

BRIGHTON & HOVE CITY COUNCIL

ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

4.00pm 19 SEPTEMBER 2013

COUNCIL CHAMBER, HOVE TOWN HALL

MINUTES

Present: Councillors Bowden (Chair) Hawtree (Deputy Chair), Brown (Opposition Spokesperson), Cox, Fitch (Group Spokesperson), Buckley, Mears, Morgan, C Theobald and Wakefield

PART ONE

16. PROCEDURAL BUSINESS

16a Declaration of Substitutes

16.1 Councillor Wakefield was in attendance in substitution for Councillor Mac Cafferty, Councillor Mears was in attendance in substitution for Councillor Smith and Councillor Cox was in attendance in substitution for Councillor Janio.

16b Declarations of Interest

16.2 Councillor Buckley declared a personal but non prejudicial interest in Item 24, "South Portslade Industrial Estate and Aldrington Basin Development Brief" by virtue of her position as the Council's representative on the West Pier Trust. It was confirmed that this did not constitute a prejudicial interest.

16.3 Councillor Mears declared a personal but not prejudicial interest in Item 28, "Major Projects and Regeneration Team Project Update", in relation to the Open Market.

16c Exclusion of the Press and Public

16.4 In accordance with Section 100A of the Local Government Act ("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.

- 16.5 **RESOLVED** – That the press and public be excluded from the meeting during consideration of item 30 on the agenda Saltdean Lido, exempt under category 3.

Note – Members noted and took account of the contents of the appendix in making their decision but did not discuss its content in closed session.

17. MINUTES

- 17.1 **RESOLVED** – That the Chair be authorised to sign the minutes of the meeting held on 20 June 2013 as correct record.

18. CHAIR'S COMMUNICATIONS

- 18.1 The Chair explained that although he would be referring to a few highlights as part of his communications a full text in respect of recent and upcoming events would be recorded in the substantive minutes of the meeting. The Chair referred specifically to the Guernica sewing event and to the various "Pride" events which had taken place. The remainder are set out in the minutes for information.

Economic Development

- 18.2 The first London Road Portas Pilot newsletter the 'London Road Trader, was now available and would provide regular updates on the work being done to support the London Road shopping and leisure offer. This information would help to inform plans for marketing and promotion activities in the coming months. More information could be obtained by contacting Joe Nichols at: - joe.nichols@brightonportas.com

Libraries

Remaking Piacasso's Guernica public sewing events Sunday July 16 and 23 Jubilee Library

- 18.3 A range of partners including Amnesty International, the University of Brighton and Women's International League for Peace and Freedom had held two participatory sewing events on consecutive Sundays at Jubilee Library, to recreate a tapestry of Picasso's Guernica.

Full feedback and further information on the project:

<http://remakingpicassosguernica.wordpress.com/2013/06/09/public-sewing-events-at-the-jubilee-library-in-brighton/>

Pride Literature Tent. August 3 2013

- 18.4 Following a successful Arts Council bid the first ever literature tent had been delivered at Pride 2013 by Brighton & Hove City Libraries in partnership with East Sussex Libraries. A range of authors had presented during the day followed by an open mic event to

encourage new talent. Detailed monitoring and feedback information was available but the basic figures were that 1706 people had attended; 100 feedback forms had been returned and completed and 78 people joined the mailing list for future events.

Customer comments included:

- Fantastic event, inclusive, interesting and a haven of inspiration, humour and some politics - much needed at pride.
- Very good for Brighton Libraries, well done to the organisers.
- A fantastic & popular event - well done. The only truly accessible event too - signers!!
- Fantastic to have a cultural event
- Attracted a demographic that wouldn't usually find anything for them.

- 18.5 Councillor C Theobald commented that the Pride Festival and activities associated with it had been very well organised, the parade itself had flowed very well around the city, notwithstanding that there had been a long queue to get into the event at Preston Park itself and that she hoped that this issue could be resolved for future years. The Chair explained that delays in entering the park had arisen as a result of a power cut.

Summer Reading Challenge (SRC)

- 18.6 The annual Summer Reading Challenge which celebrated reading for pleasure with incentives encouraging children to keep up their reading skills and confidence during the summer holidays had just come to an end.
- 18.7 Based on the 'Creepy House' scheme it had been particularly spectacular and engaging and was likely to have been one of the most successful ever. The last weekend of the project on Saturday September 7 and Sunday September 8 had co-incided with the release of the new Origami Yoda book, "The Surprise Attack of Jabba the Puppet!" with the chance to win a signed copy of the new book for folding the best origami character
- 18.8 A particular success of the project had been the very effective young persons volunteering programme delivered by the Libraries Children and Young People's team with 25 young volunteers helping deliver the programme
- 18.9 City Reads had been launched featuring "Guards. Guards" by Terry Pratchett and had included installation of a dragon in Jubilee Library. This was being delivered in partnership with Same Sky, the overall programme would see a range of events and participative activities across the city for people of all ages.

Royal Pavilion & Museums

- 18.10 The Visitor Information Centre (VIC) at the Royal Pavilion would close on 26 September when a number of Visitor Information points would be set up throughout the city including points at the Brighton Centre Box Office, the Royal Pavilion Shop and Jubilee Library.
- 18.11 The area vacated by the VIC would be taken up by the Royal Pavilion shop with a new Cafe opening in part of the existing shop at the end of October to be known as The

Pavilion Tea Co. This would give the Royal Pavilion a street level catering outlet which could be visited without paying admission to the Royal Pavilion, and would provide the opportunity for further income generation.

Tourism & Venues

- 18.12 With the three conferences at the Brighton Centre in September including the Labour Party Conference the total estimated economic impact on the city for this month would be £16.8m.

Summer Trading Patterns

- 18.13 Unique visitors (that's different people) to the city's official tourism website, www.visitbrighton.com, had totalled over 625,000 for the period covering June, July and August. This was an increase of more than 100,000 on the same period in 2012. July 2013 had been the busiest month ever for the website with over 225,000 people visiting the site, amassing over 1million 'page views'.
- 18.14 Whilst the great weather had obviously helped attract visitors to the city, anecdotally accommodation providers had indicated that they had also seen a rise in international visitors, particularly from the city's core northern European markets (especially Germany) reflecting the dedicated media & PR work that had been done in those markets.

Awards

- 18.15 After being highlighted as the UK "worst" resort (for being too 'bohemian' and 'trendy') in a recent - and somewhat dubious - online survey, Brighton & Hove had been recognised as the UK's Best Resort at the Group Leisure Awards 2013. These were the UK's leading awards voted for by group organisers & coach companies.

Culture

Japanese Festival

- 18.16 The Japanese Festival currently taking place on the Old Steine had received thousands of visitors so far. A successful Ace Cafe motorcycle run had taken place on Sunday with an estimated 15, 000 participants and the Food and Drink Festival on Hove Lawns.
- 18.17 The city's Digital Festival had been running successfully that week, hundreds of events had been held at a wide range of venues across the city.

Sports and Leisure

Withdean Stadium – new athletics track

- 18.18 With the help of Sport England Olympic legacy funding, the athletics track at Withdean Sports Complex was currently being replaced with a new state of the art track and an electronic timing system. The new track would be ready for use in October and was a great example of how the Olympic legacy was being delivered in Brighton & Hove. An

opening event including a fun run will be held on 26th October to celebrate this fantastic new facility.

Ping 2013 – £10,000

- 18.19 Sport England Funding was sourced following the success of Ping 2012 and Ping 2013 had been received with equal enthusiasm across the city. The number of tables available for free play had risen to over 40, increasing the opportunities for more people to get involved. There had been a dedicated volunteer team and a programme of 17 events over 5 weeks. The tables had been very busy throughout the summer months with numbers at some events totalling 50 plus. Over 300 people had attended the opening event in Jubilee Square which was filmed by Meridian Today for its afternoon news show. Table Tennis encouraged participation from a wide range of people from complete beginners through to elite players, with the turn up and play for free ethos offering the flexibility to fit in with today's busy lifestyles. The tables continued to be used throughout the year and had encouraged the formation of informal community groups coming together to play, socialise and have fun whilst being active.
- 18.20 Working in collaboration with partners and community clubs over 1000 children and young people had taken part in over 60 different activities during the Summer holiday and we hope will continual being active.

City Sports and Physical Activity Awards 2013

- 18.21 Nominations were now in and the panel were meeting that week to decide on the winners. The celebration event would take place at the Pavilion on 23rd October.
- 18.22 The Color Run had had its first event in Brighton this month and had been very successful with over 6,000 entries predominantly female. The total estimated economic impact of this new event on the city had been just over £230,000.
- 18.23 **RESOLVED** – That the report be received and noted.

19. CALL OVER

- 19.1 All items on the agenda were called for consideration.

20. PUBLIC INVOLVEMENT

20a Petitions

Save Badgers Tennis Club

- 20.1 The Committee considered a report of the Head of Legal and Democratic Services detailing a petition received and forwarded from the meeting of Council on 18 July 2013 in the following terms:

“We, the undersigned, including local residents and members of Badgers Tennis Club, call on Brighton and Hove City Council to retain the Badgers Tennis Club site in Church Place, Kemp

Town as a site for leisure, recreation and sport and not to allow it to be developed for housing or any other use.”

(564 signatures)

20.2 Mrs Linda Miller , the lead petitioner spoke in support of the petition setting out the recent past history of the site and the current position., explaining that the present position whereby the tennis club had been offered a longer term lease which gave a measure of security to the tennis club had arisen as a direct result of the publicity generated by the petition. In reality however, it represented little more than a stay of execution.

20.3 The Chair, Councillor Bowden responded in the following terms:

“To date no planning application has been received for development of this privately owned site. If and when an application is received it will be subject to the usual statutory publicity and any representations received in response will be considered as part of the determination process.

Planning policy in the Local Plan and the submission City Plan aims to protect sports facilities and places an onus on owners and potential developer to demonstrate that they have met the tests in the policy. The policy requires (amongst other things) that any developer demonstrates that the land is not important open space; that there is no local deficiency in outdoor recreation space; that the land can be retained for recreation if part of the site is developed or the land has been marketed at a price that reflects its use and condition for at least a year.”

20.4 **RESOLVED** – That the content of the petition and the Chair’s response be received and noted.

20b Written Questions

(i) Future Use – Hove Park Depot

20.5 The following written question had been submitted in advance of the meeting by Ms V Paynter:

“The 26 April, 2010 Children & Young People Committee agenda, at 3.16 confirmed that Hove Park’s Depot enjoys protected use under covenant. There is an historic failed indoor bowls application for the site; and now seizure is sought for a Government –run, new build Free School. Adjacent on three sides are City Park, the only employment site in Hove to be given Article 4 protection, the 5 – times over Listed Engineering and the Miniature Railway, with its leasehold control of that section of the park.

Why has no planning brief ever been prepared for this important site and can we have one now?”

20.6 The Chair, Councillor Bowden responded in the following terms:

“Whilst acknowledging this is an important site, the priorities for production of briefs are set out in the business plan for the directorate. These are intended to facilitate appropriate development of sites critical to the strategy for development set out in the City Plan. It is essential that we produce these briefs for key sites such as Toads Hole Valley.

We will take into consideration the request for a brief for this site when prioritising the work14/15.”

- 20.7 Following the Chair’s response Ms Paynter stated that there were a number of sensitive sites around the city and enquired whether and what consideration would be given to seeking to protect these sites, citing the Sackville Estate as an example.
- 20.8 The Chair explained that this went beyond the subject of the original question, but noted what had been said by the Head of Planning and Public Protection in terms of a balance needing to be found when updating the City Plan. The Plan was due to be updated in 2014/15, further consideration would be given to sites to be included at that time.
- 20.9 **RESOLVED** – That the content of the question and the Chair’s response be received and noted.

(ii) i360 – Progress

- 20.10 The following written question had been submitted in advance of the meeting by Mrs S Montford on behalf of the Brighton Society:

“The area of the seafront opposite Regency Square is suffering from serious blight as a result of the failure of the i360 developers to start work on their scheme for an observation spire. How long does the Council intend to wait for developers to find the capital they need, and if they fail to start construction within that timescale, when and how does the Council expect the blight to be alleviated.”

- 20.11 The Chair, Councillor Bowden responded in the following terms:

“The area directly opposite Regency Square is land under the ownership of the West Pier Trust and is therefore not directly under council control. The Council *does* own the land to either side, which is often referred to as the “old paddling pool site” (to the East) and “the old boating lake” (to the West). The i360 project will incorporate hard landscaping to both of these areas but the i360 itself and the Heritage Centre will be erected on land which is retained by the West Pier Trust.

Despite this situation, significant funding, is being allocated from the Council’s Local Transport Plan capital programme to undertake essential strengthening to support the promenade pavement and the road above it and this will enable the re-instatement of the arches on both sides of the old West Pier site and allow them to be brought back into use.

It is expected that the total cost of the works will be approximately £4 million by the time of final completion in 2014/15.

While this work would have taken place in conjunction with the i360 building works, it will now be completed in advance. Work to the western side has progressed significantly and the new arches which re-instate the original Victorian construction (but with a larger interior) will be marketed in the New Year to small businesses.

Work to the eastern side will start this month. This will provide new beach chalets to be let on a long lease. Both of these important initiatives will bring a much needed boost to this area of the seafront. They will also ensure there is activity and interest during the winter months. This will also assist businesses in the area who have more difficult trading conditions during the winter season.

In terms of the i360 project, there is work that could be further explored with the West Pier Trust *if* there is significant delay to the project. Some of this has already commenced. There is an initiative underway to resolve the appearance and dismantle the portacabin which is no longer being used by the West Pier Trust. The Council is also informed that the Trust are planning re-decoration and some clearing of the site in the Autumn. They have informed the Council they will be calling upon their membership to assist with this and intend to launch this at their AGM in a few weeks time.”

- 20.12 **RESOLVED** – That the content of the question and the Chair’s response be received and noted.

Presentation by David Marks i360

It was noted that the Schedule detailing current progress in respect of City Regeneration Projects (Item 28) included reference to the i360 project. The Chair explained that he was aware that Mr David Marks of Marks Barfield (the developers) was present at the meeting and considered that it was appropriate for him to address the Committee in respect of the current position.

- 20.13 Mr Marks stated that he was glad to be afforded the opportunity to speak and to describe the work that had been going on behind the scenes to secure delivery of the i360. Mr Marks explained that in July of the previous year in the wake of the continuing global financial crisis, the council had agreed to provide a loan, to help unlock the stalled i360 project, Marks Barfield had also put funding towards the scheme, as had an ethical venture capital firm and the Coast to Capital Local Enterprise Partnership.
- 20.14 Notwithstanding that the private sector investment partners had also remained committed to the scheme for a considerable period of time and had expressed their pleasure that a way forward had been found they had subsequently very reluctantly withdrawn within weeks of work due to start on site. They had explained that the reasons for that had more to do with the market and market sentiment for their funds than the project which was considered to be resilient and financially viable.
- 20.15 Having discussed the situation with council’s officers and the LEP, the developers had resolved to solve the problem by seeking other private sector investors to plug the gap. He wanted to re-iterate that the whole i360 team were committed to the project. A lot of

work had taken place to secure another investor. this took time as once an investor had been identified and was interested in the project they would need to review and carry out due diligence on over 100 separate documents plus drawings and specifications before they could sign off internally on the investment. After a slow down over the summer months he was pleased to be able to report that the developers were currently in discussion with 3 separate investor groups.

- 20.16 Councillor Hawtree stated that he considered it was important to clarify that the “loan” referred to would be secured by the Council by accessing borrowing externally at preferential rates and then passing it on at commercial rates to the developer. To date no funds had been drawn down under that arrangement and the Council had not applied its own funds either. To date there had been no cost or risk to Council taxpayers of Brighton and Hove.
- 20.17 Councillor Mears stated that notwithstanding all that had been said the Council had leant its support to the principal of the scheme over a number of years. There were on-going issues which needed to be resolved and there was an expectation that works should commence on site in the foreseeable future, with a reasonable timeframe for completion the scheme to be given. Councillor Cox concurred and enquired regarding the costs to the Council so far in renovating that area of the seafront to date including work to the arches and the total cost for completion of those works. It was explained that the works would cost £4m to complete and that a written breakdown would be provided for Councillor Cox and for Members of the Committee.
- 20.18 The Executive Director, Environment, Development and Housing stated that regular update meetings took place in order to ensure that the project moved forward and guidance was given as appropriate. Although concrete date(s) could not be given as yet preparatory works had been undertaken in anticipation of commencement of the main scheme.
- 20.19 **RESOLVED** – That the current position be noted.

20c Deputations

Medina House Planning Brief

- 20.20 A Deputation was presented by Mrs T Bahcheli in respect of the Planning Brief for Medina House. The Deputation was presented in the following terms:

“The deputation supports the planning brief in broad terms. It will express support for the principle to retain and convert Medina House, and that any new building will not overpower Medina House.

It will express support for the recognition of the part Medina House plays in the character and appearance of the conservation area, as well as the qualities of the building itself.

It will support the work undertaken by the City Council and Cluttons on proving the viability of a scheme that maintains Medina House.

We will support the recognition given the protection of neighbour amenity at the site.

We raise the question of the policy context, and the replacement of Local Plan policies with City Plan policies, as and when they are adopted. The brief relies on detailed Local Plan policies at present.”

20.21 The Chair, Councillor Bowden responded in the following terms:

“The support given to the Medina House Planning Brief is welcomed. The local plan policies that are referred to in the brief will indeed be replaced in due course when the Local Plan is superseded by the City Plan part 2 document. Work on the City Plan Part 2 is due to commence in 2016 and it is anticipated that Local Plan policies dealing with historic environment and design issues, such as those quoted in the brief, will be effectively transferred to the new City Plan Part 2.

The council is confident that there will not be a policy void and that Medina House will continue to benefit from appropriate policies during the future preparation of planning documents and the replacement of the Local Plan. “

20..22 **RESOLVED** – That the content of the Deputation and the Chair’s response be noted and received.

21. MEMBER INVOLVEMENT

21a Petitions

21.1 There were none.

21b. Written Questions

21.2 There were none.

21c Letters

21.3 There were none.

21d Notices of Motion

21.4 There were none.

22. WITHDEAN SPORTS COMPLEX – CLIMBING WALL

22.1 The Committee considered a report of the Assistant Chief Executive and the Executive Director Finance and Resources detailing a proposal to install a new climbing wall in the indoor tennis centre at Withdean Sports Complex. The proposed climbing wall would occupy the space of one of the three indoor tennis courts. It was confirmed that the two remaining courts would still be available for use.

- 22.2 Councillor Brown welcomed the proposal stating that she considered the proposed location for the climbing wall was excellent and that it would be an asset and would attract new users to Withdean. Confirmation was sought however that this would not have a negative impact on the existing tennis provision. The Head of Leisure explained that very careful consideration had been given to existing tennis provision and use to ensure that installation of the climbing wall would not be detrimental.
- 22.3 Councillor Hawtree also welcomed the proposal stating that he hoped it would be possible to investigate whether other locations in the city might be suitable for provision of similar facilities.
- 22.4 Councillor Fitch stated that he considered this provision, part of on going modernisation would be beneficial.
- 22.5 **RESOLVED** - That Economic Development & Culture Committee;
- (i) Approves the installation of a new climbing wall at Withdean Sports Complex to be operated by High Sports Ltd; and
- (ii) Notes that, to implement recommendation (i) if agreed, the council will grant a lease direct to High Sports Ltd under powers delegated to the Head of Property and Design; and consequential amendments to the Sports Facilities Contract with Freedom Leisure will be managed and implemented under powers delegated to the Assistant Chief Executive.

23. SALTDEAN LIDO

- 23.1 The Committee considered a report of the Assistant Chief Executive detailing the recent history and setting out the current position in respect of Saltdean Lido. It was noted that at its meeting held on 20 September 2012 the Committee had requested that they should be notified of the outcome of the marketing exercise for the Saltdean Lido Complex in advance of the matter being given full consideration by the Policy and Resources Committee. The report provided the Committee with details of the outcome of that marketing exercise. Commercially sensitive information in relation to the exercise had been provided to Members separately and could be considered in closed session if necessary.
- 23.2 It was explained that on 24 January 2013, approval had been given by the Policy and Resources Committee to marketing of a 50 year full repairing lease for the Saltdean Lido Complex, including the operation of the Lido pools and the provision of additional community facilities. The aim of the lease was to achieve a long-term viable future for the facility.
- 23.3 Councillor Brown stated that she was pleased that matters were moving forward in respect of this site commending the tireless hard work of the "Save Saltdean Lido" group in seeking to bring the Lido back into community use, she wished them every success with their heritage lottery bid.
- 23.4 Councillor Mears stated that she was delighted with the progress that had been made. Everyone had worked very hard, the Council and Community had worked together and

this represented a tremendous opportunity and an exciting point in the process. Notwithstanding that the building was in a poor state of repair and a number of issues remained to be resolved, none of them were insurmountable. Councillor C Theobald concurred with all that had been said by Councillors Brown and Mears and stated that she looked forward to receiving further updates on the progress being made.

23.5 Councillor Hawtree welcomed the progress that had been made. Although there would continue to be a number of challenges moving forward and it would take time to get things right, things were clearly moving in the right direction.

23.6 Councillor Fitch supported the work that had taken place to date whilst recognising that there was a long way to go. He was pleased to note that the Council was going to continue to liaise with and support the preferred group in their bid process.

25.7 The Chair, Councillor Bowden echoed all that had been said by his fellow Committee Members commending the excellent work that had been done to date and would undoubtedly be on going. It should not be lost sight of that the Council had spent a considerable sum in taking action to secure surrender of the lease and inworking with the community to bring the matter to its current point. It was regrettable that it had not yet been possible to re-open the pool.

23.8- **RESOLVED** – (1) That the Committee notes that the council’s provisional preferred bidder for a lease of the Saltdean Lido Complex is the Saltdean Lido Community Interest Company and that the reserve bidder is Freedom Leisure;

(2) That the Committee notes that a further report recommending that Saltdean Lido Community Interest Company as the preferred bidder will be considered by Policy & Resources Committee, providing that remaining issues identified in the bid evaluation are satisfactorily resolved; and

(3) That the Committee notes that if the remaining issues cannot be satisfactorily resolved with the Saltdean Lido Community Interest Company, negotiations will take place with Freedom Leisure as reserve bidder with a view to recommending to Policy & Resources Committee that they be substituted as the preferred bidder1)

24. SOUTH PORTSLADE INDUSTRIAL ESTATE AND ALDRINGTON BASIN DEVELOPMENT BRIEF

24.1 The Committee considered a report of the Executive Director, Environment, Development and Housing which presented for final approval a development brief for the South Portslade Industrial Estate and Aldrington Basin at Shoreham Harbour.

24.2 It was noted that the Brief had been prepared to give planning guidance to guide investment and interest from developers in those areas in advance of more formal planning documents which were under preparation. The planning brief reflected a realistic approach to regeneration following a re-appraisal of previous larger-scale proposals for the whole of Shoreham Harbour. The draft brief had been approved for consultation at a meeting of this Committee in January 2013. The Brief had been subject to several rounds of public consultation as well as a Sustainability Appraisal. A copy of

the Development Brief was attached as Appendix 1 and a summary of points made and the Council's response was contained in Appendix 2.

24.3 It was noted that a submission prepared by Councillor Peltzer Dunn one of the Local Ward Councillors detailing his views and concerns had been circulated to Members prior to the meeting.

24.4 Councillor Brown circulated a proposed Conservative amendment which had been seconded by Councillor Fitch

"2.1 Amendment: That the Economic Development and Culture Committee notes the summary of the Consultation Statement and approves the "South Portslade Industrial Estate and Aldrington Basin Development Brief" (subject to recommendation 2.2 below) as a material planning consideration in the assessment of development proposals and planning applications.

2.2 That in relation to Aldrington Basin, on the South side of Kingsway, in order to protect the amenity of the West Hove townscape, any development shall not exceed the height of the recently built Vega flats and that the planning brief be amended accordingly."

24.5 In introducing the report the Head of Planning and Public Protection explained that he was also proposing that an amendment be made to the recommendations set out in the report which he hoped would address the issues raised by Councillors Peltzer Dunn and Brown. issues raised. Page 73 of the development brief against the heading SPAB29; Building heights and townscape considerations he proposed that the following footnote be added:

"For the purposes of this development brief a single storey is considered to be 3 metres in height."

24.6 The Head of Planning and Public Protection sought confirmation from Councillor Brown as to whether his proposed amendment addressed her concerns. She replied that she did not consider that they did in their entirety and that she wished her proposed amendment to be put to the Committee for its consideration. Councillor Brown explained that whilst broadly welcoming the development brief, she was none the less concerned that it was ensured that the necessary mitigation works were undertaken to the surrounding road network. In the absence of these works she did not consider that the potential development proposed would be viable.

24.7 The Legal Adviser to the Committee sought confirmation from the Head of Planning and Public Protection that the proposed amendment could be supported in planning policy terms and he stated that he did not consider that it was, bearing in mind that the site was sensitive and there needed to be a tie in with Adur and Worthing Councils. He considered however that it would be appropriate for a footnote to be added which would enable the planning brief to be amended in order to avoid discrepancies between the Committees' Resolution and the wording contained in the planning brief itself.

24.8 Councillor Mears stated that in her view it was important to have a strong and robust approach. In the past some £3m of public money had been spent by SEEDA (now

defunct) only for the plans devised to go back to the drawing board. Councillor Mears was pleased to note the progress that had been made and hoped that speedy solutions could be found to the remaining issues.

24.9 Councillor Hawtree stated that he considered that as there were a number of issues to be addressed, the process was a lengthy one. He considered that it was important to take the long view. The site had great potential and if carried forward in the right way this would encourage and facilitate the appropriate schemes in coming forward.

24.10 The proposed amendment was then formally put by the Chair including the additional words suggested by the Head of Planning and Public Protection Members voted unanimously to approve the recommendations set out below:

24.11 **RESOLVED** – (1) That the Economic Development & Culture Committee notes the summary of the Consultation Statement and approves the “South Portslade Industrial Estate and Aldrington Basin Development Brief” (subject to recommendation 2 below) as a material planning consideration in the assessment of development proposals and planning applications; and

(2) That in relation to Aldrington Basin, on the South side of Kingsway, in order to protect the amenity of the West Hove townscape, any development shall not exceed the height of the recently built Vega flats and that the planning brief be amended accordingly.

25. MEDINA HOUSE PLANNING BRIEF

25.1 The Committee considered a report of the Executive Director, Environment, Development and Housing seeking formal approval of the Planning Brief which had been prepared for Medina House and its adjacent associated plot on Hove seafront in order to help guide future development proposals relating to the site. The circulated Brief built upon the previous draft which had been circulated for public consultation. The consultation process had now been completed and had informed the preparation of the “Medina House Planning Brief” which was attached as an appendix to the report.

25.2 It was noted that the Brief had been prepared in response to a petition to the Council requesting that it set out its planning requirements for the site, following a number of earlier refusals of planning permission and related appeals which had been dismissed by the Planning Inspectorate.

25.3 The Planning Projects Manager explained that 42 further responses had been received and taken on board by the final stage of the consultation process which had now been completed. Minor amendments had been made as a result of the consultation process although essentially the document remained unaltered.

25.4 Councillor Brown welcomed the document which she hoped would encourage a suitable scheme to be brought forward for the site.

25.5 Councillor Hawtree concurred stating that it was important for anyone seeking to develop the site to recognise that the building came with responsibilities attached both for the building itself and for the neighbourhood.

25.6 **RESOLVED** – That the Economic Development and Culture Committee note the results of the Consultation Report (Appendix 2) and approves the Medina House Planning Brief as a material consideration in the assessment of development proposals and planning applications relating to the site.

26. PLANNING BRIEF FOR EDWARD STREET QUARTER

26.1 The Committee considered a report of the Executive Director Environment, Development and Housing outlining the consultation process undertaken in relation to the development of a Planning Brief for the Edward Street Quarter seeking formal approval of the Planning Brief which had been updated to take account of the results of stakeholder meetings and the public consultation.

26.2 The Head of Planning and Public Protection explained that when planning permission had been granted to American Express for construction of a new building to the north of their existing building, with demolition of their existing building anticipated by 2016 it had highlighted the need for new planning guidance to supersede the existing Edward Street Quarter Supplementary Planning Document (SPD), adopted in 2006 and now out of date. With the exception of the new American Express building the area was generally characterised by poor public realm and unattractive townscape. The Brief had addressed this directly by emphasising the importance of high quality architecture and public spaces as well as the need for strong pedestrian and transport linkages. This was important document as it covered a large area towards the city centre.

26.3 The Chair, Councillor Bowden stated that he commended this detailed document which gave guidance in relation to an important area of the city, part of which fell within his own ward.

26.4 Councillor Brown also welcomed this document which sought to effect improvements to this currently unattractive townscape including the proposals to improve public spaces especially those intended to make Dorset Gardens Peace Gardens a more welcoming space.

26.5 Councillor Hawtree noted that this document had been subject to extensive consultation and commended it as a thorough piece of work which laid the groundwork for future development.

26.6 Councillor Mears welcomed the creation of new public spaces which would provide much needed recreational space which would be beneficial to the wider city as well as local residents.

26.7 **RESOLVED** – (1) That the Committee note the results of the public consultation exercise which have been taken into account in the preparation of the Planning Brief (Appendix 2 to the report); and

(2) That the Committee approves the planning brief (Appendix 1) for the purpose of providing planning guidance to developers and to assist the council in the assessment of future development proposals for the area that it covers.

27. CITY PLAN PART 1 - NEW AND UPDATED BACKGROUND STUDIES

- 27.1 The Committee considered a report of the Executive Director Environment, Development and Housing seeking approval of two studies which would provide evidence to underpin the submission of the City Plan Part One which was due to go to Examination in October; these were the Update on the Strategic Housing Land Availability Assessment, September 2013 and the Employment Land Supply Delivery Trajectory, June 2013. It was also recommended that the Committee noted the content of the studies and gave delegated authority to agree two further studies which were being prepared, namely a study to assess the Cost of the Code for Sustainable Homes and Part 1 of the Whole Plan Viability Exercise Study.
- 27.2 Councillor Brown stated that whilst generally supportive of the planning brief she was unhappy that it was proposed that the two further studies currently being prepared were proposed to be dealt with under delegated authority. She understood the rationale on this occasion but considered that in future it would be preferable for such matters to be dealt with by the Committee and that this could be facilitated by arranging an urgency Sub Committee meeting if necessary. Councillor Mears concurred in that view.
- 27.3 Councillors Brown and Mears also stated that they were unhappy that at paragraph 2.2 of the report it was recommended that the Cost of Building to Sustainable Homes (Updated Cost Review 2013) and Part 1 of the Whole Plan Viability Exercise Study were to be agreed in consultation with the Chair under delegated authority. They understood the time constraints in this instance, but would have preferred if an urgency Sub Committee had been convened in order to agree these documents and hoped that this could be taken on board for the future.
- 27.4 The Head of Planning and Public Protection, noted the points made and explained that the City Plan Part One would be the main planning policy document within the Local Development Framework, the role of which would be to provide an overall strategic vision and policy framework for the city to 2030 and was required to comply with national policy and to be supported by a sound evidence base. The studies which were the subject of this report would provide evidence to support the City Plan at the examination hearing to take place between 22 October and 1 November. Whilst background studies did not determine policy they did inform the policy approach.
- 27.5 Councillor Morgan expressed concern regarding some of the figures cited as given the available space within the city constrained as it was by the downs and the sea; they would be difficult to achieve. The Head of Planning and Public Protection confirmed that this was recognised and this realisation informed the discussions which were taking place with neighbouring authorities in seeking to work together to achieve that end.
- 27.6 Councillor Hawtree welcomed the report citing the work that had gone into its preparation and which was on-going.
- 27.8 Councillor Fitch concurred with the views expressed by Councillor Morgan considering that it was important to encourage greater and more creative use of brown field sites.
- 27.9 The Chair, Councillor Bowden stated that it was recognised that with the housing waiting list alone standing at it's current level, over 17,000 the authority would be unable to

supply the level of additional housing required, this could only be achieved with the cooperation of neighbouring authorities.

27.10 **RESOLVED** – (1) That the Committee approves the Update to the Strategic Housing Land Availability Assessment September 2013 study and the Employment Land Supply Delivery Trajectory June 2013 study as supporting evidence for the City Plan Part One and other development plan documents and planning decisions; and

(2) That the Committee notes that two further studies are being prepared which will provide evidence to support policy on sustainable building at the City Plan Part One Examination, namely the Cost of Building to the Code for Sustainable Homes (Updated Cost Review 2013) and Part 1 of the Whole Plan Viability Exercise study and delegates authority to the Head of Planning & Public Protection in consultation with the Chair of Economic Development and Culture Committee to approve these two studies as supporting evidence for the City Plan Part One and other development plan documents and planning decisions

28. MAJOR PROJECTS UPDATE

28.1 The Head of City Regeneration drew the Committees attention to the part of the schedule which included updates in respect of opening arrangements for “The Keep”, Circus Street and the King Alfred Leisure Development among others.

28.2 **RESOLVED** – That the contents of the schedule be noted and received.

29. ITEMS REFERRED FOR COUNCIL

29.1 There were none.

PART TWO

SUMMARY OF ITEMS CONSIDERED IN PART TWO

30. SALTDEAN LIDO – EXEMPT CATEGORY 3

30.1 The Committee considered Appendix 1 to Item 23 on the agenda in relation to the report of the Assistant Chief Executive (circulated to Members only). This document detailed the selection exercise which had been undertaken in relation to the interested parties wishing to occupy the Saltdean Lido site under a full repairing lease for a proposed minimum period of 50 years. The aim of the exercise had been to ensure that a suitable organisation was selected.

30.2 Members noted and took account of the contents of the appendix in making their decision but did not discuss its content in closed session.

30. SALTDEAN LIDO - EXEMPT CATEGORY 3

31. PART TWO PROCEEDINGS

The meeting concluded at 6.25pm

Signed

Chair

Dated this

day of