





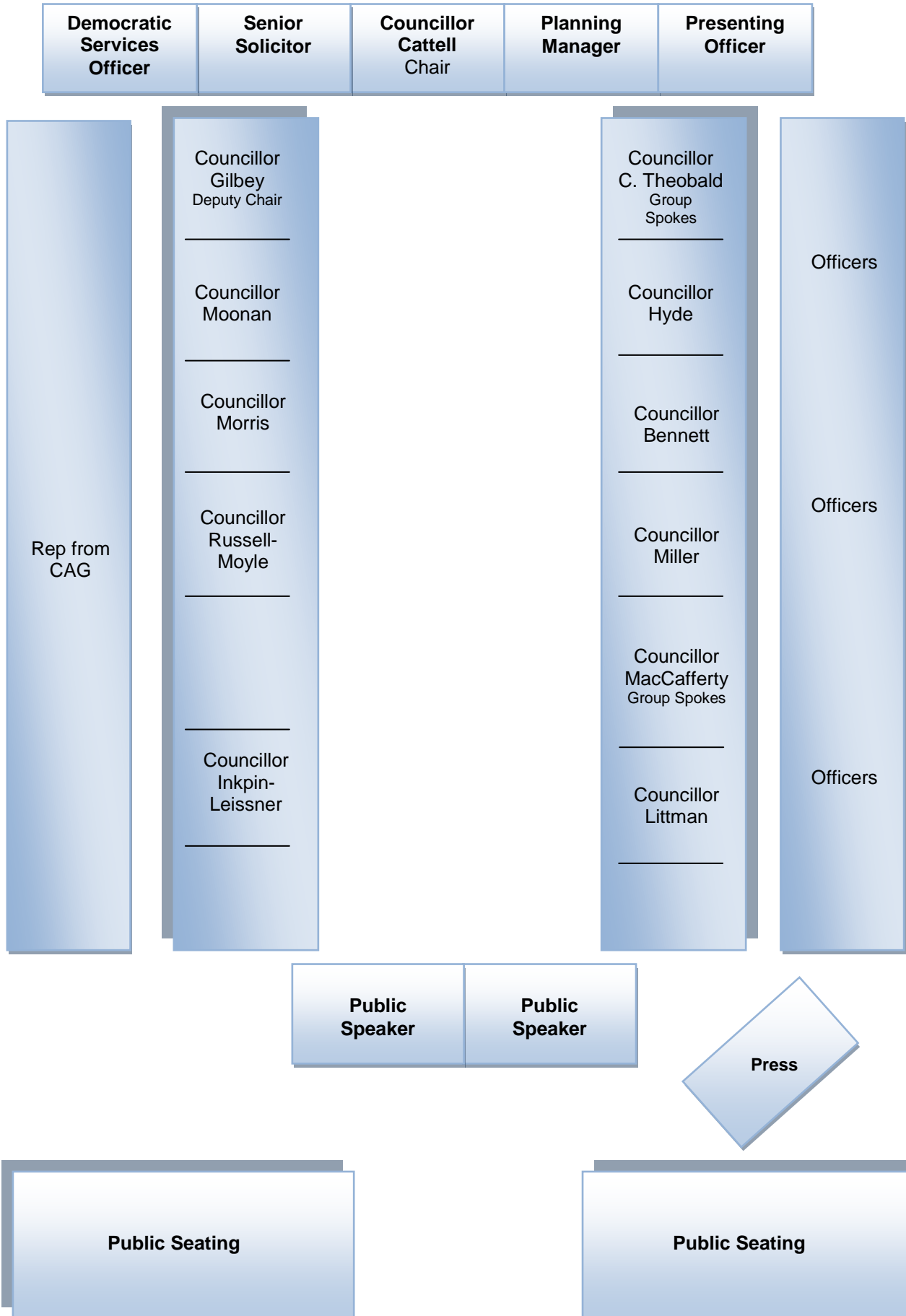
**Brighton & Hove
City Council**

Planning Committee

Title:	Planning Committee
Date:	12 April 2017
Time:	2.00pm
Venue	Council Chamber, Hove Town Hall, Norton Road, Hove, BN3 3BQ
Members:	<p>Councillors: Cattell (Chair), Gilbey (Deputy Chair), C Theobald (Group Spokesperson), Mac Cafferty (Group Spokesperson), Bennett, Hyde, Inkpin-Leissner, Littman, Miller, Moonan, Morris and Russell-Moyle</p> <p>Co-opted Members: Jim Gowans (Conservation Advisory Group)</p>
Contact:	<p>Cliona May Democratic Services Officer 01273 29-1065/29-1354 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 align="center">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



AGENDA

133 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

134 MINUTES OF THE PREVIOUS MEETINGS 1 - 32

Minutes of the meetings held on 8 February 2017 and 8 March 2017 (copies attached).

135 CHAIR'S COMMUNICATIONS

136 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 5 April 2017.

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

138 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 BH2016/05908 - Land Off Overdown Rise and Mile Oak Road, Portslade - Outline Application Some Matter Reserved 33 - 82

Outline application for the erection of up to 125 dwellings with associated access, landscaping and informal open space and approval of reserved matter for access only.

RECOMMENDATION – MINDED TO GRANT

Ward Affected: North Portslade

MINOR APPLICATIONS

B BH2016/05099 - 25 Stonery Close, Portslade - Full Planning 83 - 98

Erection of 1no detached two bedroom house (C3) to rear of existing house with associated car parking.

RECOMMENDATION – GRANT

Ward Affected: North Portslade

C BH2016/05379 - 30 Windmill Drive, Brighton - Householder Planning Consent 99 - 114

Remodelling of existing dwelling including raising of roof height to create additional storey with dormer windows and rooflights, revised fenestration and any associated alterations.

RECOMMENDATION – GRANT

Ward Affected: Withdean

PLANNING COMMITTEE

- D BH2016/05803 - 22 Freshfield Street, Brighton - Full Planning 115 - 126**
Change of use from four bedroom maisonette (C3) to six bedroom small house in multiple occupation (C4).
RECOMMENDATION – GRANT
Ward Affected: Queen's Park
- E BH2017/00668 - 17 Denmark Villas, Hove - Householder Planning Consent 127 - 136**
Erection of single storey rear extension. (Part retrospective)
RECOMMENDATION – MINDED TO REFUSE
Ward Affected: Goldsmid
- F BH2016/05550 - Amber Court, 38 Salisbury Road, Hove - Full Planning 137 - 150**
Creation of additional fourth floor level to form 2no two bedroom flats with terraces to the rear.
RECOMMENDATION – GRANT
Ward Affected: Brunswick & Adelaide
- G BH2016/06188 - 3 Meadow Close, Hove - Householder Planning Consent 151 - 162**
Remodelling of existing dwelling including creation of additional floor, side and rear extensions and associated roof alterations.
RECOMMENDATION – GRANT
Ward Affected: Hove Park
- H BH2016/06040 - Former Portslade Community College, Mile Oak Road, Portslade - Removal Or Variation Of Condition 163 - 172**
Application for variation of condition 2 of application BH2016/01494 (erection of two storey temporary modular classroom) to allow amendments to the approved drawings.
RECOMMENDATION – GRANT
Ward Affected: South Portslade
- I BH2016/06407 - Land To Rear Of 62-64 Preston Road, Brighton - Full Planning 173 - 186**
Excavation and erection of four storey building to facilitate creation of 4no residential units (C3) with associated alterations.
RECOMMENDATION – REFUSE
Ward Affected: Preston Park
- J BH2016/00320 - 67 Falmer Road, Brighton - Full Planning 187 - 214**
Demolition of existing house and garage and erection of 4no four bedroom and 5no three bedroom houses (C3).

PLANNING COMMITTEE

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Rottingdean Coastal

- 139 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

- 140 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 215 - 216**

(copy attached).

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

(copy to follow)

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

(copy attached).

- 143 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 221 - 222**

(copy attached).

- 144 APPEAL DECISIONS 223 - 356**

(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.

PLANNING COMMITTEE

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

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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 Cliona May (01273 29-1065/29-1354, email planning.committee@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk.

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