



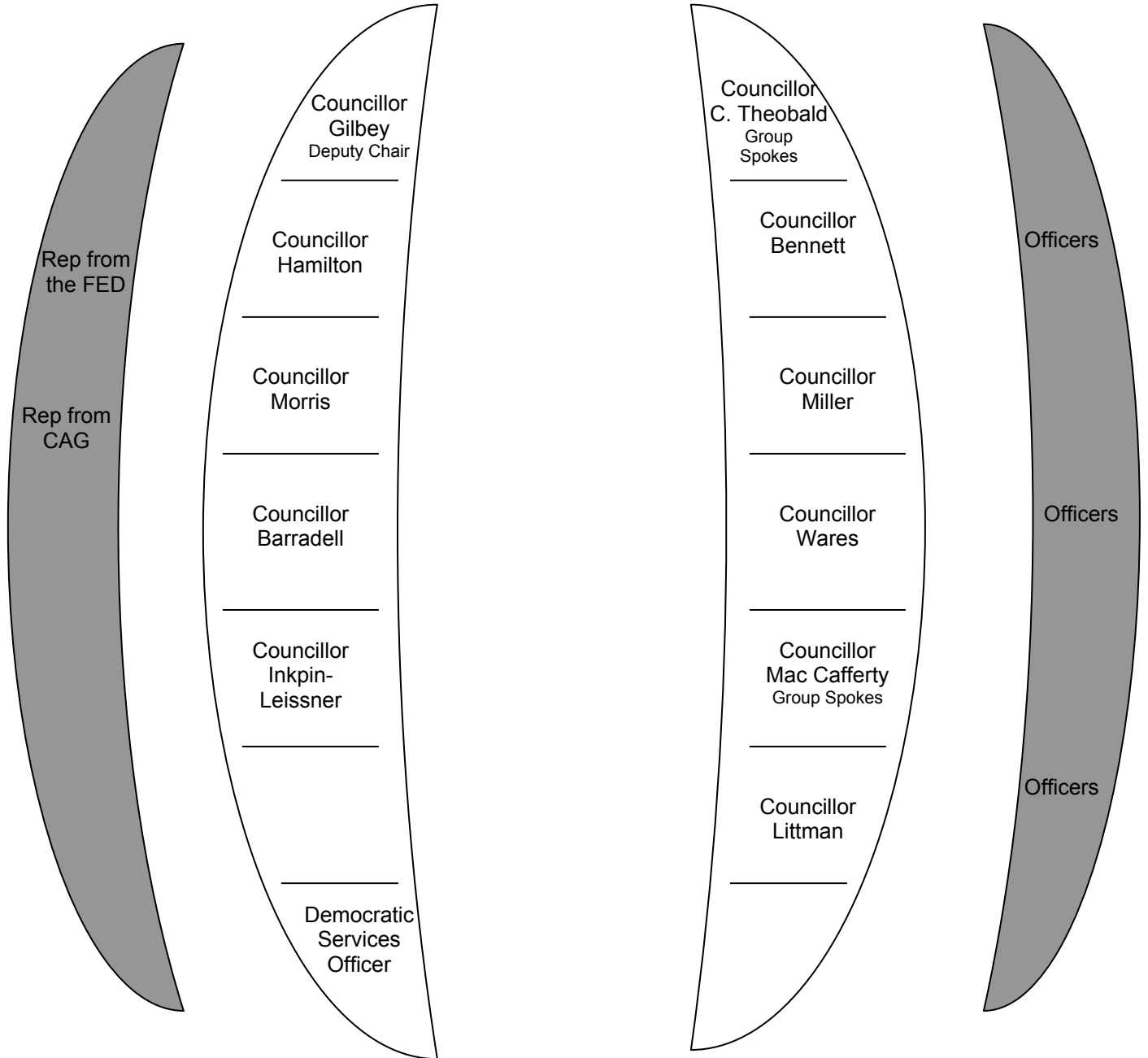
Title:	<b>Planning Committee</b>
Date:	<b>5 August 2015</b>
Time:	<b>2.00pm</b>
Venue	<b>The Ronuk Room, The Ronuk Hall, Portslade Town Hall</b>
Members:	<p><b>Councillors:</b> Cattell (Chair), Gilbey (Deputy Chair), C Theobald (Group Spokesperson), Mac Cafferty (Group Spokesperson), Barradell, Bennett, Hamilton, Inkpin-Leissner, Littman, Miller, Morris and Wares</p> <p><b>Co-opted Members:</b> Jim Gowans (Conservation Advisory Group)</p>
Contact:	<p><b>Penny Jennings</b>  Democratic Services Manager  01273 29-1064/5  planning.committee@brighton-hove.gov.uk</p>

# Planning Committee

	<p>The Town Hall has facilities for wheelchair users, including lifts and toilets</p>
	<p>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>
	<p><b>FIRE / EMERGENCY EVACUATION PROCEDURE</b></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"><li>• You should proceed calmly; do not run and do not use the lifts;</li><li>• Do not stop to collect personal belongings;</li><li>• Once you are outside, please do not wait immediately next to the building, but move some distance away and await further instructions; and</li><li>• Do not re-enter the building until told that it is safe to do so.</li></ul>

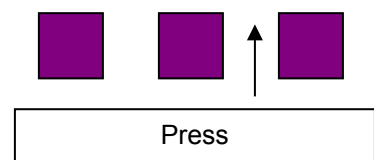
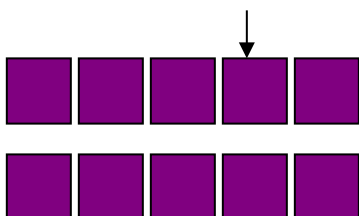
# Democratic Services: Planning Committee

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



## AGENDA

### 40 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

### 41 MINUTES OF THE PREVIOUS MEETING

1 - 20

Minutes of the meeting held on 15 July 2015 (copy attached).

### 42 CHAIR'S COMMUNICATIONS

### 43 PUBLIC QUESTIONS

**Written Questions:** to receive any questions submitted by the due date of 12 noon on 29 July 2015.

### 44 TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS

### 45 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 BH2015/0019, 132 Longhill Road, Brighton - Full Planning 21 - 38**

Erection of 1no two bedroom detached dwelling with detached garage and 1no three bedroom detached dwelling with revised access from Wanderdown Road, Brighton with associated landscaping and works.

#### **RECOMMENDATION – GRANT**

*Ward Affected: Rottingdean Coastal*

#### **B BH2014/03875, 22 Carden Avenue, Brighton - Full Planning 39 - 58**

Demolition of existing day care centre (D1) and erection of two storey care home (C2).

#### **RECOMMENDATION – MINDED TO GRANT**

*Ward Affected: Patcham*

#### **C BH2015/01677, 23 Ditchling Crescent, Brighton - Full Planning 59 - 70**

Change of use from dwelling house (C3) to residential children's home (C2).

#### **RECOMMENATION – GRANT**

*Ward Affected: Patcham*

#### **D BH2015/00445, Diplocks Yard, 73 North Road, Brighton - Full Planning 71 - 92**

Erection of part single, part two storey building to provide 8no office units (B1) with side entrance door removed.

## PLANNING COMMITTEE

### RECOMMENDATION – GRANT

*Ward Affected: St Peters & North Laine*

- E BH2014/03428, St Lukes Church, 64 Old Shoreham Road, Brighton - Full Planning 93 - 108**

Demolition of existing side extension and erection of part one part two storey side extension incorporating a glazed pitched roof, alterations to windows and doors, installation of new ramped access, alterations to boundary walls and associated works.

### RECOMMENDATION – GRANT

*Ward Affected: Preston Park*

- F BH2015/01138, East House 7 and West House 8 Pavilion Mews & 17 Jubilee Street, Brighton -Full Planning 109 - 128**

Application for variation of conditions 8, 9, 13, 14, 15, 16, 17, 21 and 22 of application BH2013/01034 to enable a phased implementation of the approved development.

### RECOMMENDATION – SPLIT DECISION

*Ward Affected: St Peters and North Laine*

- G BH2014/03283, 54 Woodland Drive, Hove - Full Planning 129 - 150**

Change of use from residential dwelling (C3) to day nursery (D1) including alterations to fenestration and construction of gable ends and two rear dormers to allow accommodation in the roof space.

### RECOMMENDATION – GRANT

*Ward Affected: Hove Park*

- H BH2014/03546, The Compound, Northease Close, Hove-Full Planning 151 - 170**

- I BH2015/01278, Warehouse 1A Marmion Road, Hove - Full Planning 171 - 190**

Demolition of existing warehouse (B8) and erection of 4no two/three storey residential dwellings (C3) and offices (B1).

### RECOMMENDATION – MINDED TO GRANT

*Ward Affected: Wish*

- J BH2014/03996, 4A Blatchington Road, Hove - Full Planning 191 - 204**

Change of use from retail (A1) to hot food take away (A5) and installation of extract duct.

### RECOMMENDATION – GRANT

*Ward Affected: Central Hove*

## PLANNING COMMITTEE

### **46 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**

### **47 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 205 - 206**

(copy attached).

### **48 LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS) 207 - 294**

(copy attached)

### **49 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 295 - 296**

(copy attached).

### **50 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 297 - 298**

(copy attached).

### **51 APPEAL DECISIONS 299 - 330**

(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](http://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.

WEBCASTING NOTICE

## PLANNING COMMITTEE

This meeting may be filmed for live or subsequent broadcast via the Council's website. At the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed.

You should be aware that the Council is a Data Controller under the Data Protection Act 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](mailto:planning.committee@brighton-hove.gov.uk)) or email [democratic.services@brighton-hove.gov.uk](mailto:democratic.services@brighton-hove.gov.uk).

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