



NEWSLETTER 178 October 2002

The Never Ending Story

Like rubbish in the streets, the West Pier controversy doesn't go away.

The latest development is that St Modwen has submitted a revised version of their planning application. The planned enabling development has been changed to take account of the views expressed by many objectors, most notably the influential Commission for Architecture and the Built Environment (CABE).

There is no doubt that the new buildings would be less obtrusive than those originally proposed. The long solid blocks have been replaced by three separate buildings with more open space between.

Two symmetrical buildings have been proposed either side of the pier. These are about 1 metre higher than previously proposed. In addition there is an oval shaped building at the eastern end of the site, roughly opposite the main entrance to the Metropole Hotel. This is significantly higher than any previous plans.

New decking at promenade level is being proposed between these buildings. Parts of this decking will

be let out to businesses, presumably for cafe tables and chairs.

A model of the new scheme can be inspected by prior appointment at the West Pier Trust offices on the pier.

CABE is happy

It was CABE's objections which made it unlikely that the previous plans would have been approved.

Cabe has now indicated that it is much happier with these new designs and apart from a few minor comments is prepared to support them. This means they have a much better chance of being approved.

The Society is not!

The Regency Square Area Society recognises that the new buildings are an improvement. However, we are still opposed to the whole concept of buildings on the south side of Kings Road rising above the level of the upper promenade. There are a number of reasons for this:

- CABE has only considered the design of the buildings and not their full impact on the area.
- Buildings in this location will set a disastrous precedent. The Al Fresco Restaurant started the ball rolling when it got permission to build an upper storey. If this plan is approved there will be pressure all along the seafront for similar developments, starting at the Palace Pier.
- The proposed decking will make the lower promenade dark and unsavoury.
- The views of the sea from the Kings Road are a vital part of Brighton's charm and should be preserved.

SOS fights on

The Save Our Seafront campaign is continuing to oppose the new plans and is encouraging all the local societies to write letters of objection to the Council.

The campaign is also still hoping to have the application called in to be decided by the Secretary of State rather than the local planning committee.

You can have your say by writing to the Council. The deadline for receipt of comments is 25 October. When writing you should quote the application number which is BH200200881.FP (Amended).

...and the rubbish?

Well it doesn't go away does it?

Unfortunately the Council has caused considerable confusion by announcing collection days, then changing them. Notices showing the old collection days have been left in place. It is not surprising if people don't know what day to put rubbish out.

We have been assured that the misleading notices will be removed. We have also had confirmation of the official collection days:

Regency Square	Monday
Russell Square	Monday
Cannon Place	Monday
Clarence Square	Monday
Stone Street	Tuesday
Castle Street	Tuesday

New leaflets confirming collection arrangements will be distributed by the Council shortly.

Society Contacts

Chairman: Roger Hinton ☎ 321794 email hinton@clara.net

Secretary: John Gavin ☎ 749747;

Treasurer: Andrew Walker ☎ 700340

www.regencybrighton.com

Make a Difference

To vote in the full Council elections to be held in 2003 your name *must* be on the next electoral register. If you want to know more or are worried that your name is not on the register, contact the information line (☎ 291999; email: colin.burt@brighton-hove.gov.uk).

Tying up the Loose Ends

It is months since work was finished on the top green in Regency Square but we are still waiting for the last bits and pieces to be finished off.

We had asked for the double gates at the north east corner to be padlocked to stop dogs wandering onto the green. We were told this could not be done because they were disabled access.

However, a padlock has now been fitted.

We have been assured that the shrubbery, which is reaching ridiculous heights, will be cut back to fence level very soon.

Bored with Boards?

The Council is consulting to get views about the proliferation of estate agents boards. They have raised the possibility of imposing regulations which would require property owners to get permission before putting a board up.

Our view is that such a scheme would be unenforceable, particularly given the current state of the Planning Department (see below). It would also be inconvenient and possibly costly for owners wanting to let or sell their properties.

Far better would be a voluntary scheme for estate agents to limit the number of boards to one per

property and to remove boards as soon as a property was let or sold.

Neighbourhood Watch

A new neighbourhood watch scheme is being set up in Clarence Square. It has been prompted by our new community Police Officer, Matt Ebeling.

It is a while since we had a community officer for this area. The Society committee is hoping to have a meeting with Matt later in the month. If you have any issues which you would like us to raise please let us know (contact John Gavin ☎ 749747).

You can contact Matt Ebeling directly if you want to talk to him (☎ 07 766 602 622).

Planning Chaos

A well run planning and adequately staffed department is essential if the planning rules are going to do their job. Brighton and Hove's department is the very opposite.

A recent found that it is the worst in the country. Only 34% of applications are dealt with properly. there are only 14 professionally qualified staff, each with a case load of 200 applications.

More money is needed to clear the backlog of cases and to attract and retain professional staff.

Web Sponsors Wanted

It costs almost £300 a year to keep the Society's excellent web site going. Most of the work is done on a voluntary basis by Brian and Andrew Smith. However, we have to pay an annual subscription to our Internet service provider which hosts the site.

Many thanks to those who have already helped. More is needed. If you can help with any amount,

large or small, or if you want more details, please contact Traude Tappin (☎ 735167).

Sponsors can have details their business included in the local directory page with a link to their own web site if desired.

Regency Square Area expands!

Thanks to the web site we now have a new long distance member, Kevin Cummings from County Durham.

He has happy memories of a holiday at the Beach Hotel in 1973 and was immediately taken by the architecture of Regency Square. He has made several return visits. While surfing the web he found our site and decided to become a member.

Oliver's Bin

Following requests from the Society we now have a new litter bin in Regency Square. We will continue to ask for more!

How well do you know your area? Find out at the

Regency Square Quiz

7:30pm Wednesday 27 November
at the Havana Club
(Basement, 5 Regency Square)

Refreshments.

Teams will be chosen on the evening.
A prize for the winners!

Is your subscription due?

Thanks to those members who have renewed their subscriptions. There are still a few outstanding. If there is a cross in the box below, your subscription is now due. Please help the Society by renewing today!



To Andrew Walker, Treasurer, RSAS, 9 Chartwell Court,
Russell Square, Brighton BN1 2EW

I would like to renew my membership of the Regency
Square Area Society for the year 2002/2003 in the
category ticked below:

	£
Ordinary member	4.00
Family	4.50
Senior Citizen	3.50
Junior	2.00
Associate (non-resident)	3.50
Business (non-resident)	6.50

Basic subscription _____
Optional donation _____
Total enclosed _____

Name _____

Address _____

Payment by cash or cheque payable to Regency Square Area Society please.
Members' details are stored on computer for administrative purposes only.

**A cross in the
box means your
sub is due.**

