





**Brighton & Hove
City Council**

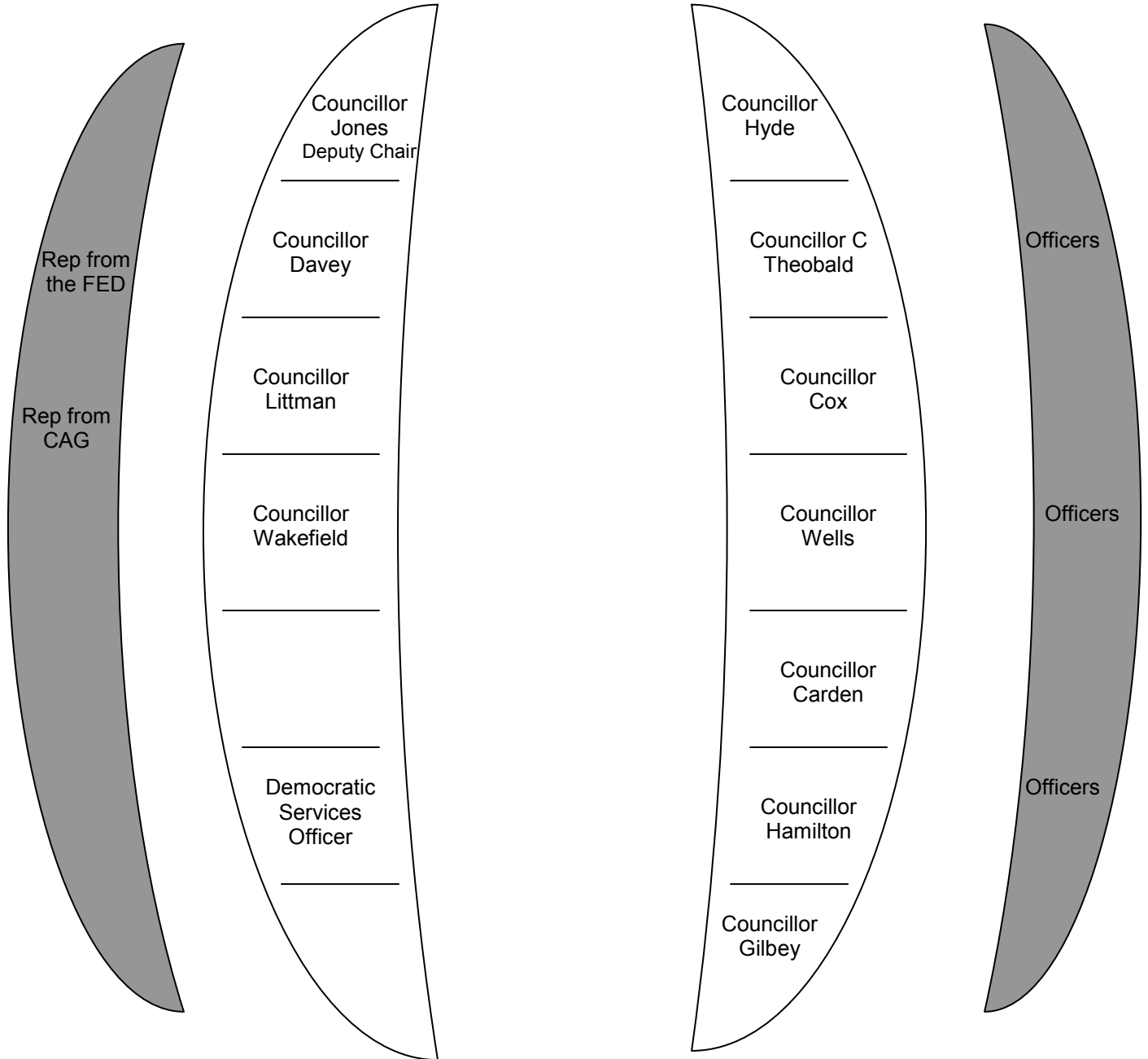
Planning Committee

Title:	Planning Committee
Date:	18 September 2013
Time:	2.00pm
Venue	Council Chamber, Hove Town Hall
Members:	<p>Councillors: Mac Cafferty (Chair), Jones (Deputy Chair), Hyde (Opposition Spokesperson), Carden (Opposition Spokesperson), Cox, Davey, Gilbey, Hamilton, Littman, C Theobald, Wells and Wakefield</p> <p>Co-opted Members: Jim Gowans (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.gcsx.gov.uk</p>

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	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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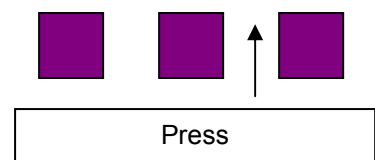
Democratic Services: Planning Committee

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



AGENDA

Part One

Page

63. 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.

(d) Use of mobile phones and tablets: Would Members please ensure that their mobile phones are switched off. Where Members are using tablets to access agenda papers electronically please ensure that these are switched to 'airplane mode'.

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64. MINUTES OF THE PREVIOUS MEETING 1 - 22

Minutes of the meeting held on 28 August 2013 (copy attached).

65. CHAIR'S COMMUNICATIONS

66. PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 11 September 2013.

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

68. TO CONSIDER AND DETERMINE PLANNING APPLICATIONS

Please note that the published order of the agenda may be changed; major applications will always be heard first; however, the order of the minor applications may be amended to allow those applications with registered speakers to be heard first.

MAJOR APPLICATIONS

A. BH2013/02096 - Hove Park Depot, The Droveaway, Hove - 23 - 44 Full Planning Permission

Demolition of existing buildings and construction of a new three storey primary school building with brise soleil solar shading, solar panels and windcatchers with associated external hard and soft landscaping.

RECOMMENDATION – REFUSE

Ward Affected: Hove Park

B. BH2013/02097 - Hove Park Depot, The Droveaway, Hove - 45 - 52 Conservation Area Consent

Demolition of existing buildings.

RECOMMENDATION – GRANT

Ward Affected: Hove Park

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- C. BH2013/02050 - Aldi Stores Ltd, 7 Carlton Terrace, Portslade - Removal or Variation of Condition 53 - 64**

Application for variation of condition 1 of BH2011/02857 to vary the hours of operation of the store to read: The store shall not be open for trading to the public except between the hours of 0800 and 2100 on Monday to Saturday and 1000 to 1600 on Sundays and Bank Holidays. Staff may be within the premises between the hours of 0700 and 2200 hours on Mondays to Saturdays and 0930 and 1730 on Sundays and Bank Holidays.

RECOMMENDATION – GRANT

Ward Affected: South Portslade

MINOR APPLICATIONS

- D. BH2013/01836 - Rear of 32 Stanford Avenue, Brighton - Full Planning Permission 65 - 78**

Demolition of existing garage and erection of a two storey 1no bedroom house.

RECOMMENDATION – REFUSE

Ward Affected: Preston Park

- E. BH2013/01985 - 36 Upper Rock Gardens, Brighton - Full Planning Permission 79 - 88**

Demolition of upper ground floor rear extension and staircase and erection of lower and upper ground floor rear extensions with staircase.

RECOMMENDATION – REFUSE

Ward Affected: Queen's Park

- F. BH2013/02349 - Land to South of 32 Cambridge Grove, Hove - Full Planning Permission 89 - 102**

Erection of 3no bedroom dwelling.

RECOMMENDATION – REFUSE

Ward Affected: Goldsmid

- G. BH2013/02074 - 119 Church Road, Hove - Full Planning Permission 103 - 116**

Erection of single storey rear extension.

RECOMMENDATION – GRANT

Ward Affected: Central Hove

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- H. BH2013/02075 - 119 Church Road, Hove - Listed Building Consent** **117 - 126**
- Listed building consent for the erection of single storey rear extension.
- RECOMMENDATION – GRANT**
Ward Affected: Central Hove
- I. BH2013/01713 - 128 Church Road, Hove - Full Planning Permission** **127 - 144**
- Change of use of basement and ground floor from Financial (A2) to Restaurant (A3) and Bar (A4). Installation of new shop fronts to front and side elevations. Part excavation to facilitate extension of basement level. Erection of single storey rear extension with external steps and associated roof terrace. (Part Retrospective).
- RECOMMENDATION – GRANT**
Ward Affected: Central Hove
- J. BH2013/01938 - 52 Ainsworth Avenue, Brighton - Householder Planning Permission** **145 - 154**
- Erection of extension to first floor including dormer and window to front, windows to sides and Juliet balconies to rear.
- RECOMMENDATION – REFUSE**
Ward Affected: Rottingdean Coastal
- K. BH2013/02139 - 3 Royal Crescent, Brighton - Full Planning Permission** **155 - 166**
- Demolition of existing garage/store in rear garden and erection of garden room.
- RECOMMENDATION – GRANT**
Ward Affected: Queen's Park
- L. BH2013/02140 - 3 Royal Crescent, Brighton - Listed Building Consent** **167 - 174**
- Demolition of existing garage/store in rear garden and erection of garden room.
- RECOMMENDATION – GRANT**
Ward Affected: Queen's Park

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- M. BH2013/02475 - 33 Redhill Drive, Brighton - Full Planning Permission 175 - 184**

Erection of two storey rear extension.

RECOMMENDATION – GRANT

Ward Affected: Withdean

- N. BH2013/01800 - Park Manor, London Road, Brighton - Full Planning Permission 185 - 200**

Roof extension to form 4no one bedroom flats and 2no two bedroom flats with private roof gardens and creation of 4no car parking spaces, 1no disabled car parking space and new cycle store.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Withdean

- O. BH2013/00647 - Brighton Beach Market, Lower Esplanade, King's Road, Brighton - Full Planning Permission 201 - 214**

Temporary change of use from lower seafront promenade to open air market (during construction of i360 development).

RECOMMENDATION – GRANT

Ward Affected: Regency

- 69. 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

- 70. INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 215 - 218**

(copy attached).

- 71. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS) 219 - 338**

(copy attached)

- 72. LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 339 - 342**

(copy attached).

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73. INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 343 - 344

(copy attached).

74. APPEAL DECISIONS 345 - 386

(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.

For further details and general enquiries about this meeting contact Ross Keatley, (01273 291064, email ross.keatley@brighton-hove.gcsx.gov.uk) or email democratic.services@brighton-hove.gov.uk.

Date of Publication - Tuesday, 10 September 2013

PLANNING COMMITTEE