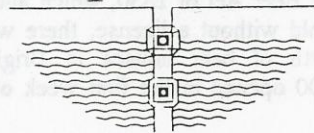


## Regency Square Area Society



NEWSLETTER 104  
February 1995

### Annual General Meeting

The Society's Annual General Meeting will be held at 7:30 pm on Thursday 30 March at the Hotel Metropole.

Refreshments will be provided and we plan to have a guest speaker. Full details in the next issue.

So please put the date in your diary.

### SOCIETY CONTACTS

CHAIRMAN Harold Lawson tel 328203  
SECRETARY Richard Pau: tel 326711  
TREASURER Brian Smith tel 325175  
NEWSLETTER Roger Hinton tel 321794

### Committee Members Needed

We need more members to join the committee and help run the Society.

Any offers of help will be most welcome. We are particularly keen to find committee members to represent Russell Square/Cannon Place, Clarence Square and Sussex Heights.

If you would like to know more about the work of the committee please telephone one of the people listed in the contacts box.

### Council Cover Up

The Council workmen who removed the Christmas tree from the top of Regency Square have also made a good job of covering the hole in which it was standing. Which is a good thing since if left uncovered it could cause someone to trip and be injured.

The only problem is that we musn't forget it is there. If we have another tree next year we must remember that the hole exists so that the tree can be put in it properly and not just stuck in the ground.

### Counting the Cost

The cost of the Christmas tree was met by Brighton Council. the Society is paying for electricity (£132) and insurance (£60).

Two members have made donations towards these costs totalling £60 and the committee thanks them for their support.

### When is a Planning Condition not a Planning Condition ?

When planning permission was given for the new flats at 40 Castle Street, there was much debate about how much they would overlook the backs of houses in Clarence Gardens.

The Planning Committee imposed a condition that the windows at roof level should be roof lights which lie flat on the sloping roof, thus preventing any overlooking. The windows that have been built are of a dormer type, which are vertical and apparently allow a view out.

It seems that the local planning officer discussed this change with the developer and agreed that it would be permitted provided the glass in the lower part of the window was obscured.

Is this really acceptable ?

The first problem is that obscured glass does not prevent overlooking when the window is open and it can always be replaced later with clear glass.

The second problem is an issue of principle. how can a planning officer give approval to a change in the plans which seems to go against the committee's intentions ?

We have raised this matter with Councillor Ping who is Chairman of the committee. He intends to visit the premises to see for himself whether the new windows do allow unreasonable overlooking. Residents of Clarence Gardens are planning to do the same.

## Grand Hotel Operates a Car Park in Cannon Place ?

The paved area in Cannon Place along the side of the Grand Hotel is regularly used for parking. The hotel is applying for planning permission to add further iron balcony rails to improve the appearance of that side of the hotel. What is the point if it being used as a car park ?

We have approached the hotel to ask if the pavement can be kept clear. In spite of assurances to the contrary they have failed to do so.

The County Council, which is responsible for highways, has told us that the land is privately owned so there is nothing they can do.

We are now approaching the planning officer to find out if the planning permission given for the extension of the hotel allowed for parking on that land. If it did not, should not the hotel apply for planning permission if it is going to allow cars to park there ?

## Property Owner Fined

The owner of 128 Kings Road (next to Abbots) has been fined £500 for failure to comply with a Council enforcement notice.

The notice related to changes to balconies and windows which were done without planning permission.

Planning enforcement is a long slow process !

## The Noise Goes On ... and On

Residents of Clarence Gardens became so fed up with the loud music from the Compass pub that they asked the Environmental Health Officer to do something about it.

He was very helpful and an order was issued requiring the pub to keep its doors closed.

This is not enough. The noise is still clearly audible in the neighbouring houses. What is more it was still going on at 1 am one recent morning.

Back we go to Environmental Health !

## What About that Library ?

Readers of the Argus will already have heard quite enough about the new library building planned for Church Street. Its modern plate glass style has been widely criticised as being out of keeping with the area.

The County Council has undertaken a public consultation process to find out what people think.

Society member Stephen Wynn has analysed the responses and has found that 19% of comments were favourable, while 76% were unfavourable in one way or another.

His own view is very much against the building and he believes the public consultation should have been carried out before the winner of the design competition was chosen.

What happens now ? Will the County take any notice of the overwhelming public opposition and scrap the design ? If not, what was the point of the consultation ?

## Fancy a Pint in the Gate ?

Society member, Phyllis Edwards, who is studying local history at the University of Brighton, came across an interesting snippet of information while researching at the Reference Library.

Following the Beer Act of 1830, which allowed beer to be sold without a license, there was a sudden growth of beer houses in Brighton. More than 100 opened in the first week of the new act.

"But of all the beer houses that were opened during the first two years of the operation of the Act, only two survive. One is a house formerly known as the Gate in the narrow lane that runs from Russell Square to Regency Square. This house, now fully licensed, was afterwards known as the Regency Coffee House and is now called the Regency Tavern. The other is the Druids Head in Brighton Place."

The quotation comes from a pamphlet by Ernest Trory. If you want to read more you can find it in Brighton Pamphlet Box no. 1 at Brighton Reference Library.

Brighton Little Theatre  
Clarence Gardens  
presents

MACBETH  
by  
William Shakespeare

19-25 February  
Phone Brighton 205000 for tickets