

BRIGHTON & HOVE CITY COUNCIL

MAJOR PROJECTS SUB-COMMITTEE

4.00pm 6 NOVEMBER 2007

HOVE TOWN HALL

MINUTES

Present: Councillor Peltzer Dunn (Chairman); Councillor Smith (Deputy Chairman), Councillors Hawkes (OS), Kennedy, Mears, Mitchell, Morgan, Oxley, Rufus and Young.

PART ONE

ACTION

23. PROCEDURAL BUSINESS

(A) Declarations of Substitutes

23.1 There were no declarations of substitutes.

(B) Declarations of Interest

23.2 Councillor Mears declared a personal and prejudicial interest in Item No's. 26 and 30, Open Market, as she had a business interest and would therefore not take part in the discussion or decision when the item was considered.

23.3 Councillor Kennedy declared a personal and non-prejudicial interest in Item No's. 26 and 30 in that she was a member of the Planning Applications Sub-Committee, and as such would not take part in the debate as she did not want to prejudice her position. However, she felt it was appropriate to remain and listen to the debate as it did not directly affect any planning considerations.

23.4 Councillor Hawkes declared a personal but non prejudicial interest in Item No's. 26 and 30 on the agenda, Open Market London Road, as she was a Member of the City College Board of Governors.

(C) Exclusion of Press and Public

23.5 The sub-committee considered whether the press and public should be excluded from the meeting during the consideration of

any items contained in the agenda, having regard to the nature of the business to be transacted and the nature of the proceedings and the likelihood as to whether, if members of the press and public were present, there would be disclosure to them of confidential or exempt information as defined in Section 100B(3) or 100 1 of the Local Government Act 1972 (as amended).

- 23.6 **RESOLVED** – That the press and public be excluded from the meeting during consideration of the items listed on Part 2 of the agenda.

24. MINUTES OF THE MEETING HELD ON THE 6 SEPTEMBER 2007

- 24.1 **RESOLVED** – That the Minutes of the meeting held on the 6 September 2007 be approved and signed by the Chairman as a correct record of the proceedings.

25. Public Questions

- 25.1 The Chair noted that no public questions had been submitted for the meeting.

26. OPEN MARKET – STAGE 2 ASSESSMENT OF OPEN MARKET TRADERS ASSOCIATION REDEVELOPMENT PROPOSAL.

- 26.1 The Sub-Committee considered a report of the Acting Director of Cultural Services, concerning the Open Market Traders Association Stage Two Submission and the internal officers' team's assessment of that submission (for copy see minute book). The report highlighted the main issues to be addressed in order to move the project forward and enable the preparation of a development proposal.

- 26.2 The Project Manager introduced the report and noted that Hyde Housing Association had become a partner in the scheme which had enabled costs to be brought down. He stated that there were a number of issues to resolve but progress had been made and he believed the project could be taken forward.

- 26.3 Members of the Sub-Committee welcomed the report and the progress that had been made to date. They noted that a funding gap remained but that further support from officers and discussions with Hyde could see that reduced. It was hoped that the intention to retain 100% affordable housing would remain and it was noted that a decision on whether the grant application would be considered should be known by mid

January, and if it proceeds then a final decision on the funding should be made by the end of March.

26.4 **RESOLVED –**

- (1) That the project's progress as detailed in section 5 of the report, including the submission of a Stage Two proposal by the Open Market Traders Association be noted;
- (2) That the officer team assessment of the Stage Two Submission as described in section 10 of the report be noted;
- (3) That it be noted that the Project Board has received the Stage Two officer assessment and referred the report to Major Projects Sub Committee for consideration;
- (4) That the project timetable included in section 14 of the report be noted; and
- (5) That the undertaking of further work by officers in supporting the Open Market Traders Association and Hyde Housing Association to prepare a development proposal with draft Heads of Terms and draft Development Agreement before reporting progress back to the Project Board and this Sub Committee be agreed.

Note: Councillor Mears having declared a personal and prejudicial interest in the matter left the meeting and took no part in the debate or determination of the decision thereon.

27. CIRCUS STREET REDEVELOPMENT – SHORT-TERM USE.

- 27.1 The Sub-Committee considered a report of the Acting Director of Cultural Services, concerning the redevelopment of Circus Street and proposals for the short-term use of the site (for copy see minute book).
- 27.2 The Project Manager introduced the report and outlined the proposal from the Cathedral Group to use the existing Circus Street market building for community and cultural uses in the short-term, prior to the building being demolished as part of the long-term regeneration scheme. He noted that a planning application had been submitted for this purpose which was due to be considered before the Christmas break. It was intended that the building would be in use in time for the Brighton Festival and that it would also help to promote the consultation process

for the long-term use of the site.

27.3 Members of the Sub-Committee welcomed the report and the proposal for the short-term use, although it was felt that consideration needed to be given to the question of raising expectations once projects were in operation which may then not be part of the long-term strategy.

27.4 **RESOLVED –**

(1) That Cathedral's proposed short-term use, and submission of a planning application, for the Circus Street site for consultation, community and cultural uses be noted; and.

(2) That the benefits that would arise from the plans (as detailed in section 6 of the report) and the issues that would be raised (as detailed in section 8 of the report), together with the plans for taking the proposal forward be noted.

28. UPDATE ON OTHER MAJOR PROJECTS.

28.1 The sub-committee considered a report of the Acting Director of Cultural Services which provided an update of the position of the various major projects which were not the subject of separate reports on the agenda (for copy see minute book).

28.2 Circus Street and Preston Barracks:

The Acting Director of Cultural Services informed the Sub-Committee that in respect of the projects for Circus Street and Preston Barracks, there was a need to seek authority to appropriate the land, in order for the development proposals to proceed. However, because of the timescales involved it was unlikely that a report could be brought to the sub-committee before taking it to the Policy & Resources Committee in January. He therefore sought agreement to should a report be necessary it could be agreed with the Chairman, Deputy Chairman and Opposition Spokesperson.

28.3 King Alfred:

The Principle Solicitor informed the Sub-Committee that the threat of a Judicial Review had been withdrawn.

28.4 **RESOLVED –**

- (1) That the updates given in the table at section 5 to the report be noted; and
- (2) That should a report concerning the appropriation of land in respect of Circus Street and/or Preston Barracks developments; need to be submitted to the Policy & resources Committee before the next meeting of the sub-committee, the Acting Director consult with the Chairman, Deputy Chairman and Opposition Spokesperson prior to the report being taken forward.

29. ITEMS TO GO FORWARD TO COUNCIL

29.1 The sub-committee considered whether any items should be submitted to the 13th December Council meeting for information in accordance with Procedure Rule 20.3a.

29.2 **RESOLVED –**

That no items be referred to council for information.

PART TWO SUMMARY

30. OPEN MARKET – STAGE 2 ASSESSMENT OF OPEN MARKET TRADERS ASSOCIATION REDEVELOPMENT PROPOSAL – EXEMPT CATEGORY 3.

30.1 The Sub-Committee considered a report of the Acting Director of Cultural Services, which provided additional details on the Open Market Traders Association Stage Two Submission and the internal officers' team's assessment of that submission.

30.2 **RESOLVED –**

That the details of the report which supported the recommendations set out in the Part 1 report, (Item No.26) and highlighted the issues regarding the financial position of the proposal be noted.

Note: Councillor Mears having declared a personal and prejudicial interest in the matter left the meeting and took no part in the debate or determination of the decision thereon.

31. PART TWO ITEMS

31.1 The committee considered whether or not the above item should remain exempt from disclosure to the press and public.

31.2 **RESOLVED –**

That item No. 30 contained in Part 2 of the agenda and the decisions thereon remain exempt from disclosure to the press and public.

The meeting concluded at 5.45pm.

Signed

Chairman

Dated this

day of

2008