





**Brighton & Hove
City Council**

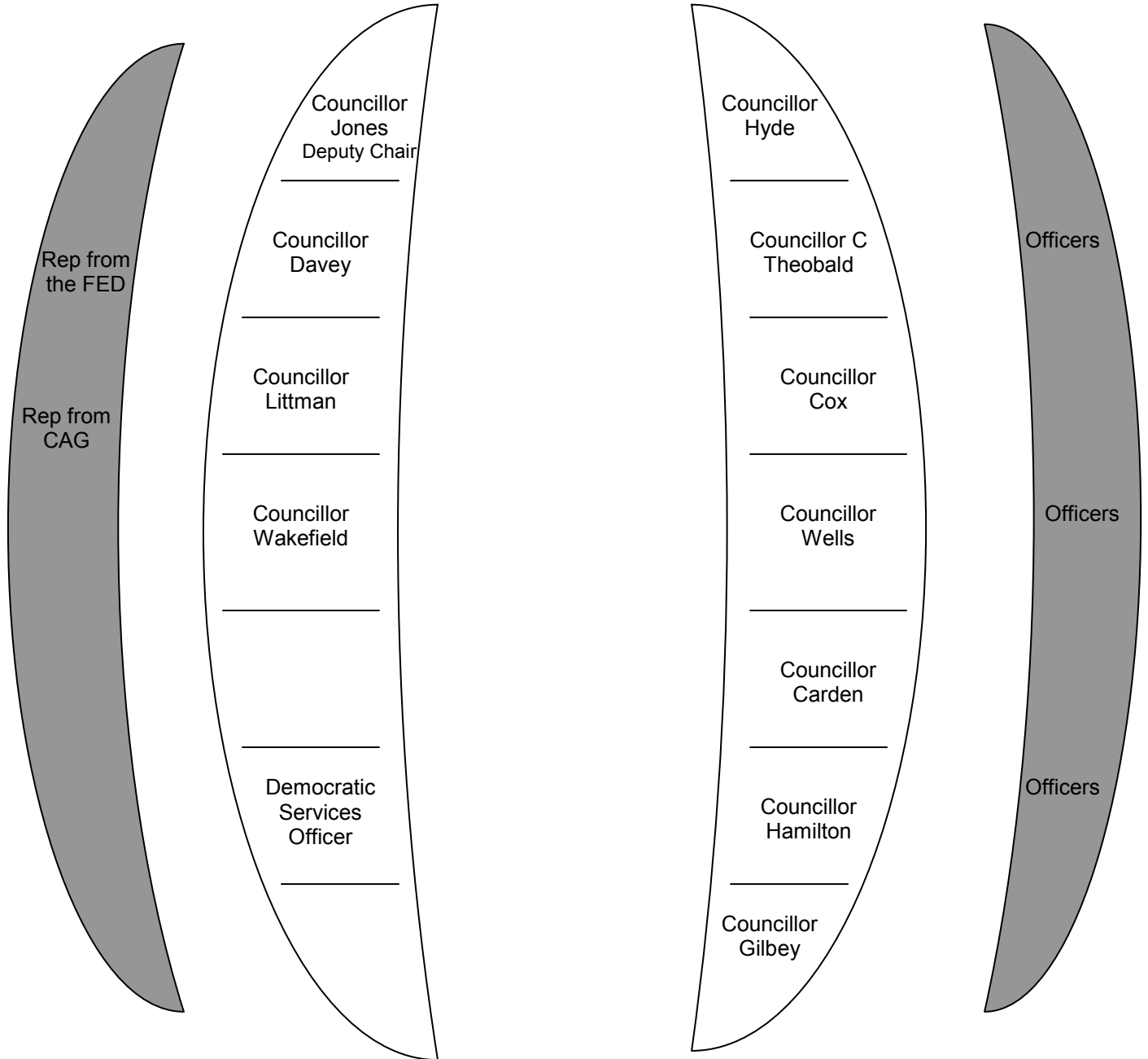
Planning Committee

Title:	Planning Committee
Date:	11 December 2013
Time:	10.30am
Venue	Council Chamber, Hove Town Hall
Members:	<p>Councillors: Mac Cafferty (Chair), Jones (Deputy Chair), Hyde (Opposition Spokesperson), Carden (Opposition Spokesperson), Cox, Davey, Duncan, Gilbey, Hamilton, Littman, Randall, C Theobald and Wells</p> <p>Co-opted Members: Jim Gowans (Conservation Advisory Group) and Chris Kift (The FED Centre for Independent Living)</p>
Contact:	<p>Ross Keatley Acting Democratic Services Manager 01273 291064 ross.keatley@brighton-hove.gcsx.gov.uk</p>

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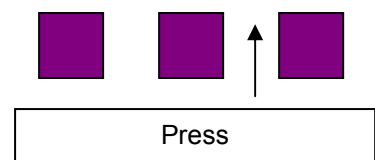
Democratic Services: Planning Committee

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

112. 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'.

PLANNING COMMITTEE

113. MINUTES OF THE PREVIOUS MEETING

1 - 16

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

114. CHAIR'S COMMUNICATIONS

115. PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 4 December 2013.

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

117. 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

ITEMS TO BE HEARD BETWEEN 10.30 AM & 1.30 PM

A. BH2013/01600 - City College, Pelham Street, Brighton - Outline application some matters reserved

17 - 190

Hybrid planning application comprising: Phase 1: Full planning application for erection of an 8 storey (ground plus 7) College building of 12,056 sqm and ancillary accommodation (use class D1), with associated access, infrastructure and, public realm improvements and landscaping. Phase 2a: Full planning application for demolition of Pelham Tower and erection of a 10 (ground plus 9) storey building of 12,647 sqm to provide 442 student residential units and ancillary accommodation (sui generis use class), with associated access, infrastructure, public realm improvements and landscaping. Phase 2b: Outline planning consent for the demolition of York, Trafalgar and Cheapside Buildings, and the erection of up to 125 residential units (use class C3) (access, layout and scale).

RECOMMENDATION – MINDED TO GRANT

Ward Affected: St Peter's & North Laine

PLANNING COMMITTEE

- B. BH2013/03280 - Dorothy Stringer School, Loder Road, Brighton - Full Planning** 191 - 216

Installation of an artificial turf pitch with associated fencing and floodlighting incorporating alteration to internal access and landscaping works.

RECOMMENDATION – REFUSE

Ward Affected: Withdean

- C. BH2013/01254 - 18 Wellington Road, Brighton - Full Planning** 217 - 248

Demolition of existing building and construction of two separate 3 storey high blocks comprising 31 one, two and three bedroom flats together with associated car parking, cycle parking amenity space and bin storage.

RECOMMENDATION – REFUSE

Ward Affected: Hanover & Elm Grove

ITEMS TO BE HEARD AFTER 2.30 PM

- D. BH2013/00710 - 13 - 22 North Street, 12D Meeting House Lane and 11-14 Brighton Place, Brighton - Full Planning** 249 - 288

Creation of new shopping lane extending from Meeting House Lane to Brighton Place. Demolition of existing ground floor stores and first floor structures at rear of North Street shops. Adaptation and extension of existing shops on North Street to create 8 shop units to north side of new lane, reconfiguration of North Street shops. Construction of 7 new 2 storey flats over shops around a courtyard. Construction of 6 new shops to south side of new lane with 2 floors of offices over. Adaptation of 12D Meeting House Lane to provide additional shop front onto lane. Blocking up of openings in end wall of Puget's Cottage following demolition of adjoining structures (Amended description).

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Regency

- E. BH2013/00711 - 13 - 22 North Street, 12D Meeting House Lane and 11-14 Brighton Place, Brighton - Conservation Area Consent** 289 - 298

Demolition of existing building at 11 Brighton Place and demolition of existing stores and first floor structures to rear of North Street shops.

RECOMMENDATION – GRANT

Ward Affected: Regency

PLANNING COMMITTEE

- F. BH2013/00712 - 7-10, 13-16, 26-28 and 33-36 Brighton Square, Brighton - Full Planning 299 - 324**

Removal of existing roof structures to 7no. two storey maisonettes within Brighton Square and creation of additional floors to each dwelling to create 7no three storey town houses, Formation of new entrance stair and lift and escape stair access connecting basement to first floor level. Remodelling works to residential façade, installation of new shop fronts to existing retail A1 and A3 units at ground floor level and remodelling and renovation works to square.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Regency

- G. BH2013/00715 - 17-19, 21-23 and 37-40 Brighton Square, Brighton - Full Planning 325 - 364**

Demolition of existing buildings at 21, 22 and 23 Brighton Square and demolition of existing two storey apartments at 37, 38, 39 and 40 Brighton Square. Conversion of existing A1 and A3 units to create new A3 units at ground floor level to East of Brighton Square with new car park access. Construction of a 26no room boutique hotel above new A3 units with entrance at ground floor level and bedroom accommodation to 3no floors above. Erection of new 4no storey building on site of 22 Brighton Square providing A1 retail at ground floor level and 3no flats above. Reconfiguration works to lane connecting Brighton Place to Brighton Square and other associated works.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Regency

- H. BH2013/00716 - 17-19 ,21-23 and 37-40 Brighton Square, Brighton - Conservation Area Consent 365 - 374**

Demolition of existing buildings at 21, 22, 23, 37, 38, 39 and 40 Brighton Square.

RECOMMENDATION – GRANT

Ward Affected: Regency

- I. BH2013/03589 - Puget's Cottage, Rear of 15 North Street, Brighton - Listed Building Consent 375 - 384**

Listed building consent for alterations incorporating reinstatement of South facing gable wall and blocking up of first floor doorway (Puget's Cottage).

RECOMMENDATION – GRANT

Ward Affected: Regency

PLANNING COMMITTEE

- J. BH2013/02152 - Brooke Mead, Albion Street, Brighton - Council Development 385 - 418**

Demolition of existing buildings and erection of a part 6no storey and part 5no storey building providing 45 Extra Care residential units, with associated communal spaces, landscaping works, cycle and scooter parking and community facilities.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Queen's Park

MINOR APPLICATIONS

- K. BH2013/03146 - Waitrose Ltd, 130-134a Western Road, Brighton - Full Planning 419 - 430**

Removal of trolley bay and creation of 2no trolley shelters and creation of 2no cycle racks within rear car park.

RECOMMENDATION – GRANT

Ward Affected: Regency

- L. BH2013/02231 - 125 Upper Lewes Road, Brighton - Full Planning 431 - 442**

Change of use from small House in Multiple Occupation (C4) to large House in Multiple Occupation (sui generis) and erection of first floor rear extension to create additional bedroom.

RECOMMENDATION – GRANT

Ward Affected: St Peter's & North Laine

- M. BH2013/02492 - Land at rear of 107, 109 & 111 Cowley Drive, Woodingdean, Brighton - Full Planning 443 - 456**

Erection of two storey, 2no. bedroom detached chalet bungalow with access from Pinfold Close.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Woodingdean

- N. BH2013/03162 - Flat 3, 5 Preston Park Avenue, Brighton - Full Planning 457 - 466**

Conversion of first and second floor maisonette to form 2no self-contained flats incorporating rooflights to front and rear elevation and flat roof.

RECOMMENDATION – GRANT

Ward Affected: Preston Park

PLANNING COMMITTEE

118. 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

119. INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 467 - 470

(copy attached).

120. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS) 471 - 626

(copy attached)

121. LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 627 - 630

(copy attached).

122. INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 631 - 632

(copy attached).

123. APPEAL DECISIONS 633 - 682

(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.

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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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PLANNING COMMITTEE

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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.

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