



REGENCY SQUARE AREA SOCIETY NEWS LETTER N° 32 MAY '84

A SUCCESSFUL MEETING

The Society's fifth Annual General Meeting was held at the end of March in the York Room of the Metropole Hotel.

About thirty members came. The Chairman, Eddie Edwards presented a report on the year's activities. There was an interesting discussion on the proposals to re-organise traffic arrangements around Churchill Square.

Treasurer, Roger Hinton presented the financial report which showed a surplus for the fifth year on the run. Members approved an increase in membership subscriptions.

A number of committee members had resigned during the year. The chairman thanked them for their work for the Society and appealed for new people to take their place. A number of members volunteered and a strong new committee was elected (see below).

After a break for a glass of wine, the evening ended with a slide show illustrating the history of the Society's first five years.

It was a pleasant evening and everyone agreed that it had been one of the most successful meetings for some time.

THANKS

Many thanks to the manager of the Metropole hotel for allowing the Society the use of the York Room.

Thanks also to the Brighton and Hove French Circle for the loan of their slide projector and screen.

YOUR NEW COMMITTEE

Following the AGM the Society Officers and Committee are:

Eddie Edwards	Chairman
(38 Regency Sq	tel 27935)
Richard Pau	Secretary
(40 Regency Square	tel 26711)
Roger Hinton	Treasurer
(38 Regency Sq	tel 21794)
Mrs W Brasmere-Davis	Cannon Place
Mr W Hampson	Regency Court
Mr J Henderson	Sussex Heights
Mr E Lawson	Chartwell Court
Mrs M Lewin	Sussex Heights
Mrs V A Monk	Sussex Heights
Mrs Tappin	Imperial Arcade

BRIGHTON'S FUTURE

A major planning exercise is now underway which will help to determine how Brighton should develop in the next couple of decades.

Your committee had a meeting with planning officers from both the Borough and the County Councils to hear more about the planning process. As a result we have prepared a document outlining our views as to how our area should develop. This has been submitted to the Council planning department and will be taken into account when the new plan for Brighton is prepared.

The main point made in the document is that this is predominantly a residential and hotel area. We feel therefore that this aspect of the area should be preserved. We would oppose any new development of shopping, industry or office use in the area.

LET'S GET TOGETHER

There will be a social evening for members and guests at 8pm on Friday 1st June.

It will be held in the York Room of the Metropole Hotel. Tickets are £1.50 each and can be obtained from the treasurer (Roger Hinton, 38 Regency Square).

The price covers food and two glasses of wine (or a can of lager).

There will be music and a raffle (donated prizes to the treasurer please.)

We hope to see you there !

A DAY OUT

We are planning a coach trip to Hastings during the summer.

Full details and the next newsletter.

DON'T DELAY - RENEW TODAY

Most members have already renewed their subscriptions for 1984/5

If yours is still outstanding you will find a blue renewal form with your newsletter.

Please return it today and help to keep our Society strong.

PENNIES HOTEL

It has been suggested to us that this hotel in Regency Square is now operating as a hostel for displaced persons.

If this is true then the owners have chaged the use of the property without planning permission. The Society has asked the Council's planning enforcement officer to investigate.

COME TO OUR SOCIAL
EVENING. FRIDAY JUNE 1st.

JUNE 1st.

METROPOLE HOTEL

ALL CHANGE ON THE BUSES

Residents of Cannon Place and Russell Square will have to get used to seeing much more of Brighton's buses if the County Council's new traffic scheme goes ahead.

Under the proposed scheme many more buses will terminate their routes at Churchill Square rather than passing through on their way to other parts of the town. To ease the congestion and help the buses turn round, the top of Cannon Place by the Prince of Wales pub will be opened to traffic again. Buses will then come down Cannon Place, turn left under the car parks and drive through into West Street which will become one way, northwards.

The scheme will make a lot of sense for bus users. It will also reduce illegal use of Western Road by cars: Western Road will become one-way westbound and will be limited to buses, cycles and service vehicles.

The plan also has much to be said against it, particularly if you live in this area and own a car.

For example, if you live in Cannon Place and wish to drive home from, say, the station, you will have to turn left at the clock tower, find your way onto the seafront, turn right up West Street and left along Russell Road.

Russell Road will be one way and will be the main access road for the Cannon car park. So at busy shopping times you will be caught in the parking queues.

This is just one example of how the scheme will cause problems for local people. With this in mind the Society has asked the Council to consider an alternative scheme: this would involve using Queens Square where the church is now being demolished. Some of the space there could be used to provide a turn round and picking up point for the buses.

A similar scheme was proposed some time ago by the Borough Planning Officer. One big advantage of the scheme would be a reduction of traffic outside Burton's at the corner of West Street; buses only would drive from the clock tower past Burton's thus making the area much safer for shoppers.

We are hoping that the County Council will consider this alternative scheme but all the signs are at present that they are fully committed to their own plan.

IN THE SHADOW OF COMMERCE

The Dutton Foreshaw garage in Regency Mews is not a beautiful building but most of us have become used to it.

Last month the Planning Committee approved plans for a new development of the site. They allow for 17 retirement flats, 45 parking places and over 3,000 square metres of office space on five floors.

The Society welcomes the idea retirement flats. In fact we supported our local councillors in their attempt to persuade the Council to develop the whole site for housing.

We have objected strongly to the office development. Brighton is overflowing with empty offices including one in Regency Square, less than 100 yards from the mews site. The County Structure plan says that offices should only be built when there is a local business which needs them.

Many local people opposed this plan, not least those living at the top of Regency Square whose houses will lose light and be overlooked by the new building.

In spite of all this, the Council has approved the plan. Detailed planning approval is still required so we must be ready to oppose those aspects of it which are most objectionable. In particular it will be necessary to examine the traffic problems which may result from the opening of a road way through from Russell Square to Preston Street.

Until the detailed plans are published it is worth asking the general question, why does the Council go on approving office development when, as in this case, there are good reasons for refusing?

If this application had been refused, the value of the site might well have dropped, making it more viable for residential development. What would the Planning Committee say to the charge that they are acting in the interest of preserving a business investment and against the interest of preserving the living communities of central Brighton?

DO YOU WANT TO LIVE IN CLUBLAND ?

Residents at the top of Regency Square are concerned about the noise and disturbance caused by customers of the Shangrila Club.

One member's bicycle was stolen late at night, another has had a window smashed by club customers and at least one hotel has had guests leave early complaining about noise in the early hours.

The society has contacted the police and the licensee of the club to express our concern. Meanwhile in Castle Street there are planning applications for a billiard hall and a social club. If they are approved residents there could well find themselves facing the same problems.

The Society will continue to oppose planning applications which conflict with the residential nature of the area. But it is important that everyone living here should keep an eye open for those tell-tale planning notices, and write objecting to anything they feel is against their interests; the Planning Committee will be much more likely to take note of ten separate objections than of just one, however justified.