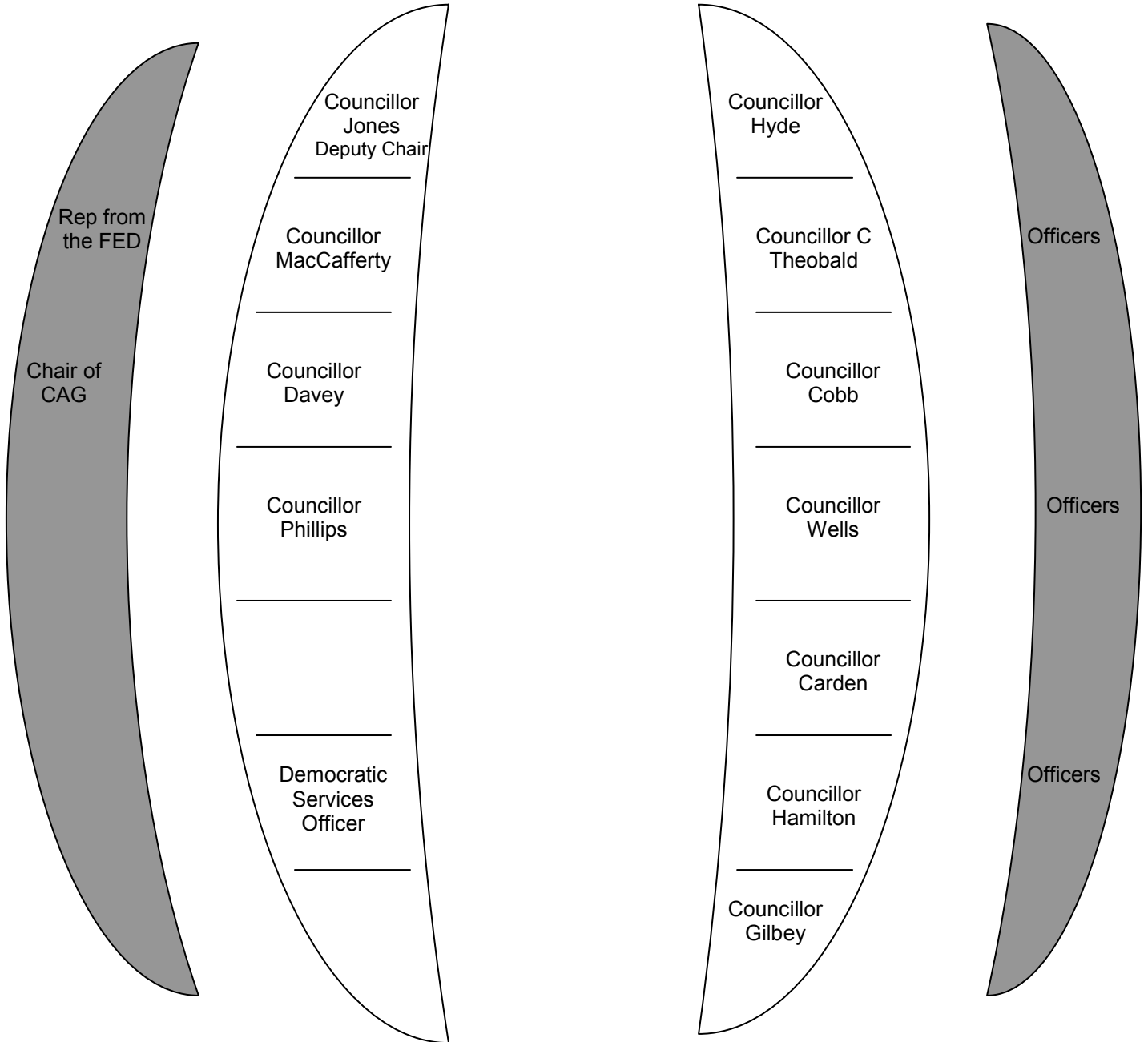
Planning Committee

Title:	Planning Committee
Date:	15 May 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.

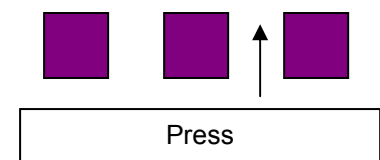
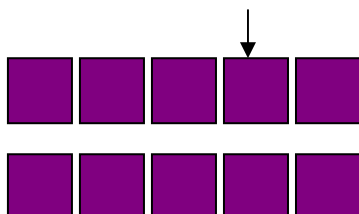
Democratic Services: Planning Committee

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

199. 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.

200. MINUTES OF THE PREVIOUS MEETING

Minutes of the meeting held on 24 April 2013 (copy attached).

PLANNING COMMITTEE

201. CHAIR'S COMMUNICATIONS

202. PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 7 May 2013.

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

204. TO CONSIDER AND DETERMINE PLANNING APPLICATIONS

MAJOR APPLICATIONS

**A. BH2013/00197-Richmond House, Richmond Road, Brighton 31 - 80
-Full Planning Permission**

Demolition of existing 2no storey building and construction of 1no three storey building and 1no five storey building providing 144 rooms of student accommodation, with associated ancillary space, 186 cycle spaces, removal of existing trees, landscaping and other associated works.

RECOMMENDATION – REFUSE

Ward Affected: St Peter's & North Laine

**B. BH2012/03364 -1 Manor Road, Brighton - Full Planning 81 - 112
Permission**

Demolition of existing chapel, garages and extensions to Villa Maria and St Augustine's buildings. Change of use from convent boarding house (Sui generis) and refurbishment of existing buildings Villa Maria and St Augustine's to provide 16no. flats. Erection of 6no. new buildings ranging from 2no. to 3no. storeys providing 22no. houses and 8no. flats. A total of 46no. dwellings to be created with associated car and cycle parking, landscaping and other works including ecological enhancements.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: East Brighton

MINOR APPLICATIONS

**C. BH2013/00254 - Land to South of 32 Cambridge Grove, 113 - 128
Hove-Full Planning Permission**

Erection of 1 no. 3 bedroom dwelling.

RECOMMENDATION – REFUSE

Ward Affected: Goldsmid

PLANNING COMMITTEE

- D. BH2012/03806 -33 Mighell Street & 70a Carlton Hill, Brighton - Full Planning Permission** **129 - 150**
- Demolition of existing garage and flint wall. Rebuilding of flint wall and construction of new part five and part four storey building comprising of office space on the lower ground floor and part of ground floor and 9no flats on the ground, first, second and third floors and associated works.
- RECOMMENDATION – GRANT**
Ward Affected: Queen’s Park
- E. BH2012/04087 - 33 Mighell Street & 70 Carlton Hill, Brighton - Conservation Area Consent** **151 - 162**
- Demolition of existing building and flint wall.
- RECOMMENDATION – GRANT**
Ward Affected: Queens Park
- F. BH2013/00139 -Land to Rear of 67-81 Princes Road, Brighton - Full Planning Permission** **163 - 196**
- 6no. three storey, 2no bedroom terraced houses with pitched roofs & solar panels. Provision of private and communal gardens, waste & refuse facilities & cycle store with associated on street car parking. Erection of a street level lift gate house.
- RECOMMENDATION – GRANT**
Ward Affected: St Peter’s & North Laine
- G. BH2013/00683 - Sandringham Lodge, 23 Palmeira Avenue, Hove - Full Planning Permission** **197 - 210**
- Formation of additional level comprising of 2no three bedroom penthouse flats incorporating roof gardens and delegated car parking.
- RECOMMENDATION – MINDED TO REFUSE**
Ward Affected: Brunswick & Adelaide
- H. BH2013/00393 - Land rear of 39-73 Queen Victoria Avenue, Hove - Full Planning Permission** **211 - 228**
- Erection of 2 no. single storey one bedroom dwellings.
- RECOMMENDATION – REFUSE**
Ward Affected: Hove Park
- I. BH2013/00947 -Second & Third Flat 11 Powis Road, Hove- Householder Planning Permission** **229 - 236**
- Removal of existing rear dormer and replacement with new dormer with a timber decked balcony and glass balustrade. Installation of rear rooflight.
- RECOMMENDATION – REFUSE**
Ward Affected: Regency

PLANNING COMMITTEE

205. 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

- | | |
|---|------------------|
| 206. APPEAL DECISIONS | 237 - 290 |
| (copy attached). | |
| 207. LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE | 291 - 294 |
| (copy attached). | |
| 208. INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES | 295 - 296 |
| (copy attached). | |
| 209. INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS | 297 - 302 |
| (copy attached). | |
| 210. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS) | 303 - 426 |
| (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.

PLANNING COMMITTEE

WEBCASTING NOTICE

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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, 7 May 2013