

REGENCY SQUARE AREA SOCIETY NEWS LETTER N° 24 Oct.



SOCIAL EVENING

ON FRIDAY NOVEMBER 26th 8pm AT
GEORGE IV HOTEL, REGENCY SQUARE

There will be wine, beer, soft
drinks and refreshments all included.

Entertainments with Old Time Sing Song

Tickets in advance please: obtainable
from Mrs Sylvia Dean, Flat C, 7 Clarence
Square. Telephone 24838.

TICKETS 1.50 EACH
PLEASE SUPPLY TICKETS
ENCLOSED £

NAME

ADDRESS

GOOD NEIGHBOURS - continued from our last newsletter

The summons by residents living in Preston Lodge against the International Casino Club in Preston Street to get a court order to reduce the noise from the casino's ventilation plant was to have been heard on September 3rd. At the last moment, and against objections of the residents the court decided to defer the hearing until September 24th.

The case was heard on September 24th and was defended by the casino's barrister and their technical witnesses, with Mrs Rosemary Gray presenting the case for the residents. The hearing lasted from 10.30 am to 5.30 pm and the Magistrates found the residents case proved and ordered the casino to modify the ventilation plant and reduce its noise and vibration to an acceptable level.

Comments:

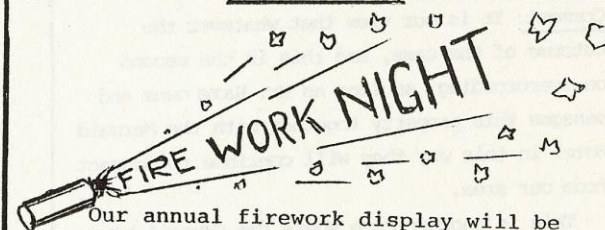
1. It is apparent from this case that the Council have very limited powers to enforce conditions of planning consents. In a letter to the President of our society concerning this case the Chief Executive of the Council stated: "The Council has no power to take immediate court action if it felt it was justified The procedure would be to serve an enforcement order to require the owners to comply with the conditions of planning permission. The owners would appeal against this, in particular on the grounds that compliance would be unreasonable. It would take a considerable time before an appeal could

could be resolved during which the residents would continue to experience the present sound levels".

In this case the residents were forced to take a private court action to enforce the Council planning permission conditions with all the worry, strain and the risk of possible heavy costs if they lost the case against the casino

2. The planning consent to allow the casino to erect a ventilation plant with ducting under and up a flank wall and on the roof of privately owned flats, despite written protests, was a mistake and a scandal.

3. In future all planning applications should take the conclusions of this case into account before allowing any development in our area that is likely to emit noise or cause any kind of pollution.



Our annual firework display will be held on the Regency Square green on Friday November 5th. As usual there will be hot soup and baked potatoes around a brasier. If you would like to contribute to the evenings' festivities please contact Mrs Sylvia Dean, tel. 24838, for food, and Eddie Edwards, tel. 27935, for the firework display.

If the weather is too bad on Friday the party will be postponed until Saturday or the next fine evening.

63 REGENCY SQUARE

Following a petition and protests by our Society and residents the Council brought pressure on Mr Hare, the owner, to carry out basic repairs to the front of the house and the Council also took legal advice and surveyed the interior of the house. As a result Mr. Hare was served with notice of overcrowding. Mr Hare appealed against this notice at the court on Friday 8th and Monday 11th October. The Council claim that with the top floor unusable, and with one bath and two toilets, a maximum of 16 persons only should be allowed to occupy the house. Mr Hare claims that he can accommodate 42 persons

At the time of writing the case has been adjourned.

Comment: It is our view that whatever the outcome of the case, and this is the second on overcrowding, as long as Mr. Hare owns and manages this property together with the Mermaid Hotel in this way they will continue to detract from our area.

This is another case where the Council have very limited powers to enforce stipulated conditions.

24/27 CASTLE STREET

Change of use to boutique and beauty room with refreshment facilities and office. We opposed this application but permission was granted on condition that the building and ventilation plant are insulated to prevent transmission of noise and opening times are: weekdays 10.30-21.30, Sat. 10.30-18.00, Sun 10.30-16.00

TROLLEYS

These continue to clutter up our squares. After our earlier approach BEJAM stopped allowing trolleys out of their shop. On behalf of our Society Roger Hinton photographed Sainsbury's trolleys left in our squares and sent them to Mr Sainsbury MP. Sainsburys have informed us that they are considering the installation of a self-locking scheme whereby all trolleys at the branch are locked together and a trolley is released on insertion of a ten pence coin, which is refunded automatically when the trolley is returned and locked into place. They are trying to obtain agreement to the operation of the locking arrangement, with positions being provided at various levels of the car park. We suggest that you should write urging that the deposit should be 50p. Your Committee is urging Tesco to introduce a similar scheme.

UNDERPASS TO THE BEACH

The Council have informed us that they have dealt with the problem of flooding and we understand that this has been much improved. However the car-pass at the exit to the NCP car park is still flooding, and we are asking for this to be remedied as well.

RUBBISH BINS

At our request extra large bins have been provided in Regency Square by the Council

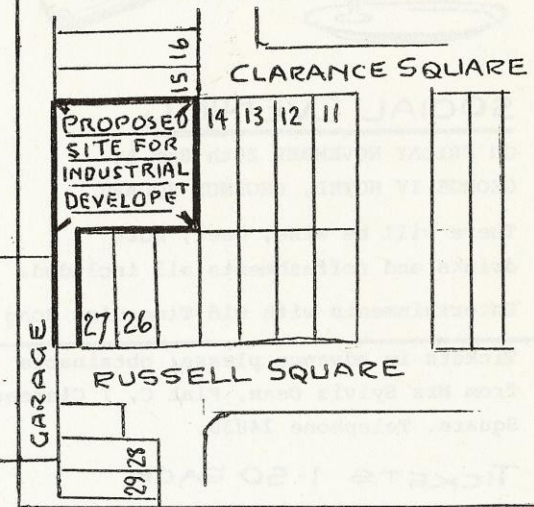
16 RUSSELL SQUARE

Proposed change of use from residential to office/showroom. We opposed this application and it was refused.

INDUSTRY IN RUSSELL SQUARE - continued *from our last newsletter*

The planning application for the proposed development at 26-7 Russell Square has been deferred for modifications to be made to the application. Through our efforts Councillor Mrs Nettleton and Planning Officers have visited the site and met some of the residents who, with our Society, have objected to the proposal.

If this proposed development is to be stopped more objections should be sent immediately to the Planning Officer, Mr. Fines, 83 North Street.



EXHIBITION TRAFFIC CONGESTION

A lengthy meeting between your officer and the Superintendent of Police has taken place and we are hopeful that, arising from this, a conference will be arranged between the Police, the Borough Engineer, the Metropole and our society in an attempt to improve the present unacceptable position.