





**Brighton & Hove
City Council**

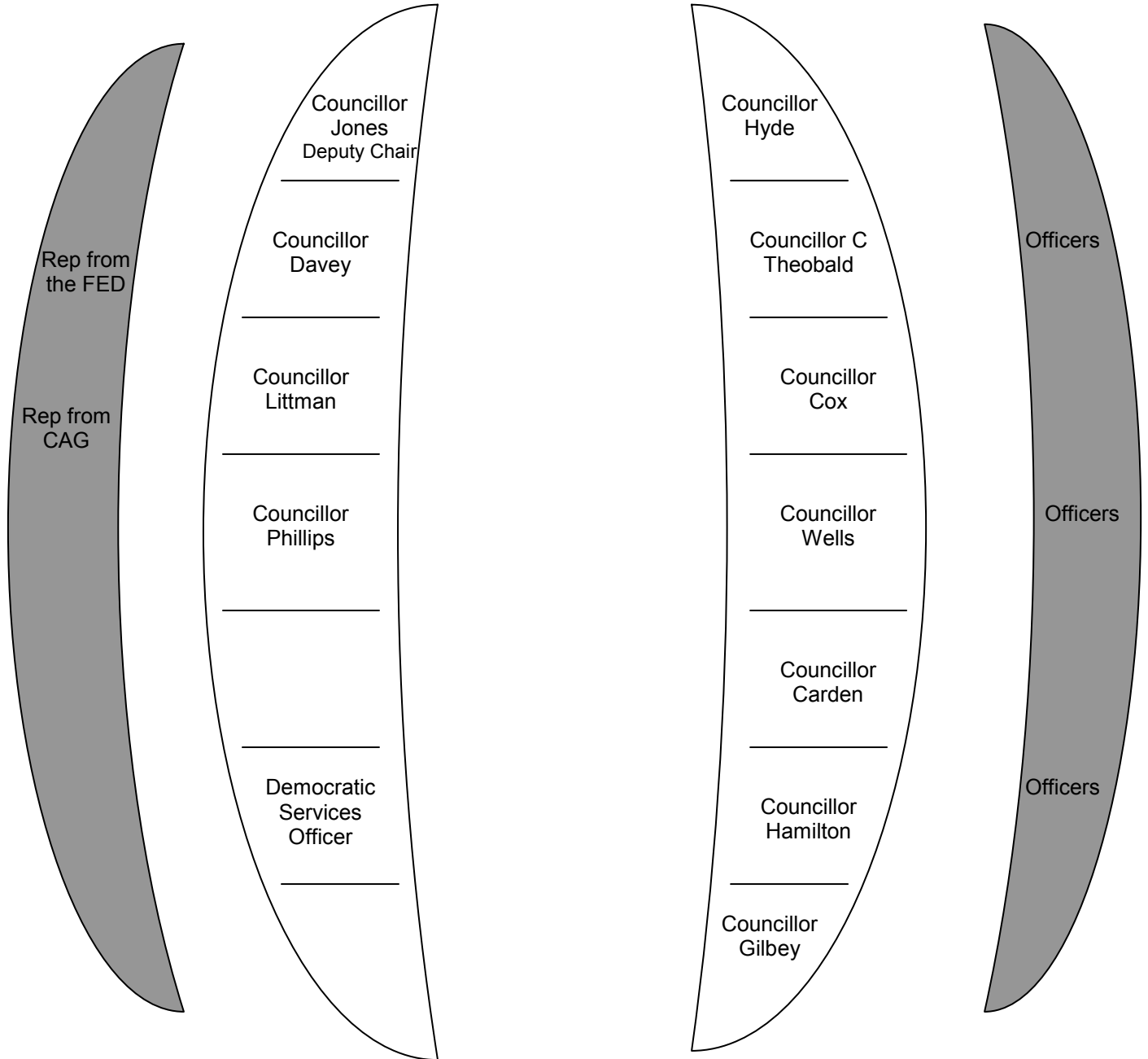
Planning Committee

Title:	Planning Committee
Date:	1 April 2015
Time:	2.00pm
Venue	Ronuk Hall, Portslade 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 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.

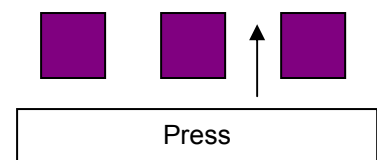
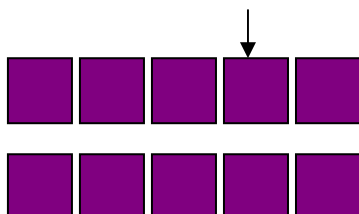
Democratic Services: Planning Committee

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

158 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'.

PLANNING COMMITTEE

- 159 MINUTES OF THE MEETING OF 18 FEBRUARY 2015** 1 - 18
Minutes of the meeting held on 18 February 2015 (copy attached).
- 160 MINUTES OF THE PREVIOUS MEETING** 19 - 36
Minutes of the meeting held on 11 March 2015 (copy attached)
- 161 CHAIR'S COMMUNICATIONS**
- 162 PUBLIC QUESTIONS**
Written Questions: to receive any questions submitted by the due date of 12 noon on 25 March 2015.
- 163 50-52 NEW CHURCH ROAD, HOVE - REQUEST FOR A VARIATION OF S106 DATED 11 MARCH 2008 SIGNED IN ASSOCIATION WITH APPLICATION BH2007/02930** 37 - 44
(copy attached)
- 164 TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS**
- 165 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.
- MINOR APPLICATIONS**
- A A BH2014/03012, Rose Hill Tavern, 70-71 Rose Hill Terrace, Brighton -Full Planning** 45 - 66
Change of use of ground floor and basement from Public House (A4) to form 1no three bedroom flat (C3). Reinstatement of railings and basement level window to front elevation and associated alterations.
RECOMMENDATION – GRANT
Ward Affected: St Peter's & North Laine
- B B BH2014/04116, 31 Melbourne St, Brighton - Full Planning** 67 - 84
Erection of three storey block containing 3no self contained flats.
RECOMMENDATION – GRANT
Ward Affected: Hanover & Elm Grove
- C C BH2015/00169, 5-8 West St Rottingdean - Full Planning** 85 - 94

PLANNING COMMITTEE

Application for variation of condition 5 of application BH2005/06332 (Amendment to approved permission BH2004/02617/FP (reduction in floor area). Part single storey, part two storey retail unit) to state that the premises shall not be open for customers or in use except between the hours of 06:00 and 23:00.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Rottingdean Coastal

D BH2005/00067, Car Park, Ardingly Street, Brighton -Full Planning 95 - 108

Erection of three storey block containing 2no two bedroom and 2no one bedroom flats.

RECOMMENDATION – GRANT

Ward Affected: Queen's Park

166 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

167 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 109 - 110

(copy attached).

168 LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS) 111 - 232

(copy attached)

169 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 233 - 236

(copy attached).

170 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 237 - 238

(copy attached).

171 APPEAL DECISIONS 239 - 266

(copy attached).

Members are asked to note that plans for any planning application listed on the agenda are now available on the website at:

PLANNING COMMITTEE

<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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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, 24 March 2015