





**Brighton & Hove
City Council**

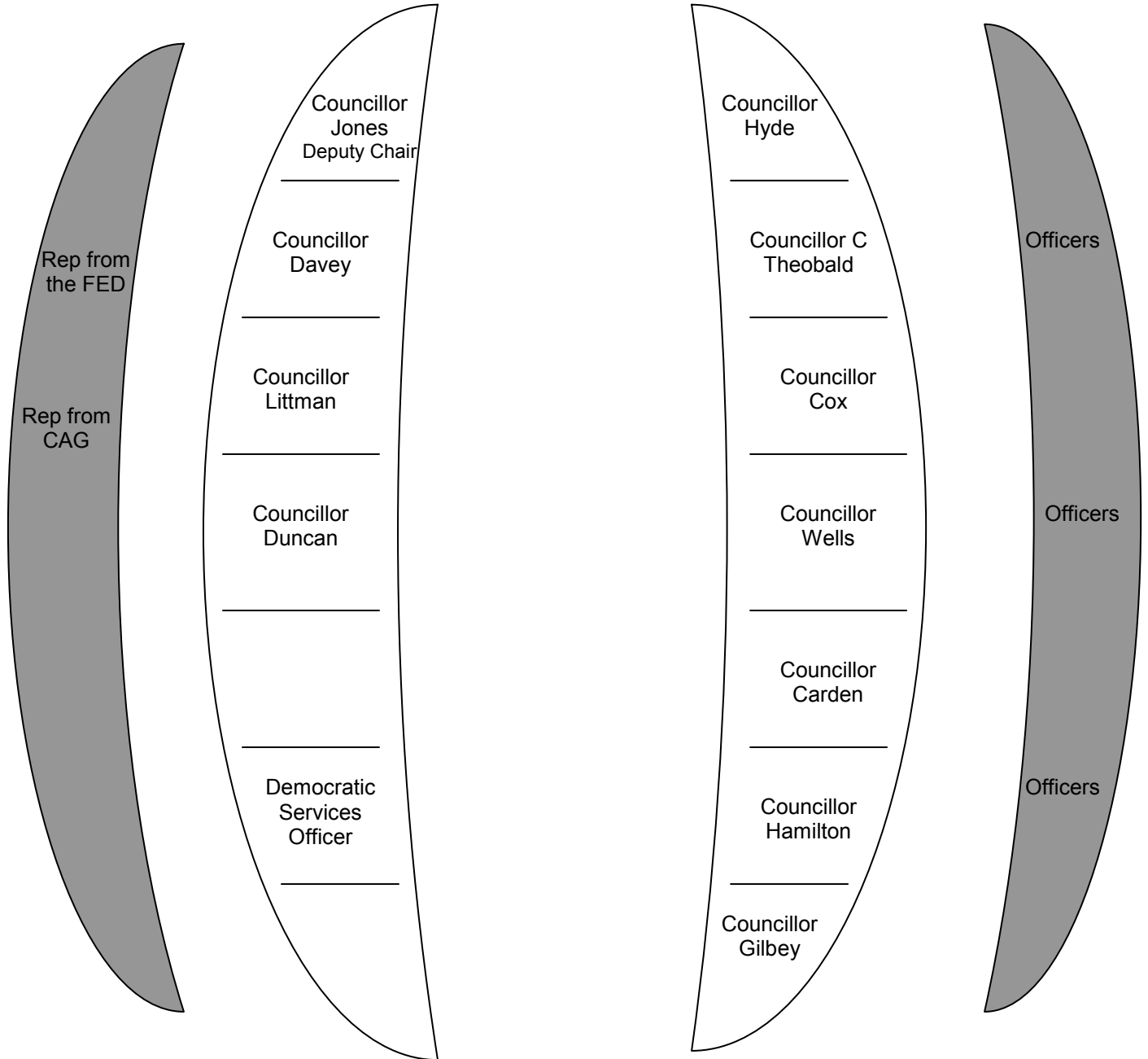
Planning Committee

Title:	Planning Committee
Date:	6 August 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>PennyJennings 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.

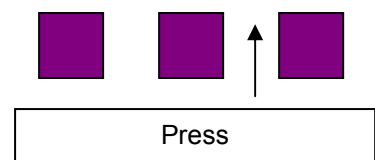
Democratic Services: Planning Committee

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

38 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

39 MINUTES OF THE PREVIOUS MEETING 1 - 16

Minutes of the meeting held on 16 July 2014 (copy attached).

40 CHAIR'S COMMUNICATIONS

41 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 30 July 2014.

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

43 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 **BH2014/01431- 27-33 Ditchling Road, Brighton -Full Planning** 17 - 38

Demolition of existing building and erection of new four storey building (plus basement) comprising new College facility and Halls of Residence (58 students rooms, 1 wheelchair accessible room, 1 warden's room and 2 rooms for supervisors), catering facilities, cycle parking and refuse and recycling facilities.

RECOMMENDATION – MINDED TO GRANT

Ward : *St Peter's & North Laine*

B **BH2014/00093- Landsdowne Place, Hotel, Landsdowne Place, Hove - Full Planning** 39 - 70

Part demolition, change of use and alteration and extensions, including creation of additional penthouse floor to convert existing hotel (C1) to 47no residential units (C3), creation of car parking and secure cycle parking at lower ground floor level, landscaping and other associated works. (Revised design).

RECOMMENDATION – MINDED TO GRANT

Ward : *Brunswick & Adelaide*

C **BH2013/03926 - The Astoria, 10-14 Gloucester Place, Brighton - Full Planning** 71 - 108

PLANNING COMMITTEE

Demolition of existing Grade II listed building and construction of new building consisting of 3no storeys in height at rear and 6no storeys in height at front (including basement) incorporating café/restaurant (A3) on the ground floor fronting Gloucester Place and community rooms (D1) on the ground floor fronting Blenheim Place with offices (B1) above and to the rear, together with 6no residential units (C3) on the fifth floor.

RECOMMENDATION – MINDED TO GRANT

Ward : *St Peter's & North Laine*

- D BH2013/03927 - The Astoria, 10-14 Gloucester Place, Brighton -Listed Building Consent 109 - 126**

Demolition of existing Grade II listed building.

RECOMMENDATION – GRANT

Ward : *St Peter's & North Laine*

MINOR APPLICATIONS

- E BH2014/01672 -24 Elrington Road, Hove -Full Planning 127 - 142**

Demolition of existing house and erection of two storey house with associated landscaping.

RECOMMENDATION – GRANT

Ward : *Hove Park*

- F BH2014/04293 - Flamingo, 4 Hill Brow, Hove - Full Planning 143 - 164**

Demolition of existing dwelling and erection of 3no five bedroom houses with associated parking and landscaping.

RECOMMENDATION – GRANT

Ward : *Hove Park*

- G BH2014/01209 -119 Portland Road, Hove - Full Planning 165 - 180**

Erection of 1no two bedroom house (C3) with alterations to side elevation of existing building.

RECOMMENDATION – REFUSE

Ward : *Westbourne*

- H BH2013/02536 -Rock Clinic, 8 Western Street, Brighton - Full Planning 181 - 190**

Rebuilding of rear first floor extension, replacement of first floor flat roof with additional overhang and replacement railings. (Retrospective).

RECOMMENDATION – GRANT

PLANNING COMMITTEE

Ward : Brunswick & Adelaide

I BH2014/01009- Land rear of 308 Dyke Road, Brighton -Full Planning 191 - 202

Demolition of existing garages and erection of 1no three bedroom house with off street parking.

RECOMMENDATION – REFUSE

Ward : Withdean

44 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

45 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 203 - 204

(copy attached).

46 LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS) 205 - 318

(copy attached)

47 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 319 - 322

(copy attached).

48 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 323 - 324

(copy attached).

49 APPEAL DECISIONS 325 - 382

(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>

PLANNING COMMITTEE

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 Penny Jennings, (01273 29-1064/5, email planning.committee@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk.

Date of Publication - Tuesday, 29 July 2014