

BRIGHTON & HOVE CITY COUNCIL
ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

2.30pm 7 MARCH 2013

COUNCIL CHAMBER, HOVE TOWN HALL

MINUTES

Present: Councillors Bowden (Chair) Mac Cafferty (Deputy Chair), Brown (Opposition Spokesperson), Morgan (Opposition Spokesperson), Fitch, Hawtree, Janio, J Kitcat, Smith and C Theobald

PART ONE

65. PROCEDURAL BUSINESS

65a Declaration of Substitutes

65.1 Councillors J Kitcat and Hawtree were in attendance in substitution for Councillors A Kitcat and Littman respectively.

65b Declarations of Interest

65.2 Councillor Hawtree stated that although he was Chair of Planning Committee there was no conflict in him entering into discussion or voting on the reports relating to planning policy appearing on that afternoon's agenda as they were not issues for determination by his Committee.

65c Exclusion of Press and Public

65.3 In accordance with Section 100A of the Local Government Act 1972 ("The Act"), the Economic Development and Culture Committee considered whether the public should be excluded from the meeting during consideration of any item of business on the grounds that it is likely in view of the business to be transacted or the nature of the proceedings, that if members of the public were present during it, there would be disclosure to them of confidential information as defined in Section 100A(3) of the Act.

65.4 **RESOLVED** – That the press and public be not excluded from the meeting during consideration of any item on the agenda.

66. MINUTES

66.1 **RESOLVED** – That the Chair be authorised to sign the minutes of the meeting held on 10 January 2013 as a correct record.

67. CHAIR'S COMMUNICATIONS

Economic Development

The Chair explained that the City Council's Economic Development team and Wired Sussex had been part of a successful consortium which had secured £6.2 million EU Interreg funding for the creative industries of which £650,000 will come to Brighton & Hove. The project called "ReCreate" would deliver new work, exhibition, studio and learning spaces for creative entrepreneurs from the arts, creative and digital industries and would further enhance the city's reputation for nurturing and supporting creative talent. Included within the project was a new hub for the creative industries at New England House called the FUSEBOX, it would offer flexible creative space for artists and computer digital and IT businesses to collaborate. The funds received would also be used to support pop-up shops in vacant premises across the city providing opportunities for 'creatives' to showcase their work.

Planning

The Chair was pleased to inform the Committee that the Council had submitted an application to the Royal Town Planning Institute 2013 Awards for its 'Food and Development' Planning Advice Note. This document had been the first of its kind to provide planning applicants and other interested parties with a range of practical advice on to how to integrate food growing into new development projects. The document had been the subject of much positive attention nationally in the industry and in specialist publications. Announcement of shortlisted entries was expected by July and award winners would be announced early in 2014.

Libraries

7 March was World Book Day, there is a special World Book Day Website at www.worldbookday.com with multimedia resources, including video-clips, interviews and interactive games to celebrate the love of books, and to encourage all children to join their local library. There was a free World Book Day App, and a lively social media conversation would be taking place on facebook. Brighton & Hove Libraries were supporting this annual international event with special sessions for children at libraries across the city.

Culture/Events

The Basement's new festival "Sick!" was attracting big audiences and national press. It was a festival of challenging and thought provoking performance on our relationship to illness. The Festival and the Fringe had both just been launched and tickets were now on sale to members and friends. House launches would take place on Tuesday 7 March and "The Great Escape" would launch in Brighton on 20 March. Jon Mills sculpture, "The Dancers" was being installed in Saltdean on Wednesday 13 March with an unveiling in April.

Sports and Leisure

Saltdean Lido Update

Advertisements for a minimum 50 year lease for the Saltdean Lido site had been published in “Leisure Opportunities” and “The Argus” on Tuesday 5th March. In addition, the advertisement had also been placed on-line on the South-East Business Portal where an Information Pack was also available. A briefing meeting would be held in late March at the Lido for potential bidders. In addition, as part of the on-going health and safety improvements to the site, the works to the car park to the east of the Lido would commence on the 11th March. The works were likely to take a couple of weeks and there would inevitably be some disruption to that area, however, when completed these works represent welcome improvements.

Sports Development

The Sports Development Active for Life programme continued to engage with residents from targeted communities, delivering 66 weekly sports and physical activity sessions as well as delivering another successful half term holiday programme. (260 participants, including two activity days for Looked after Children), 172 young people (including a young lady called Angel with cerebral palsy had taken part in the 10 week Running Challenge courses culminating in running in the mini mile at the Brighton Half Marathon. TAKEPART, Brighton & Hove’s Festival of Sport and Physical Activity was due to take place from 22nd June to 7th July. Planning had begun with over 80 clubs attending the programming meeting with a new event added aimed at adults, TAKEPART in the City was scheduled to take place on Friday 28th June.

Get Walking Week in May would launch the Healthwalks 10 year anniversary celebrations.

Royal Pavilion & Museums

New Catering Contract at the Royal Pavilion & Museums

The Royal Pavilion & Museums and Brighton Dome & Brighton Festival had recently appointed Peyton & Byrne, run by renowned restaurateur Oliver Peyton to deliver catering and hospitality functions for these two organisations. The decision had been made following a joint catering review and the move reflected the ambition of both organisations to take a more strategic approach to the activities carried out at the heart of the Cultural Quarter and to embrace partnership working. Catering staff in both organisations had been retained and this appointment would bring opportunities for further training, career development and it was hoped additional job opportunities. The venture would breathe new life into the tea rooms and cafés at the Royal Pavilion, Hove Museum, Brighton Museum & Art Gallery and Brighton Dome. Hove Museum opened on 4th March, Brighton Museum Café opened on 5th March and the Pavilion Tearoom would reopen after extensive redecoration works on 11 March.

Chilled to the Bone: Ice Age Sussex

This exhibition would run between 16 March 2013 and 18 January 2014 at Brighton Museum, Spotlight Gallery. Using the Royal Pavilion & Museums natural history and archaeology collections, this new display would explore ice age Sussex. More relevant than ever today, the ice ages throughout Earth’s history could help to indicate what

effect climate change could have on our modern world and how those changes could impact on our future.

Jeff Koons comes to Brighton – ARTIST ROOMS on Tour

Brighton Museum & Art Gallery was to be the venue for an exhibition of work by Jeff Koons, widely regarded as one of the world's most important living artists. Opening on 11 May 2013, this would be the first showing in England (outside the Tate) of Koons' group of works in "Artist Rooms" an inspirational collection of modern and contemporary art acquired through the generosity of Anthony d'Offay by Tate and National Galleries of Scotland for the nation.

Tourism

VisitBrighton

Over 15 UK & overseas travel media trips had been held in January/February. In February alone significant travel features on Brighton & Hove had appeared in the "Daily Telegraph", "The Guardian", "Mail on Sunday" and "The Times". The high level of media coverage had helped to contribute to a 30% year on year increase in site visitors to www.visitbrighton.com, with over 125,000 people visiting the website in February alone. An upturn in online accommodation bookings has also been seen, with bookings being up approximately 10% on the equivalent period in 2012.

Key Strategy Developments

The Chair explained that the reason for the re-scheduling the timing of that days Committee meeting had been to accommodate a key consultation session on the draft Economic Development Strategy for the city. This draft would be taken to the Economic Partnership for consultation this evening prior to coming to Members in April. There had been two key consultation sessions on the refresh of the Cultural Strategy for the authority, one with a large group of cultural providers hosted by the Brighton and Hove Arts and Creative Industries Commission and one with Members. Further sessions were planned plus an online consultation on the agreed themes.

Consultation to inform a new Sport & Physical Activity Strategy had included an on-line public survey which had received 451 responses. Structured interviews of a representative sample of 26 sport and health providers had also been undertaken, this had identified priority areas for improvement as part of a Joint Strategic Needs Assessment of Physical Activity and Sport. In addition a survey of 75 sports clubs had identified the priority areas of support the clubs needed to develop the opportunities they provided.

The consultation period on the draft Seafront Strategy would draw to a close on Wednesday 13 March 2013. So far 601 completed surveys had been received, a good response for a consultation exercise of that nature. The recent exhibitions at the Seafront Fishing Museum, Saltdean Library, Yellow Wave Beach Sports and King Alfred Leisure Centre had all attracted good attendances with a mix of residents, businesses and other organisations all taking an interest in the future of the Seafront.

68. CALL OVER

68.1 All items on the agenda were called for consideration.

69. PUBLIC INVOLVEMENT**69a Petitions**

69.1 There were none.

69b Written Questions

69.2 Ms Valerie Paynter put the following question on behalf of Save Hove (Item 74 on the agenda also referred)

"The King Alfred RNR site, St Aubyns Mansions, Bath Court and the petrol station are especially excluded from Conservation Area protection on what's left of the historic King's Esplanade, Hove. Either side of this delineated area are the Pembroke and Princes and Cliftonville Conservation Areas. North of the Kingsway is the Old Hove Conservation Area. Omitting and ignoring the historic townscape contribution made by St Aubyns Mansions, built c1899 as one of a proposed set of 6 or 8 is anomalous.

May we have the Cliftonville Conservation Area boundary redrawn to include St Aubyns Mansions, please with or without Bath Court?"

69.2 The Chair of the Committee responded in the following terms:

"The draft Medina House Planning Brief has been prepared to guide the development and reuse of the Medina House site, Kings Esplanade, Hove.

Any suggestion to extend a conservation area to include a specific site or building would need to be considered as part of a wider review of that conservation area. Such a review should be subject to full public consultation. None of the three conservation areas mentioned in the question are considered to be in urgent need of review. The council's priorities are to focus on those conservation areas where no character appraisal document is currently in place and those conservation areas that are on the English Heritage 'at risk' register. Urgent exceptions would only be considered where a building or site was under threat of demolition or redevelopment. St Aubyn's Mansions is not under such threat; indeed it is a well maintained building. Its architectural and historic interest is already recognised by its inclusion on the Council's Local List.

69c Deputations

69.4 Mrs L Stack and Ms Valerie Paynter presented a deputation in the following terms:

"The Town and Country Planning Act of 1947, along with the end of both plentiful cheap fuel and readily obtainable servants, saw developers able to replace large houses with high rise blocks of flats in increasing numbers after the war. It is now 40 years since Hove's Policy for Future Residential Development, was adopted on 4th of May 1962. It specified where these high rise buildings should go and sought to protect solidly-built

family homes and the character of areas. Huge chunks of Hove were considered expendable. Most of Central Hove is included, from Hove Station down to Kings Esplanade, between Sackville Road and First Avenue.

Down on the Kings Esplanade, Flag Court had already been built and the 1962 policy envisaged nine-storey blocks from there right over to St. Aubyns South. The Policy tells us that "Development in a rectangle, with nine storeys facing Kings Esplanade is contemplated for the area between Medina Terrace and Sussex Road". It started with garden-end areas behind Victoria Terrace being used for Benham Court along the Esplanade. Benham Court was a garden grab! When developers began buying up Victoria Terrace and Medina Terrace in 1971, 1-6 Victoria Terrace won recognition as a later and incomplete Amon Henry Wilds design and a spot listing. Years of planning conflict followed. By 1976/7 demolition permission for 1-6 Victoria Terrace was being overturned by the Secretary of State who also accepted the evidence for Amon Henry Wild's attribution as designer/architect for it which was presumably debated at the Public Inquiry.

Sadly, rather as two World Wars still cast their shadow, so this period in Hove's planning history has lingered and really needs to be purged. The hankering for seafront towers just doesn't go away and the irony is the 1960's and 70's also saw the creation of conservation areas and dawning realisation that we should be treasuring heritage areas and architecture, not demolishing it.

The first conservation areas were not created in Brighton and Hove until 1969 and the ones affecting the historic Hove/Cliftonville area make no sense. The Cliftonville Conservation area was created in 1969 but the 1997 Character Statement sadly makes no mention of Amon Henry Wilds in connection with Victoria Terrace, which marks the westernmost outpost of significant Regency architecture in Hove, even if accepted as not a great work from Wilds. Across the Kingsway, Old Hove had to wait for recognition until 1997 when Citigrove were looking to redevelop King Alfred and Brighton was taking over Hove. Surely the Hove Street over to St. Aubyns Gardens area of Old Hove and the Esplanade part of the Cliftonville Conservation Area belong together? Indeed as Victoria Terrace is given as being an 1840ish Amon Henry Wilds, so no. 7 St. Aubyns Gardens nearly opposite is of similar vintage if not earlier. Once half of a semi-detached building with very deep bays, it was photographed covered in dark mathematical tiles. The bays were reduced in the 1970's but the bungaroosh is still in the walls.

In 1989 the Pembroke and Princes Conservation Area was formed, leaving out the King Alfred/RNR site, the Texaco petrol Station, the beautiful St. Aubyns Mansion flats and the newish Bath Court beside it. It is here that we see the lingering thinking of that 1962 Borough of Hove Policy for Future Residential Development still casting its long, long shadow. I once saw a letter in the King Alfred planning file reminding that a vast glass shard had once been mooted for the site.

These 3 Conservation Areas badly need to have their lines redrawn to make better sense of and give recognition to the history of that area and what remains of the physical evidence for it. The Character Studies do not adequately reflect what is there either.

Indeed, because of the lack of clarity around this area we have seen confusion over the last 3 or 4 years around no. 2 Victoria Terrace, including an application in 2009 for redevelopment that failed to mention the address was listed, incorrect identification of the studio in the former garden area as a coach house and the severing of it from the house, both physically and legally, without any form of planning application or council intervention to even question severance.

The Esplanade Colony was left in a strange limbo state of aborted redevelopments and abandoned high rise dreams, after 1977 but still hostage to the only half-abandoned planning policies. The Tall Building Strategy eventually replaced that 1962 policy, confirming interest in high rising the life out of the Esplanade quarter.

Hove's valued heritage and history have yet to be given their due planning-wise and even the Article 4 Direction concerning the painting of one part of it seems not to be known to residents there or enforced by Brighton and Hove City Council.

At 4.2 of the 2003 adopted Conservation Strategy it is given that the council has a duty to review its conservation areas from time to time to consider amending their boundaries or designating additional conservation areas. Is the strip from Medina House up through Victoria Cottages and Sussex Road to Victoria Terrace worth considering for a specific designation among the other possibilities hoped for here?"

69.5 The Chair of the Committee responded in the following terms:

"A review of the Conservation Strategy has already commenced and we will be consulting on this review this summer. With regard to conservation areas reviews, neither the Old Hove nor Cliftonville conservation areas are considered to be in urgent need of review. The council's priorities are to focus on those conservation areas where no character appraisal document is currently in place and those conservation areas that are on the English Heritage 'at risk' register. Similarly, any future funding that may be available for regeneration or improvement works would be directed towards those areas identifies as most in need of proactive conservation. Such priorities will be considered further in the review of the Conservation Strategy."

69.6 **RESOLVED** – That the contents of the Deputation be received and noted.

70. MEMBER INVOLVEMENT

70a Petitions

70.1 There were none.

70b Written Questions

70.2 There were none.

70c Letters

70.3 There were none.

70d Notices of Motion

70.4 There were none.

71. THE FUTURE PROVISION OF VISITOR INFORMATION SERVICES

71.1 The Head of Tourism and Leisure and the Visitor Services Manager gave a presentation detailing the current provision of visitor information services and its successes and outlining how it was intended to build on those over the next decade. The Head of Tourism and Leisure explained that the city had always sought to adapt its offer to changing tastes in order to keep its offer fresh and exciting citing the “Bromettes” as a previous city attraction and citing how access to information about what the City had to offer had been brought up to date by use of social media sites, such as Facebook, Twitter and downloadable mobile phone apps. It was proposed to build on past successes and to provide the opportunity to “try something new”.

71.2 The Head of Tourism and Leisure stated that staff were to be commended for their professionalism and innovation in seeking to address reduced funding pro-actively and to maintain an updated service which was fit for purpose into the future. He set out the context of the changes proposed outlined the way forward that had been identified. The number of visitors to the city continued to increase year on year and the importance of reaching visitors where, when and how they wanted by working collaboratively with partners had been identified as a key factor for the city’s continued success. There were currently 100 volunteer greeters working across the city and the importance of using the local population as ambassadors for their city had also been identified as a vital component of the city’s unique offer. Volunteers would be highly visible and examples of the type of high visibility clothing proposed were indicated.

71.3 Overall it was proposed to:

- Provide a network of Visitor Information Points (VIPs);
- Provide on-street ambassadors; and
- Provide an enhanced booking centre at the Brighton Centre Booking Office.

71.4 In answer to questions it was confirmed that although discussions regarding the location of VIPs were at an early stage a number of potential sites including Brighton Station, the Jubilee Library, the Pier, Old Market Arts Centre and Brighton Centre had been identified.

71.5 Councillor Fitch stated that he had been notified that some greeters had expressed concern that their role would be reduced as a consequence of the proposals. Councillor Bowden, the Chair stated that this was not envisaged in fact, it was anticipated that their role would be enhanced.

71.6 Councillor Morgan enquired whether as fewer people used the postal service there had been a drop in the quantity of a mail received had decreased significantly. The Head of Tourism and Leisure stated that this had dropped but now remained static whilst other forms of communication e.g., email’s had increased significantly year on year.

- 71.7 Councillor C Theobald stated that it was important to continue to provide information from key sites, such as the Royal Pavilion. She sought clarification regarding the impact of the proposals for those staff immediately affected by them. The Head of Tourism and Leisure stated that it was not envisaged that there would be any compulsory redundancies as a result of the changes proposed.
- 71.8 Councillor Janio stated that whilst a number of potential visitors accessed information via the internet, either via e mail or social media sites it was important to recognise that not everyone did, a number of people preferred to speak to some one when making arrangements prior to visiting the city. This should not be lost sight of.
- 71.9 Councillor Smith stated that he considered that it was important to continue to maintain and staff a central information point.
- 71.10 Councillor Brown stated that whilst recognising discussions were at an early stage she considered that Brighton Station would make an excellent location for a VIP. The Chair, Councillor Bowden was in agreement stating that option and others would be actively pursued.
- 71.11 **RESOLVED** – That the presentation be received and the position noted.

72. EDWARD STREET QUARTER DRAFT PLANNING BRIEF

- 72.1 The Committee considered a report of the Strategic Director, Place seeking approval to consult on a draft planning brief (attached as Appendix 1 to the report) which had been prepared in respect of the Edward Street Quarter development area.
- 72.2 The Major Projects Officer gave a detailed presentation highlighting the key elements and preferred development option which it was intended would provide 20,000 sq m of office space, 65 residential units and 3,000 sq m of retail space. It was explained that the draft brief was intended to provide a planning framework for development which would integrate the New American Express building into the surrounding area and would secure a strategically important mixed use urban quarter including offices, residential units, ancillary retail and other services. Public consultation regarding the proposals (including a public exhibition) would be undertaken over a six week period and would be used to inform any changes to the draft planning brief, which would be brought back to the Committee for formal approval by autumn of that year.
- 72.3 The Chair, Councillor Bowden, stated that currently, neither, “Milner Flats” or “Kingswood” had been included in the area to be covered by the development brief, although their inclusion was the subject of on-going discussions. Overall the brief could create huge opportunities for the area.
- 72.4 Councillor Fitch commended the work carried out by officers in drawing up the development brief. It represented an exciting venture with the potential to create additional employment opportunities in the area. In answer to questions it was confirmed that discussions with Amex continued and although in the current economic climate it was difficult to specify the number of jobs which would be created significant interest had been shown in the office/retail elements of the scheme

- 72.5 Councillor Mac Cafferty echoed Councillor Fitch' comments and welcomed the attempt to re-establish the street frontage of the area. The Council had strong partnership arrangements in place and he considered that it was important to capitalise on that resource. Councillor Hawtree concurred in that view and considered that getting the street frontage "right" would be key to future regeneration of the area.
- 72.6 Councillor Morgan considered that the brief needed to be viewed alongside the ten year redevelopment plan which took in the Sussex County Hospital and the transport network including the Old Steine/Valley Gardens. It was important to adopt a flexible approach in order to provide long term coherence in a changing economy. There appeared to be broad cross party support for the approach being taken.
- 72.7 Councillor Brown stated that she especially welcomed the proposals for greening of the development area especially in relation to Turner Park and other areas within the development area which suffered from poor quality townscape and public realm.
- 72.8 **RESOLVED** - That the Economic Development and Culture Committee approve the Edward Street Quarter, draft planning brief attached as an Appendix to the report for consultation with members of the public and other stakeholders.

73. APPLICATION FOR EXEMPTION FROM OFFICE TO RESIDENTIAL PERMITTED DEVELOPMENT RIGHTS

- 73.1 The Committee considered a report of the Strategic Director, Place detailing arrangements for a new permitted development right being introduced by central government in spring 2013, which would allow changes of use from office (B1a) to residential use without requiring planning permission.
- 73.2 The Head of Planning and Public Protection stated that in view of the deadline for response to the Government the city council had submitted a case for exemption from this permitted development right in identified areas of the city due to the potential impact on businesses and jobs in the city. The report sought endorsement of the application which had been submitted to the Secretary of state to meet the government's deadline of 22 February 2013. The decision to apply had been based on concerns relating to potential impact of office to residential permitted development rights on the supply of offices in key areas in the city and the impact it will have on the strategy underpinning the City Plan. A number of options have been considered relating to the geographical area covered by the exemption application. The areas have been decided on the basis of the evidence provided and the requirement of the government to keep the area of exemption to 'the smallest area necessary'.
- 73.3 Councillor Hawtree commended the report stating that the case for the action taken was clearly set out in the report. Councillor Mac Cafferty concurred in that view stating that he considered it was important to have a series of exempt areas rather than to have a blanket exemption it was important for there to be clarity regarding future developments across the city and to balance the need for employment and the need for residential accommodation. There were instances where the Committee had sent a clear message to developers regarding their

expectations in relation to particular sites and where as a consequence the developers had re-submitted a significantly improved scheme.

- 73.4 Councillor Morgan supported the approach being taken which represented a balanced approach in a difficult financial climate. Councillor C Theobald agreed that a balanced approach was needed.
- 73.5 Councillor Brown stated that whilst generally supporting the approach taken she could see could also see the arguments for the approach being taken by the government. It was very important in her view to balance all of the needs identified. Whilst she was in agreement with the inclusion of the city centre, she was not convinced that it was appropriate for some of the other areas cited to have been included.
- 73.6 Councillor Janio stated that he was unable to support the action taken, as he considered that the “market” decided the viability and need for certain uses in certain areas. In his view there was a need for quality rather than quantity and for the creation of more “quality” jobs within the city particularly allied to technology. He would be voting against the recommendation.
- 73.7 Councillor Smith stated that he supported the approach being taken considering that it was important to support the provision and retention of hotels within the central core area and supporting small business uses where that was appropriate.
- 73.8 Councillor J Kitcat, Leader of the Council stated that in his view the approach adopted simply sought to keep development control within control of the local planning authority/Committee and would enable decisions to be made on the basis of the applications which came forward for consideration.
- 73.9 Councillor Bowden, the Chair referred to the duty placed upon the Council to work with neighbouring authorities in relation to housing provision, approaches had been made by the Council’s neighbours but had yet to bear fruit.
- 73.10 A vote was taken and on a vote of 9 to 1 the Committee agreed to the recommendation set out below.
- 73.11 **RESOLVED** - That the Committee approves and endorses the area specific application and case made for exemption from office to residential permitted development rights that has been submitted to the Secretary of State to meet the required deadline.

Note : Councillor Janio wished his name to be recorded as having voted against the recommendation.

74. MEDINA HOUSE - PLANNING BRIEF

- 74.1 The Committee considered a report of the Strategic Director, Place seeking approval to consult on a draft planning brief (attached as an appendix to the report) that had been

prepared in respect of Medina House on the King's Esplanade, Hove and the adjacent associated plot.

- 74.2 The Head of Planning and Public Protection explained that the draft brief had been prepared following a petition to the council by Ms Valerie Paynter on behalf of "Save Hove" and in order to set out the council's planning requirements for the site, following previous refusals of planning permission and conservation area consent and the related appeals which had been dismissed by the Planning Inspectorate. Planning briefs were recognised as being potentially useful tools for improving the quality and the consistency of advice provided for developers, the efficiency of the planning process and the quality of the built environment.
- 74.3 Councillor Hawtree welcomed the brief which sought to bring together all of the policy decisions made in relation to the site over a number of years, the contribution of "Save Hove" in helping to bring this matter to the fore were to be commended.
- 74.4 Councillor Mac Cafferty recognised the contribution of "Save Hove" in helping to draw attention to this historic building which made a valuable contribution to the local built environment.
- 74.5 Councillor C Theobald stated that she supported the draft brief as forming the basis of a public consultation and to seek to preserve this unique and historic building.
- 74.6 Councillor Bowden, the Chair commended the report and stated that he hoped it would prove possible for some of the interior features of the building to be preserved.
- 74.7 **RESOLVED** - That the Economic Development & Culture Committee approves the draft planning brief for the Medina House site, former saltwater baths, King's Esplanade. Hove as forming the basis of a public consultation exercise.

75. DRAFT SUPPLEMENTARY PLANNING DOCUMENT 12: DESIGN GUIDE FOR EXTENSIONS AND ALTERATIONS

- 75.1 The Committee considered a report of the Strategic Director, Place seeking endorsement to commence formal public consultation on the second draft of the Supplementary Planning Document (SPD) 12 "Design Guide for Extensions and Alterations". The SPD would form part of the development plan for the city and design guidance for extensions and alterations to buildings throughout the city.
- 75.2 Councillor Brown stated that whilst supporting the report recommendations she would have preferred to have had sight of the draft document as an appendix to the report. Although it was noted that this document had been deposited in the Members Rooms and in the offices of each of the political assistants based at King's House it was considered preferable for Members to be provided with this information by other means e.g., a link to the appropriate website or e versions of the documents. The Head of Planning and Public Protection explained that marked the first stage of the consultation process and that this would be borne in mind for the future.
- 75.3 Councillor J Kitcat stated that he had tried to access the link on the Council website but had experienced a glitch on the system which had prevented him from doing so.

Councillor Mac Cafferty stated that this was unfortunate if it detracted from the work that had been undertaken to date.

- 75.4 Councillor Janio considered that as there were a number of suburbs across the City it was important that they were viewed in concert with one another.
- 75.5 Councillor Hawtree welcomed the report which brought to fruition work which had been going on-going over a period of time.
- 75.6 **RESOLVED** - That the Committee approves the second draft “Design Guide for Extensions and Alteration” as a Supplementary Planning Document for the purposes of formal public consultation.

76. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 76.1 The Committee considered a report of the Strategic Director, Place in relation to the Government’s decision that a new tariff-based approach known as the Community Infrastructure Levy (CIL) would provide an appropriate to fund infrastructure to unlock land for development and support growth. CIL was intended to assist in providing infrastructure to support the broad development of an area rather than to make individual planning applications acceptable in planning terms, which would remain the role of planning obligations (Section 106 agreements). Planning obligations would remain for detailed site impacts and mitigation where not covered by CIL.
- 76.2 It was noted that the report also described the outcome of a CIL Viability assessment and proposed further steps towards developing a CIL charging schedule for the City.
- 76.3 Councillor Brown stated that whilst generally supporting the approach being taken she considered that the indicative values set out were too high. The Head of Planning and Public Protection explained that these figures had emerged as a result of the viability assessment carried out, the Council was not however, wedded to them. Councillor Bowden, the Chair sought confirmation that this would be monitored in the light of operating experience.
- 76.4 Councillor Morgan sought clarification regarding when it was anticipated the CIL would be introduced and how long it would need to be in operation before it could be amended if necessary.
- 76.5 Councillor C Theobald stated that her only concern was that if the CIL rates were set too high it could lead to attempts at overdevelopment or could discourage development altogether.
- 76.6 The Head of Planning and Public Protection stated that there was flexibility in setting up the CIL, however once in place it would need to be rigidly applied. It had been set up at around 10 other authorities around the country and was intended to provide developers with a degree of certainty in the current economic climate.
- 76.7 Councillor Janio stated that he was uncertain as to how the CIL would work in practice. Whilst recognising the need to keep the zones as simple as possible the demography and geography of the city was complex and needed to be taken account of.

- 76.8 Councillor Mac Cafferty stated that the approach proposed for the city was more cautious than that being adopted by some of its neighbours for example in Burgess Hill where there was more space to “grow”, different zones were proposed to reflect the different requirements of different parts of the city.
- 76.9 **RESOLVED** - That the committee notes the findings of the CIL Viability Assessment and agrees to undertake consultation on the indicative rates of CIL attached to this report and to receive a report on this consultation at a later stage with a draft CIL charging schedule for the City.

77. MAINTENANCE OF HISTORIC BUILDINGS

- 77.1 The Committee considered a report of the Strategic Director, Place providing an the annual update on the pro-active programme to ensure the re-use, repair and restoration of historic buildings in the city, including the enforcement of works where necessary. It included an updated register of those listed buildings considered to be ‘at risk’ (Appendix 1) and an updated list of other historic buildings where significant action was ongoing to secure repair and redecoration works to improve their appearance (Appendix 2).
- 77.2 Councillor Brown stated that she had read the report with interest. She had noted that three of the buildings referred to were in the Council’s ownership and it was important that the Council was seen to be pro-active in addressing issues relating to its own buildings too.
- 77.3 Councillor C Theobald was disappointed to note the state of neglect of some of the City’s buildings such as the Hippodrome, The Astoria and Marlborough House, she hoped that action to facilitate improvements to their current state of repair could be effected in the near future.
- 77.4 Councillor Mac Cafferty commended the work carried out by and role of the Heritage Team in seeking to effect the necessary repairs to the cities historic buildings. There was cross-party agreement on the need to protect the quality of the built environment for the benefit of residents and visitors alike. He referred to the number of historic and listed buildings located in his own ward and to the measures taken to ensure they were preserved appropriately.
- 77.5 Councillor Hawtree welcomed the report which provided a useful point of reference detailing as it did what had been achieved and those buildings where action was ongoing.
- 77.6 Councillor Fitch referred to Hangleton Manor as an example of a success story having been restored by the current owner who operated it as a restaurant as an important historical building which could be enjoyed by all.
- 77.7 **RESOLVED** - That the updated register of listed buildings that are considered to be ‘at risk’ as set out in (Appendix 1) to the report is endorsed.

78. MAJOR PROJECTS UPDATE

78.1 The report as not subject to callover. However the Head of City Regeneration drew the Committees' attention to the fact that the scheduled included updates in respect of the Circus Street and Open Market schemes and the "The Keep".

78.2 **RESOLVED** – That the contents of the Schedule be noted and received.

78.1 DESIGNATION OF ROTTINGDEAN PARISH NEIGHBOURHOOD AREA

78.3 The Committee considered a report of the Strategic Director, Place the purpose of which was to designate Rottingdean Parish as a Neighbourhood Area. The designation of a neighbourhood area had been included within the neighbourhood planning provisions introduced by the Localism Act 2011. It represented one of the first stages in producing a neighbourhood development plan (neighbourhood plan).

78.4 The Head of Planning and Public Protection stated that the fact the relevant factors that needed to be considered by a local authority in deciding whether an area was appropriate for designation as a neighbourhood area had been given thorough consideration and were highlighted in the report. No valid reasons had been identified to refuse this designation and it was therefore recommended that the designation of the Rottingdean Parish Neighbourhood Area be approved.

78.5 Councillor Smith welcomed the proposed designation, referring to the fact that this would assist the Parish Council in its duties and that he waited to see how it would work in practice with interest.

78.6 Councillor Hawtree referred to the fact that this issue had been considered by the Planning Committee Working Group, input had also been received from the Conservation Advisory Group (CAG) who supported this proposal.

78.7 The Head of Planning and Public Protection confirmed that once adopted the designation of the Rottingdean Parish Neighbourhood Area would have a formal status for planning purposes and would "lock into" the decision making process.

78.8 **RESOLVED** - That the Committee approve the designation of Rottingdean Parish Neighbourhood Area.

79. ITEMS REFERRED FOR COUNCIL

79.1 There were none.

The meeting concluded at 4.40pm

Signed

Chair

Dated this

day of

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