





**Brighton & Hove  
City Council**

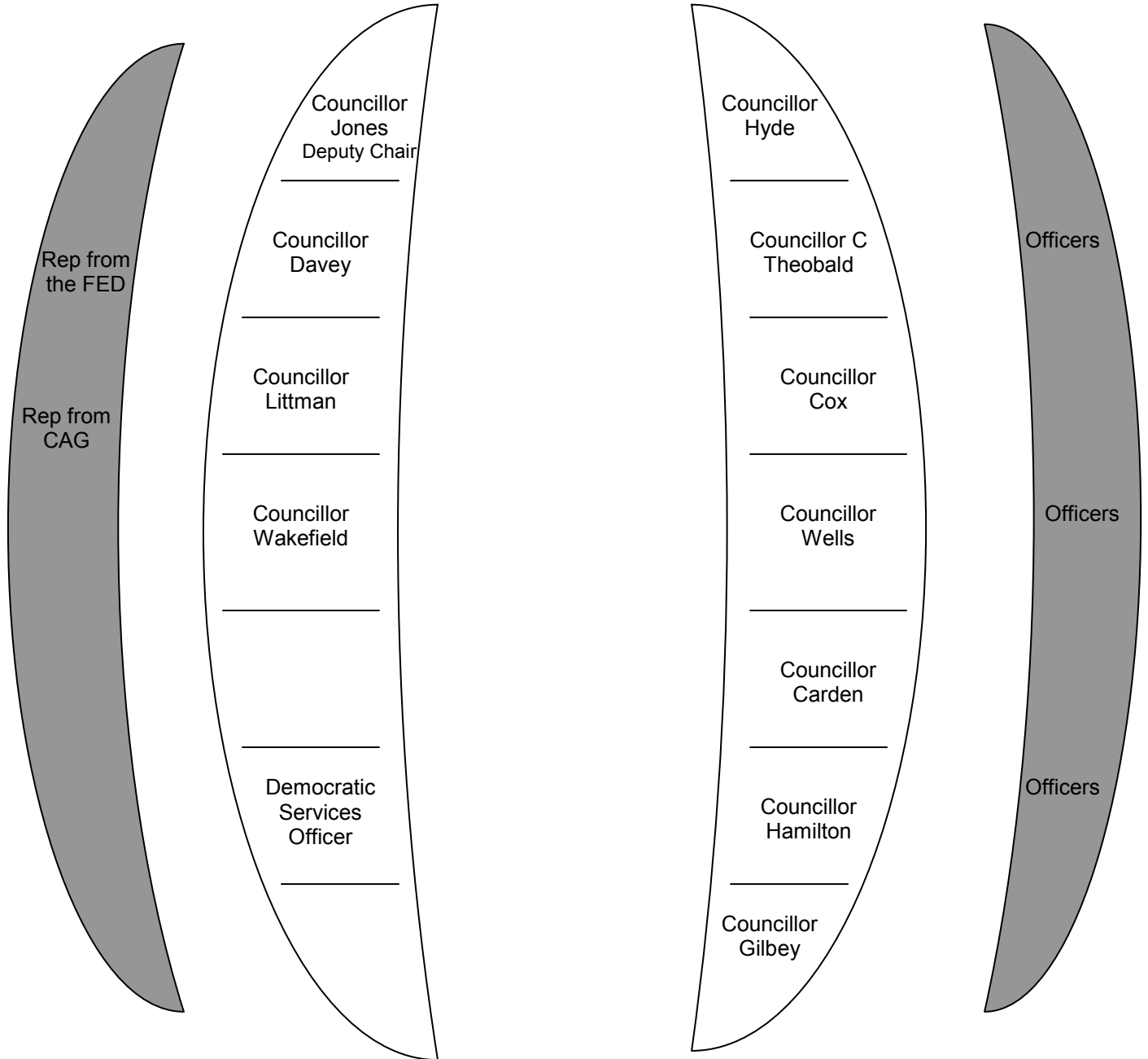
# Planning Committee

Title:	<b>Planning Committee</b>
Date:	<b>26 June 2013</b>
Time:	<b>2.00pm</b>
Venue	<b>Council Chamber, Hove Town Hall</b>
Members:	<p><b>Councillors:</b> Mac Cafferty (Chair), Jones (Deputy Chair), Hyde (Opposition Spokesperson), Carden (Opposition Spokesperson), Cox, Davey, Gilbey, Hamilton, Littman, C Theobald, Wells and Wakefield</p> <p><b>Co-opted Members:</b> Jim Gowans (Conservation Advisory Group) and Chris Kift (The FED Centre for Independent Living)</p>
Contact:	<p><b>Ross Keatley</b> 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><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>

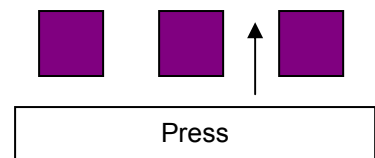
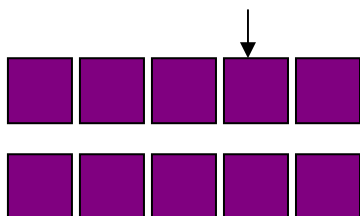
# Democratic Services: Planning Committee

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



## AGENDA

### 13. 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.*

### 14. MINUTES OF THE PREVIOUS MEETING

1 - 18

Minutes of the meeting held on 5 June 2013 (copy attached).

## PLANNING COMMITTEE

### 15. CHAIR'S COMMUNICATIONS

### 16. PUBLIC QUESTIONS

**Written Questions:** to receive any questions submitted by the due date of 12 noon on 18 June 2012.

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

### 18. TO CONSIDER AND DETERMINE PLANNING APPLICATIONS

#### MAJOR APPLICATIONS

**A. BH2013/00293 - Land West of Redhill Close, Brighton - Removal or Variation of Condition 19 - 38**

Application for variation of conditions 8 and 13 of application BH2010/00692 (Outline application for 31 dwellings (0.62 ha) with public open space (2.11 ha) and approval of reserved matters for layout, access and landscaping) to change the wording within the condition to state that the development will achieve a Sustainable Homes Code Level 4 rather than Level 5.

**RECOMMENDATION – MINDED TO GRANT**

*Ward Affected: Withdean*

#### MINOR APPLICATIONS

**B. BH2013/00848 - The Hyde, 95 Rowman Avenue, Hove- Full Planning Permission 39 - 58**

Construction of 5no. four bedroom houses and access road off Rowan Avenue with associated works including car parking.

**RECOMMENDATION – GRANT**

*Ward Affected: Hangleton & Knoll*

**C. BH2012/04035 - 43 Russell Square, Brighton - Full Planning Permission 59 - 72**

Change of use from single dwelling (C3) to House in Multiple Occupation (Sui Generis) on upper floors and 1 no. one bedroom basement flat. Alterations including increased roof height of rear extension and provision of slate roof. (Part Retrospective).

**RECOMMENDATION – GRANT**

*Ward Affected: Regency*

## PLANNING COMMITTEE

- D. BH2013/01366 - 35 Uplands Road, Brighton - Full Planning Permission 73 - 82**

Change of use from single dwelling (C3) to House in Multiple Occupation (C4).

**RECOMMENDATION – GRANT**

*Ward Affected: Hollingdean & Stanmer*

- E. BH2013/01106 - 40-42 Upper St James's Street, Brighton - Full Planning Permission 83 - 96**

Erection of a two storey extension creating additional second and third floors. Creation of 2no flats at second and third floor levels.

**RECOMMENDATION – GRANT**

*Ward Affected: Queen's Park*

- F. BH2013/01482 - 68 Crescent Drive South, Brighton - Full Planning Permission 97 - 104**

Erection of front and rear extensions, loft conversion incorporating raising of ridge height, hip to gable roof extension, installation of rear balcony and rooflights.

**RECOMMENDATION – REFUSE**

*Ward Affected: Woodingdean*

- 19. 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

- 20. APPEAL DECISIONS 105 - 126**  
(copy attached).
- 21. LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 127 - 130**  
(copy attached).
- 22. INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 131 - 136**  
(copy attached).

## PLANNING COMMITTEE

**23. INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS** 137 - 138

(copy attached).

**24. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS)** 139 - 276

(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.

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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](mailto:ross.keatley@brighton-hove.gov.uk)) or email [democratic.services@brighton-hove.gov.uk](mailto:democratic.services@brighton-hove.gov.uk).

**PLANNING COMMITTEE**

Date of Publication - Tuesday, 18 June 2013