





**Brighton & Hove
City Council**

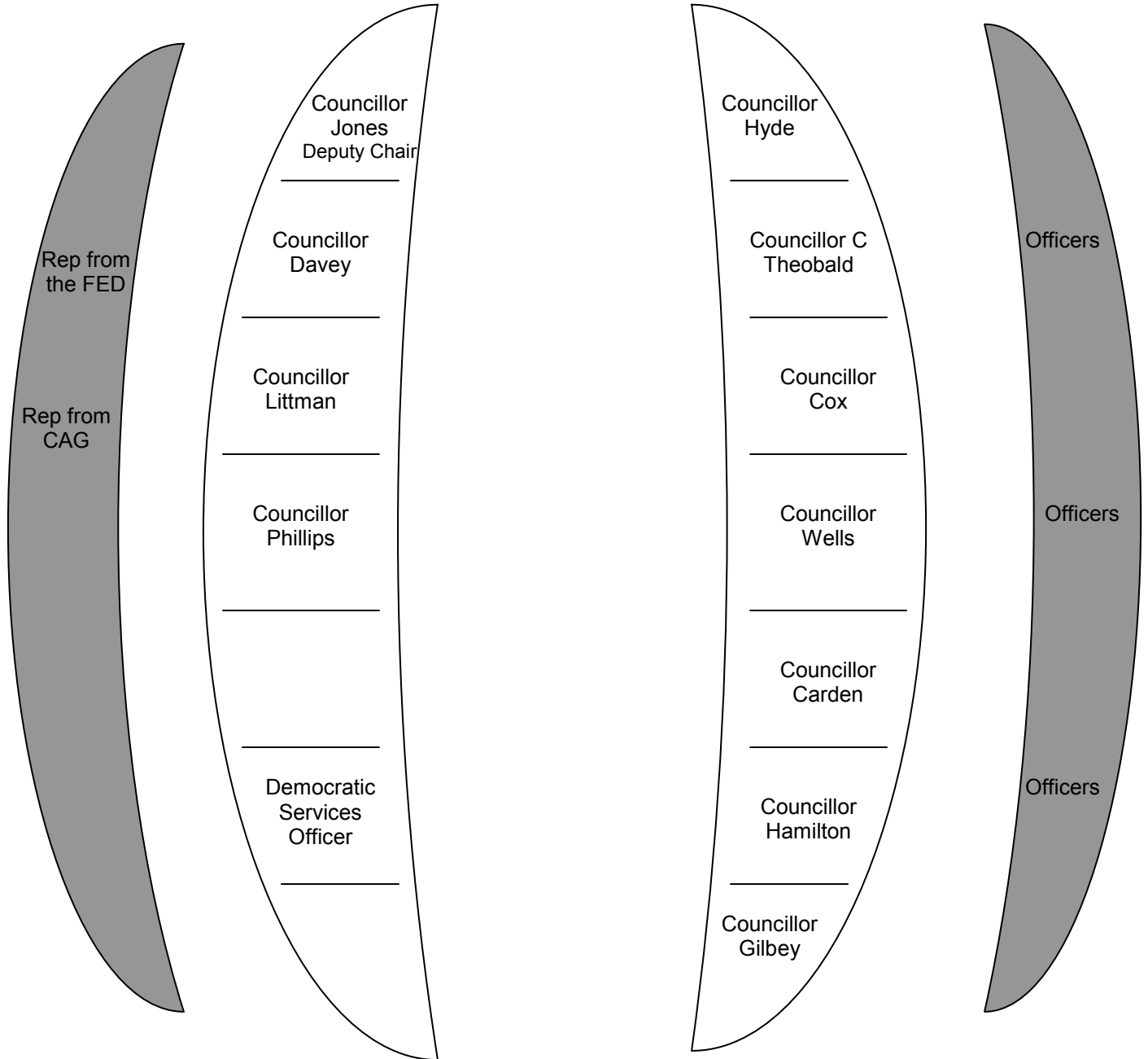
Planning Committee

Title:	Planning Committee
Date:	28 January 2015
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.

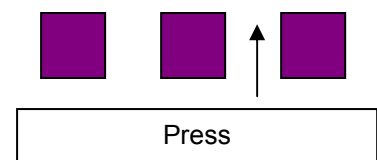
Democratic Services: Planning Committee

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

122 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;
- (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 'aeroplane mode'.

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123 MINUTES OF THE PREVIOUS MEETING

1 - 20

Minutes of the meeting held on 10 December 2014 (copy attached).

124 CHAIR'S COMMUNICATIONS

125 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 21 January 2015.

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

127 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 BH2014/02589 - Land South of Ovingdean Road, Brighton - 21 - 130 **Outline Application some matters reserved**

Outline planning application with appearance reserved for the construction of 85no one, two, three and four bedroom dwellings with associated garages, parking, estate roads, footways, pedestrian linkages, public open space and strategic landscaping. New vehicular access from Ovingdean Road and junction improvements.

RECOMMENDATION – REFUSE

Ward Affected: Rottingdean Coastal

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- B BH2014/03426 - 361-367 Old Shoreham Road, Hove - Full Planning 131 - 156**

Construction of a single storey front extension incorporating repositioned entrance lobby, demolition of the existing goods online building and replacement with an enlarged single storey side (west) extension, construction of a two storey (ground and mezzanine) rear/side (east) extension and installation of photovoltaic solar panels on the roof of the building. General alterations to the layout of customer car park including 16 extra new spaces and installation of new cycle stands. Demolition of the existing petrol station and construction of a new 18 pump facility with associated retail kiosk, car wash and improved access road layout.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Hangleton & Knoll

- C BH2014/03605 - 70 and site of Chrome Productions Limited, Goldstone Lane, Hove - Full Planning 157 - 184**

Demolition of existing buildings and redevelopment of site including construction of new part 3no, part 4no and part 5no storey building providing office space (B1) at ground floor level and 59no self contained apartments (C3). Erection of 6no three storey terraced dwelling houses (C3) incorporating provision of 2no car parking spaces per dwelling, creation of basement car park to provide 41no car parking spaces, landscaping and other associated works.

RECOMMENDATION – MINDED TO REFUSE

Ward Affected: Hove Park

MINOR APPLICATIONS

- D BH2014/03405 - 26 Falmer Gardens, Brighton - Householder Planning Consent 185 - 194**

Roof alterations including hip to barn end roof extensions, dormers and rooflights to front and rear elevations.

RECOMMENDATION – REFUSE

Ward Affected: Woodingdean

- E BH2014/03351 - 13 Channel View Road, Brighton - Householder Planning Consent 195 - 204**

Alterations to roof including raising of ridge height, barn end roof extension, front dormer incorporating balcony, insertion of rear window and 4no. side facing rooflights.

RECOMMENDATION – REFUSE

Ward Affected: Woodingdean

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- F BH2014/03130 - Sandringham Lodge, 23 Palmeira Avenue, Hove - Full Planning 205 - 220**

Formation of additional level comprising 2no three bedroom flats incorporating bicycle store.

RECOMMENDATION – REFUSE

Ward Affected: Brunswick & Adelaide

- G BH2013/04292 - 43-45 Bonchurch Road, Brighton - Full Planning 221 - 246**

Demolition of existing building and erection of 6no flats (5 x 1 bedroom and 1 x 3 bedroom) with refuse storage.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Hanover & Elm Grove

- H BH2014/03742 - Hove Business Centre, Fonthill Road, Hove - Full Planning 247 - 268**

Creation of 4no one bedroom flats, 4no two bedroom flats and 1no three bedroom flat on existing flat roof incorporating revised access and associated works.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Goldsmid

128 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

- 129 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 269 - 270**

(copy attached).

- 130 LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS) 271 - 560**

(copy attached)

- 131 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 561 - 568**

(copy attached).

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132 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 569 - 570

(copy attached).

133 APPEAL DECISIONS 571 - 602

(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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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, 20 January 2015

PLANNING COMMITTEE