





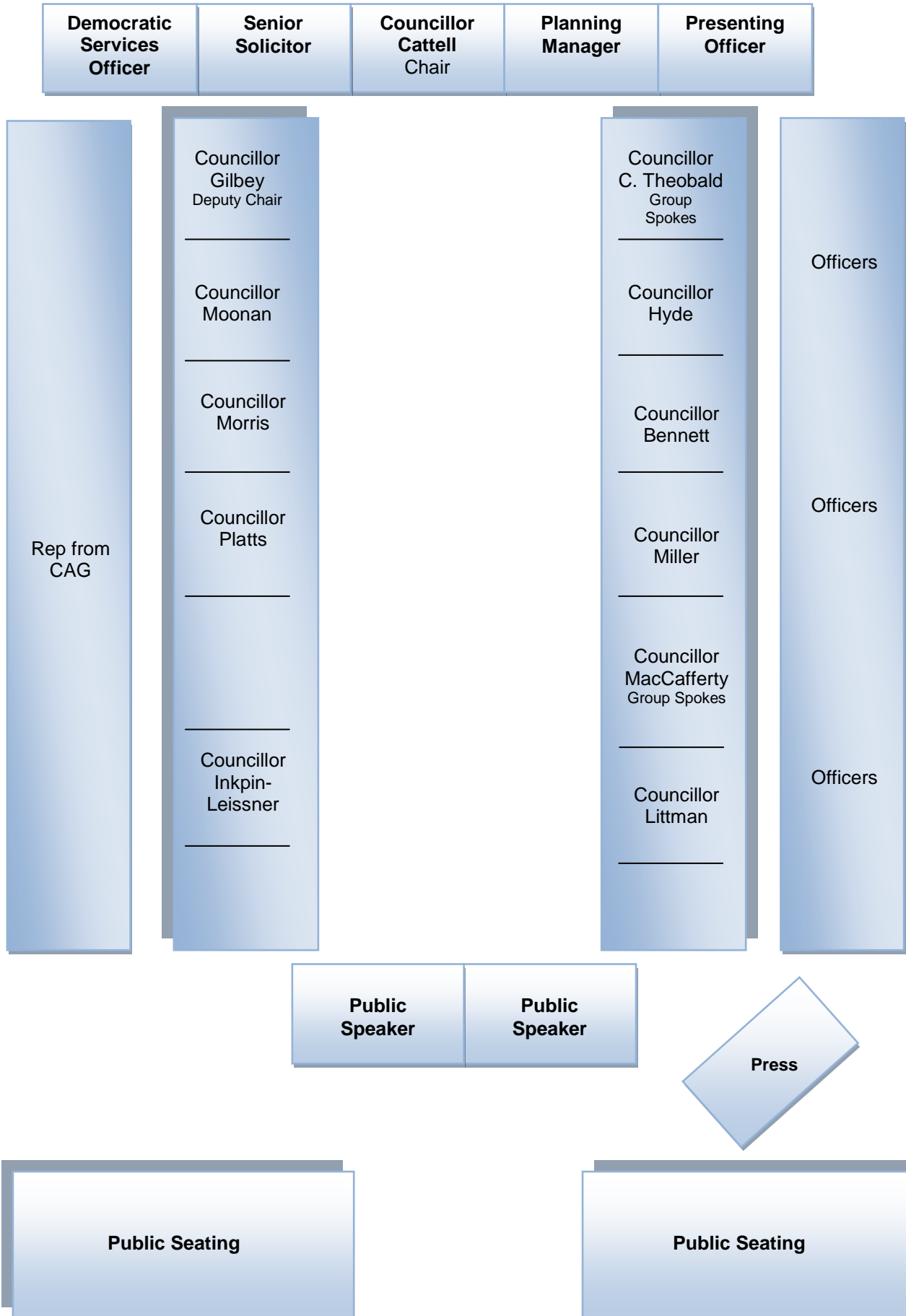
**Brighton & Hove  
City Council**

# Planning Committee

Title:	<b>Planning Committee</b>
Date:	<b>7 March 2018</b>
Time:	<b>2.00pm</b>
Venue	<b>Council Chamber, Hove Town Hall</b>
Members:	<p><b>Councillors:</b> Cattell (Chair), Gilbey (Deputy Chair), C Theobald (Opposition Spokesperson), Mac Cafferty (Group Spokesperson), Bennett, Hyde, Inkpin-Leissner, Littman, Miller, Moonan, Morris and Platts</p> <p><b>Co-opted Members:</b> Conservation Advisory Group Representative</p>
Contact:	<p><b>Penny Jennings</b> Democratic Services Officer 01273 29-1065/29-1354 planning.committee@brighton-hove.gov.uk</p>

	<b>The Town Hall has facilities for wheelchair users, including lifts and toilets</b>
	<b>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.</b>
	<p align="center"><b>FIRE / EMERGENCY EVACUATION PROCEDURE</b></p> <p><b>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:</b></p> <ul style="list-style-type: none"> <li>• <b>You should proceed calmly; do not run and do not use the lifts;</b></li> <li>• <b>Do not stop to collect personal belongings;</b></li> <li>• <b>Once you are outside, please do not wait immediately next to the building, but move some distance away and await further instructions; and</b></li> <li>• <b>Do not re-enter the building until told that it is safe to do so.</b></li> </ul>

# Democratic Services: Planning Committee



## AGENDA

### 104 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

### 105 MINUTES OF THE PREVIOUS MEETING 1 - 10

Minutes of the meeting held on 7 February 2018 (copy attached).

### 106 CHAIR'S COMMUNICATIONS

### 107 PUBLIC QUESTIONS

**Written Questions:** to receive any questions submitted by the due date of noon on 28 February 2018.

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

### 109 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 BH2017/04186, Rear of 62-64 Preston Road, Brighton - Full Planning 11 - 24

Erection of a 5 no storey extension to rear of existing building incorporating for basement enlargement and alterations to provide 4no flats (C3) and bin store.

**RECOMMENDATION – REFUSE**

*Ward Affected: Preston Park*

#### B BH2017/02771, Pavilion and Avenue Lawn Tennis Club, 19 The Drove, Hove - Full Planning 25 - 40

Installation of 8no eight metre high floodlights to courts 6, 7 and 8.

**RECOMMENDATION – GRANT**

*Ward Affected: Hove Park*

#### C BH2018/00099, 45 The Drove, Hove - Householder Consent 41 - 52

Demolition of existing conservatory and erection of two storey side extension, with Juliet balcony and 2no front rooflights. Roof alterations incorporating 3no rooflights, alterations to fenestration. Creation of hardstanding and vehicle crossover.

**RECOMMENDATION – GRANT**

*Ward Affected: Hove Park*

#### D BH2017/03712, 13 Park Rise, Hove - Householder Consent 53 - 60

## PLANNING COMMITTEE

Erection of single storey rear extension and associated works.  
RECOMMENDATION - GRANT

- E BH2017/03299, 82 Southover Street, Brighton - Full Planning 61 - 74**
- Change of use from three bedroom dwelling (C3) to five bedroom small house in multiple occupation (C4) (Retrospective).  
**RECOMMENDATION – GRANT**  
*Ward Affected: Hanover and Elm Grove*
- F BH2017/00201, 14 Eaton Gardens, Hove - Full Planning 75 - 88**
- Change of use from Nursing Home (C2) to 15no bedroom House in Multiple Occupation (Sui generis) incorporating internal alterations to layout and rationalising of existing pipework (Part retrospective).  
**RECOMMENDATION – GRANT**  
*Ward Affected: Goldsmid*
- G BH2017/00202, 14 Eaton Gardens, Hove - Listed Building Consent 89 - 98**
- Change of Use from Nursing Home (C2) to 15no bedroom House in Multiple Occupation (Sui generis) incorporating internal alterations to layout and rationalising of existing pipework (Part retrospective)  
**RECOMMENDATION – GRANT**  
*Ward Affected : Goldsmid*
- H BH2017/03397, 69 Saltdean Drive, Saltdean, Brighton - Full Planning 99 - 110**
- Erection of single storey rear extension with associated roof extension. Side passageway roof alteration. Replacement white UPVC windows and doors to match existing (Retrospective).  
**RECOMMENDATION – GRANT**  
*Ward Affected: Rottingdean Coastal*
- I BH2017/03400, 69 Saltdean Drive, Saltdean, Brighton- Full Planning 111 - 122**
- Conversion of existing garage into habitable space with revised fenestration (Retrospective).  
**RECOMMENDATION – GRANT**  
*Ward Affected : Rottingdean Coastal*
- J BH2017/03684, 50 Chailey Road, Brighton - Full Planning 123 - 134**
- Change of use from 3 bedroom single dwelling (C3) to a 5 bedroom House in Multiple Occupation (C4) including revised fenestration to the rear elevation.

## PLANNING COMMITTEE

### RECOMMENDATION – GRANT

*Ward Affected: Moulsecoomb & Bevendean*

**K BH2017/03076, 2-4 Sackville Road, Hove - Full Planning 135 - 150**

Conversion on care home (C2) into residential apartment building comprising 4noflats ar 2 Sackville Road and a nine bedroom house in multiple occupation (Sui generis) at 4 Sackville Road with associated alterations.

### RECOMMENDATION – GRANT

*Ward Affected: Westbourne*

**L BH2017/03599, 17 Bampffield Street, Portslade - Removal or Variation of Planning Condition 151 - 164**

Application for variation of condition 1 of BH2016/02846 (Demolition of existing (Sui generis) mixed use garden machinery shop, servicing and repairs including workshop with offices (A1/B1) and erection of part two, part three storey building comprising of one studio flat, two 1no bedroom flats and three 2no bedroom houses including cycle store and associated works to allow increased ground floor height, removal of parapet wall above flats and revised elevations.

### RECOMMENDATION – GRANT

*Ward Affected: South Portslade*

**M BH2017/03021, The Excelsior, London Road, Brighton - Full Planning 165 - 176**

Formationof additional storey comprising 2 flats and the creation of 2 additional car parking spaces.

### RECOMMENDATION – GRANT

*Ward Affected: Withdean*

**110 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

**111 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 177 - 178**

(copy attached).

**112 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 179 - 180**

(copy attached).

## PLANNING COMMITTEE

### 113 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 181 - 182

(copy attached).

### 114 APPEAL DECISIONS 183 - 208

(copy attached).

### 115 NON-PUBLIC MINUTES

Non – Public Minutes of the meeting held on 7 February – Exempt  
Category 5  
(to be circulated to members separately)

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.

Electronic agendas can also be accessed through our meetings app available through [www.moderngov.co.uk](http://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.

#### WEBCASTING NOTICE

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 1998. 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

## PLANNING COMMITTEE

the designated Democratic Services Officer listed on the agenda.

For further details and general enquiries about this meeting contact Penny Jennings, (01273 29-1065/29-1354, 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).

Date of Publication - Tuesday, 27 February 2018