





**Brighton & Hove
City Council**

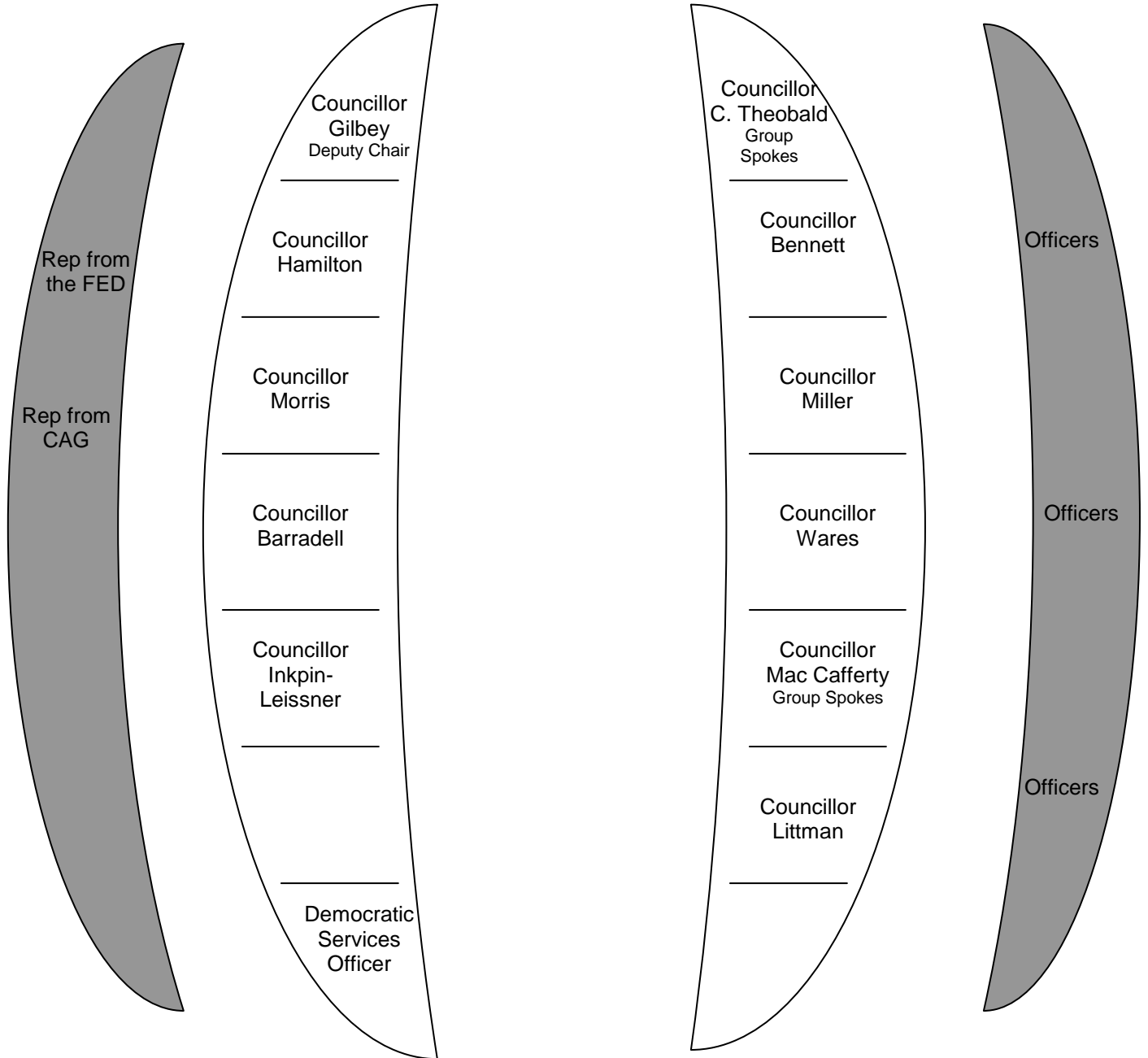
Planning Committee

Title:	Planning Committee
Date:	18 November 2015
Time:	2.00pm
Venue	The Ronuk Hall, Portslade Town Hall
Members:	<p>Councillors: 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>Co-opted Members: Jim Gowans (Conservation Advisory Group)</p>
Contact:	<p>Ross Keatley 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.

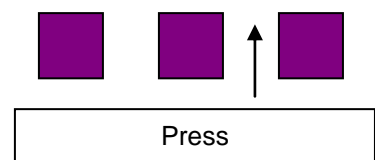
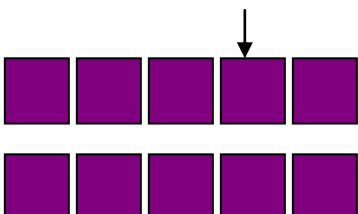
Democratic Services: Planning Committee

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



AGENDA

101 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

102 MINUTES OF THE PREVIOUS MEETING 1 - 18

Minutes of the meeting held on 28 October 2015 (copy attached).

103 CHAIR'S COMMUNICATIONS

104 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 11 November 2015.

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

106 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 BH2015/01783 - 106 Lewes Road, Brighton - Full Planning 19 - 44

Demolition of existing public house (A4) (retrospective) and construction of a new part 5no part 3no storey student accommodation building (sui generis), comprising 44no rooms, plant room, communal areas, cycle parking, refuse facilities, landscaping and other associated works.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: St Peter's & North Laine

MINOR APPLICATIONS

B BH2015/02049 - 67 Falmer Road, Rottingdean, Brighton - Full Planning 45 - 78

Demolition of existing house and garage and erection of 9no four bedroom houses.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Rottingdean Coastal

C BH2015/02786 - Land to Rear of 101 Roundhill Crescent, Brighton - Full Planning 79 - 102

Erection of two storey, three bedroom dwelling (C3).

RECOMMENDATION – REFUSE

Ward Affected: St Peter's & North Laine

PLANNING COMMITTEE

- D BH2015/02796 - Land to Rear of 101 Roundhill Crescent, Brighton - Listed Building Consent 103 - 112**

Alterations to boundary wall.

RECOMMENDATION – REFUSE

Ward Affected: St Peter's & North Laine

- E BH2015/02713 - Kingsmere London Road, Brighton - Full Planning 113 - 126**

Roof extension to Blocks E & F to provide 8no flats each with own private roof garden.

RECOMMENDATION – GRANT

Ward Affected: Withdean

- F BH2015/02562 - 107 Boundary Road, Hove - Full Planning 127 - 144**

Demolition of existing house and erection of four storey building to form 7no two bedroom flats (C3) with associated parking.

RECOMMENDATION – REFUSE

Ward Affected: Hangleton & Knoll

- G BH2014/03826 - The Wardley Hotel, 10 Somerhill Avenue, Hove - Full Planning 145 - 156**

Internal alterations to facilitate increased number of bed spaces from 40 to 51 rooms. (Part Retrospective)

RECOMMENDATION – GRANT

Ward Affected: Goldsmid

- 107 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

- 108 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 157 - 160**

(copy attached).

- 109 LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS) 161 - 216**

(copy attached)

PLANNING COMMITTEE

110 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 217 - 220

(copy attached).

111 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 221 - 222

(copy attached).

112 APPEAL DECISIONS 223 - 252

(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.

Electronic agendas can also be accessed through our meetings app available through www.moderngov.co.uk

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

PLANNING COMMITTEE

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, 10 November 2015