





**Brighton & Hove
City Council**

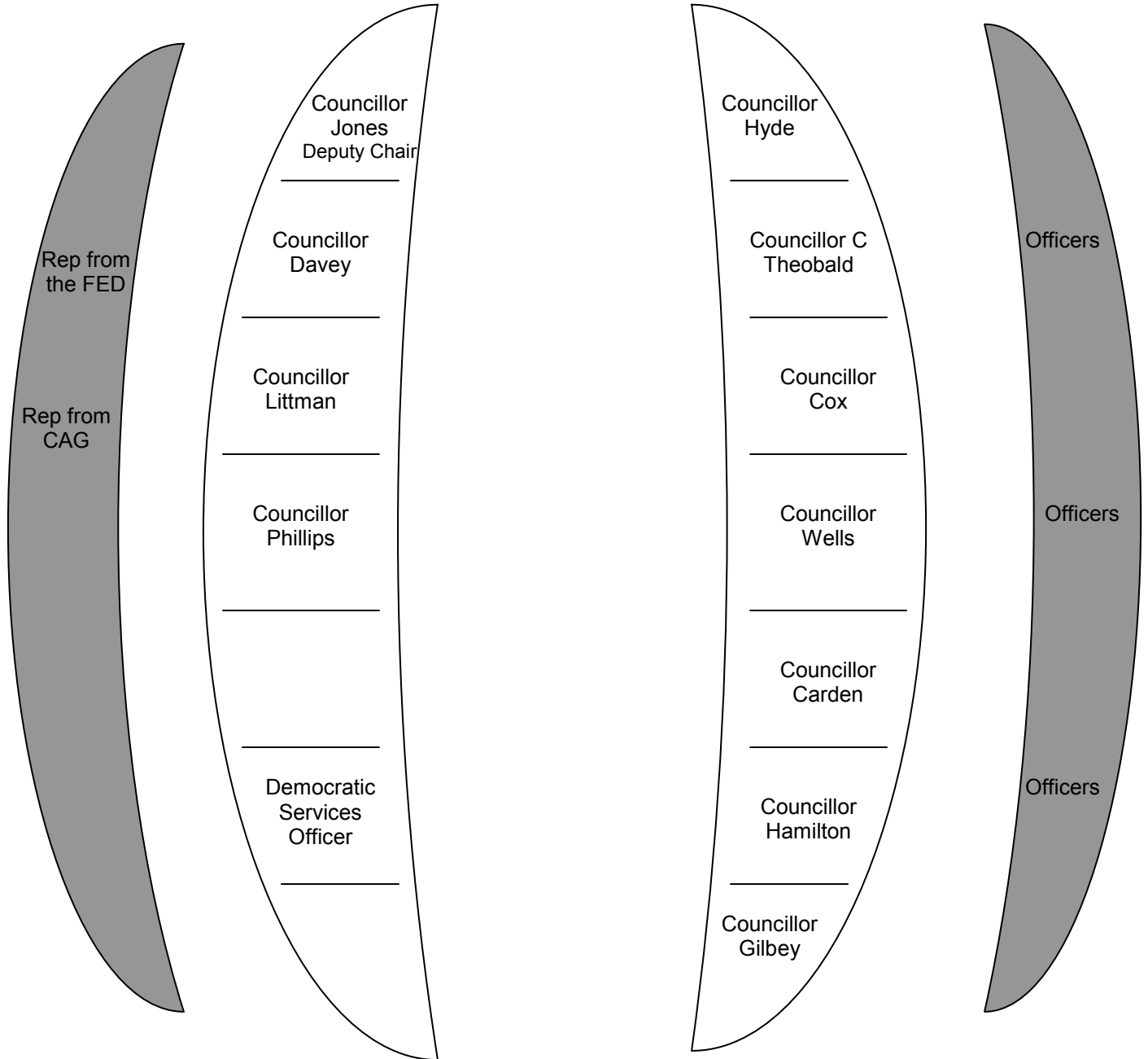
Planning Committee

Title:	Planning Committee
Date:	16 July 2014
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, Phillips, C Theobald and Wells</p> <p>Co-opted Members: Jim Gowans (Conservation Advisory Group)</p>
Contact:	<p>Penny Jennings Democratic Services Officer 01273 29-1064/5 planning.committee@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.

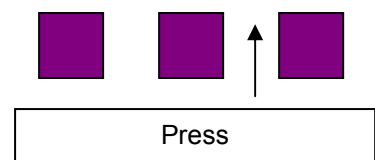
Democratic Services: Planning Committee

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



AGENDA

26 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

27 MINUTES OF THE PREVIOUS MEETING 1 - 14

Minutes of the meeting held on 25 June 2014 (copy attached).

28 CHAIR'S COMMUNICATIONS

29 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 9 July 2014.

30 TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS

31 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 **BH2013/04348- The Hippodrome & Hippodrome House, 51-58 Middle Street, 47 Middle Street, 10 & 11 Dukes Lane and land adjacent to 18-19 Ship Street, Brighton - Full Planning** 15 - 72

Full Planning - Internal and external alterations to Brighton Hippodrome and Hippodrome House to form an eight screen cinema (D2) and four associated café/restaurants units (A3) to include the following works: demolition of the fly tower and other later additions and construction of replacement rear extensions; excavation works to extend existing basements; construction of two storey extension to northern elevation; reinstatement of original Hippodrome entrance on Middle Street; demolition of 11 Dukes Lane to create a new pedestrian route; new bay window to western elevation of 10 Dukes Lane, new windows to 47 Middle Street; new windows and entrance way to Hippodrome House; reconfiguration of existing service yards and parking areas; improvements to pedestrian and disabled access to Middle Street and Dukes Lane; construction of new three storey plus basement unit on land adjacent to 18-19 Ship Street (referenced as 19A Ship Street in supporting documents and plans) comprising A1/A2/A3 use on the ground floor and B1 use on the upper floors; and other associated works.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Regency

PLANNING COMMITTEE

- b BH2013/04351-The Hippodrome & Hippodrome House, 51-58 Middle Street, 47 Middle Street, 10 & 11 Dukes Lane and land adjacent to 18-19 Ship Street, Brighton - Listed Building Consent 73 - 104**

Listed Building consent - Listed building consent for Internal and external alterations, restoration and repair to Brighton Hippodrome and Hippodrome House to facilitate conversion to cinema (D2) and associated café/restaurant units (A3) to include the following works: demolition of the rear fly tower and other later additions and construction of replacement rear extensions; construction of two storey extension to northern elevation to provide new access way into the Hippodrome; excavation works to stalls and orchestra pit; installation of mezzanine floor; reinstatement of original Hippodrome entrance on Middle Street; new windows and entrance way to Hippodrome House; and other associated works.

RECOMMENDATION - GRANT

Ward Affected: Regency

MINOR APPLICATIONS

- c BH2014/01281- 6 Norfolk Terrace, Brighton - Full Planning 105 - 116**

Full Planning - Removal of external fire escape to rear, replacement of existing door with timber window to rear and infilling of door openings, replacement rooflights, formation of a parapet gutter and associated alterations.

RECOMMENDATION – GRANT

Ward Affected: Regency

- d BH2014/01207- 6 Norfolk Terrace, Brighton - Listed Building Consent 117 - 126**

Listed Building Consent - Removal of external fire escape to rear, replacement of existing door with timber window to rear and infilling of door openings, replacement rooflights, formation of a parapet gutter and associated alterations. Internal alterations to upgrade the fire precautions in the building including fitting new fire doors.

RECOMMENDATION - GRANT

Ward Affected: Regency

- e BH2013/03815 - 93 Woodland Avenue, Hove - Householder Planning Consent 127 - 136**

Householder planning consent - Erection of single storey side and rear extension and garden room with associated alterations.

PLANNING COMMITTEE

RECOMMENDATION – GRANT

Ward Affected: Hove Park

- f BH2014/01236- 240 Dyke Road, Brighton - Full Planning 137 - 150**

Full planning - Change of use from single dwelling (C3) to children's Home (C2).

RECOMMENDATION - GRANT

Ward Affected: Withdean

- g BH2013/04367-13 Wilbury Road, Hove - Full Planning 151 - 170**

Full planning - Demolition of two storey rear extension and shed to South. Reconfiguration of existing flats and erection of four storey rear extension to form 4 no two bedroom additional flats.

RECOMMENDATION - GRANT

Ward Affected: Central Hove

32 BH2013/04367-13 WILBURY ROAD, HOVE - FULL PLANNING

Full planning - Demolition of two storey rear extension and shed to South. Reconfiguration of existing flats and erection of four storey rear extension to form 4 no two bedroom additional flats.

RECOMMENDATION - GRANT

Ward Affected: Central Hove

INFORMATION ITEMS

- 33 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 171 - 172**

(copy attached).

- 34 LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS) 173 - 296**

(copy attached)

- 35 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 297 - 298**

(copy attached).

- 36 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 299 - 300**

(copy attached).

37 APPEAL DECISIONS

301 - 348

(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>

38 TO CONSIDER ANY FURTHER APPLICATIONS IT HAS BEEN DECIDED SHOULD BE THE SUBJECT OF SITE VISITS FOLLOWING CONSIDERATION AND DISCUSSION OF PLANNING APPLICATIONS

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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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 29-1064/5, email planning.committee@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk.

PLANNING COMMITTEE

Date of Publication - Tuesday, 8 July 2014