





**Brighton & Hove
City Council**

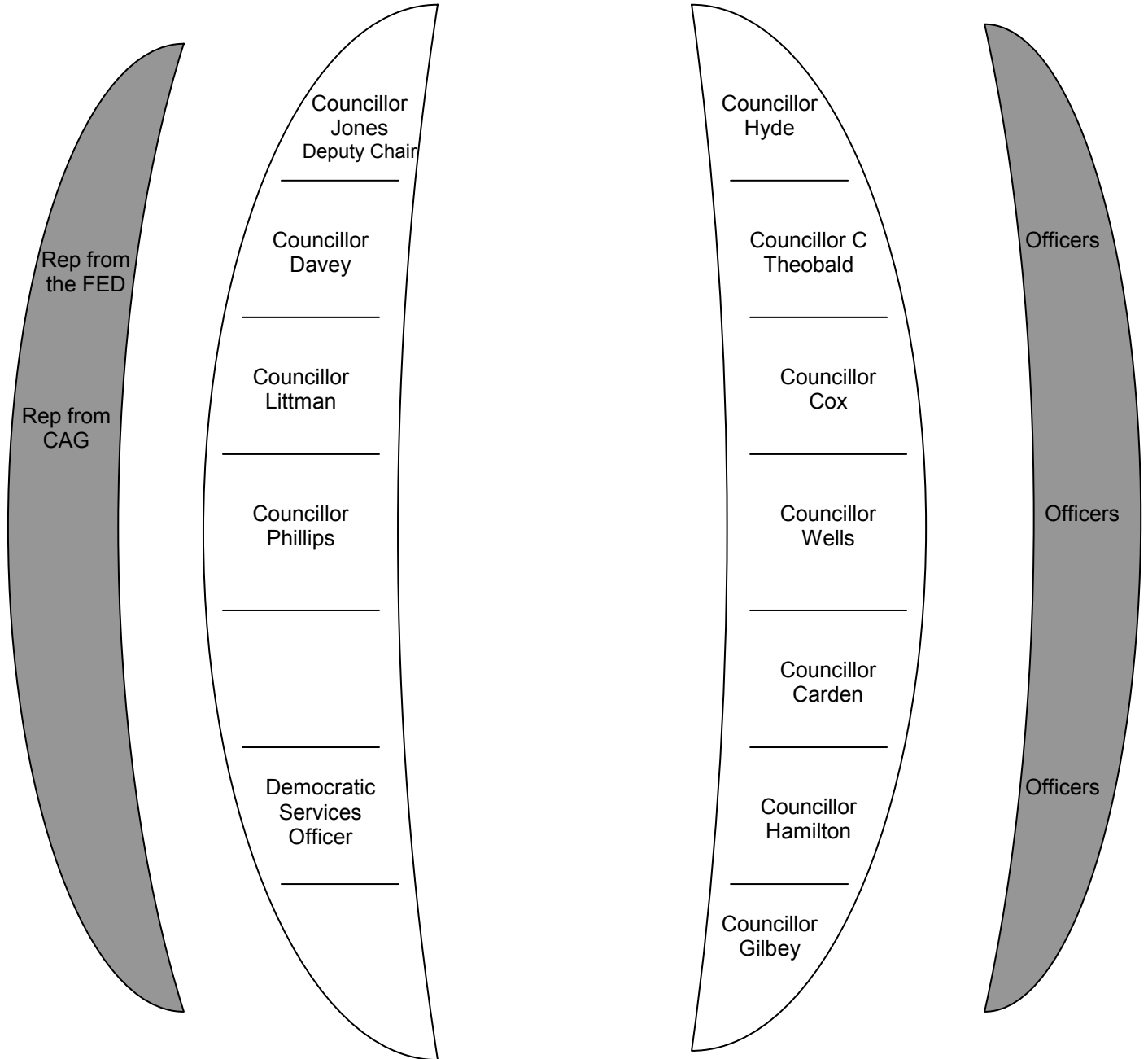
Planning Committee

Title:	Planning Committee
Date:	19 November 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>Ross Keatley Acting Democratic Services Manager 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.

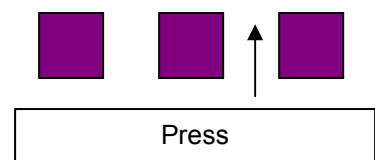
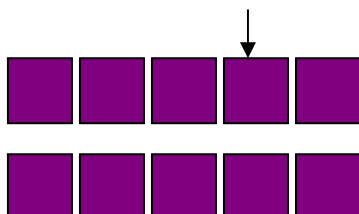
Democratic Services: Planning Committee

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

98 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

99 MINUTES OF THE PREVIOUS MEETING 1 - 10

Minutes of the meeting held on 29 October 2014 (copy attached).

100 CHAIR'S COMMUNICATIONS

101 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 29 October 2014.

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

103 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 BH2014/02417 - Robert Lodge, Manor Place, Brighton - Council Development 11 - 38

Construction of two new 3 storey blocks of flats consisting of 8no one bed flats, 1no one bed wheelchair accessible flat and lift in the Southern block and 4no one bed flats and 2no two bed flats in the Northern block together with associated works including solar panels on the roofs of both blocks and the re-routing of the public footpath within the site.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: East Brighton

MINOR APPLICATIONS

B BH2014/02412 - 168 Old Shoreham Road, Hove - Full Planning 39 - 54

Part change of use of ground floor from offices (B1) to residential (C3) with the erection of a single storey rear extension with associated external alterations to create 1no one bedroom flat (Part Retrospective).

RECOMMENDATION – GRANT

Ward Affected: Hove Park

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- C BH2014/03227 - 4 Barrowfield Close, Hove - Full Planning 55 - 74**
Erection of 1no four bedroom detached dwelling (C3).
RECOMMENDATION – GRANT
Ward Affected: Hove Park
- D BH2014/02503 - 75 - 105 Kings Road Arches, Brighton - Full Planning 75 - 92**
Demolition of arches and erection of new arches with new brick façade with timber doors. Replacement railings to upper esplanade level. Change of use from storage to mixed uses comprising retail (A1), café (A3), storage (B8) and beach huts. (Part retrospective).
RECOMMENDATION – GRANT
Ward Affected: Regency
- E BH2014/03103 - 88 Waldegrave Road, Brighton - Householder Planning Consent 93 - 100**
Replacement of existing timber sash windows with UPVC sash windows to the front elevation.
RECOMMENDATION – REFUSE
Ward Affected: Preston Park
- F BH2014/02826 - 24 Hythe Road, Brighton - Full Planning 101 - 122**
Erection of 3no four bedroom dwellings, conversion of stable block to four bedroom dwelling and enlargement of garden to existing dwelling.
RECOMMENDATION – GRANT
Ward Affected: Preston Park
- G BH2014/03008 - 6 The Spinney, Hove - Householder Planning Consent 123 - 136**
Remodelling of existing chalet bungalow to create a two storey 5no bedroom house with associated alterations including erection of first floor extensions to sides and rear and creation of rear terrace.
RECOMMENDATION – GRANT
Ward Affected: Hove Park

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

PLANNING COMMITTEE

INFORMATION ITEMS

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|------------|--|------------------|
| 105 | INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS | 137 - 138 |
| | (copy attached). | |
| 106 | LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS) | 139 - 236 |
| | (copy attached) | |
| 107 | LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE | 237 - 240 |
| | (copy attached). | |
| 108 | INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES | 241 - 242 |
| | (copy attached). | |
| 109 | APPEAL DECISIONS | 243 - 282 |
| | (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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1988. Data collected during this web cast will be retained in accordance with the Council's published policy (Guidance for Employees' on the BHCC website).

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.

Date of Publication - Tuesday, 11 November 2014