

BRIGHTON & HOVE CITY COUNCIL
TOURISM, DEVELOPMENT & CULTURE COMMITTEE

4.00pm 17 JANUARY 2019

COUNCIL CHAMBER, HOVE TOWN HALL, NORTON ROAD, HOVE, BN3 3BQ

MINUTES

Present: Councillor Robins (Chair), Platts (Deputy Chair), A Norman (Opposition Spokesperson), Druitt (Group Spokesperson), Cattell, Mac Cafferty, Marsh, Miller, Morris and Nemeth

PART ONE

52 PROCEDURAL BUSINESS

52(a) Declarations of Substitutes

52.1 Councillor Miller was present as substitute for Councillor Mears.

52(b) Declarations of Interest

52.3 Councillor Norman declared a non-pecuniary interest in Items 61, 62 and 63 relating to her role as trustee for the Royal Pavilion & Museums Trust.

52.4 The Chair declared a non-pecuniary interest in Items 61, 62 and 63 relating to his role as trustee for the Royal Pavilion & Museums Trust.

52(c) Exclusion of Press and Public

52.5 In accordance with section 100A of the Local Government Act 1972 ("the Act"), the Committee considered whether the press and public should be excluded from the meeting during an item of business on the grounds that it was likely, in view of the business to be transacted or the nature of proceedings, that if members of the press and public were present during that item, there would be disclosure to them of confidential information (as defined in section 100A(3) of the Act) or exempt information (as defined in section 100(I) of the Act).

52.6 **RESOLVED** – That the press and public not be excluded from the meeting.

53 MINUTES

53.1 **RESOLVED-** That the minutes of the previous meeting held on 22 November 2018 be approved and signed as the correct record.

54 CHAIRS COMMUNICATIONS**54.1** The Chair provided the following communications:

“In the last 3 months VisitBrighton has worked with over 545 City partners and generated 300,000 euros worth of press coverage in Germany and over £200,000 worth of coverage in the UK including features in The Times, The Guardian, Liverpool Echo, Reader’s Digest and the Metro. Online, it ran a ‘Meet the Neighbours’ social media campaign to mitigate Mainline Rail Closures which gained 1.2m impressions via Google ads in one month on a budget of £300.

The Brighton Centre has submitted proposals for 35 conference enquiries which have the potential to generate £16.5m of economic benefit. As well as this it has confirmed 15 new meetings and events for the City including UNITE Policy Conference (800 delegates), Sussex NHS Partnership Trust Conference (200 delegates), British Association of Urological Surgeons Educational Conference (200 delegates), British Society of Paediatric Gastroenterology Hepatology and Nutrition Conference (250 delegates) and the GMB Conference (750 delegates). Alongside this it has booked 540 bed nights of accommodation for conference clients generating £5k commission.

Over the Christmas period visitors to Brighton Museum were able to discover the magic of the original illustrations for Raymond Briggs’ much loved classic picture book in which one winter’s night, a snowman comes to life and an unforgettable adventure begins in The Snowman Exhibition.

The exhibition was very popular with 88% of visitors describing their visit as excellent or good. Visitor comments said that it brought back childhood memories and was nostalgic, and they enjoyed sharing it with their children. The exhibition was described as beautiful and magical, with good presentation. The original illustrations/drawings were well received as was the film. People enjoyed the dressing up, drawing activities and The People’s Picture.

Visitors to the Royal Pavilion were able to experience a magical Christmas as the palace was transformed with festive decorations and glittering trees and the banqueting room table was laid with Georgian style desserts. A replica of Queen Victoria’s sleigh set up in the Music Room and visitors were able to create Christmas photos to remember the day and Christmas Craft activities also took places which were both well received by visitors. There was an increase in the number of residents that came to see the festive decorations on previous years.

Father Christmas and his elf returned to Preston Manor on a number of days in December and visitors were not only able to meet Father Christmas but also partake in trails and around the Manor and also dress-up. A pop up café provided light refreshments in the seasonally decorated Victorian kitchens. There were many repeat visits and December figures to the Manor (which are for events or pre booked visits during its closed period) were up by 14% on 2017-18.

The draft Outdoor Events Strategy is currently out for public consultation. A wide range of stakeholders have been directly contacted and the opportunity promoted for feedback to be provided to the draft Strategy. The intention is for all the comments provided to be reviewed at the end of the consultation period and then the draft Strategy considered by members at the Tourism, Development & Culture Committee in March.

Small Business Saturday UK, in its sixth year, set a new UK record with £812 million spent in small businesses up and down the country on 1 December – smashing the 2017 figure of just under £750 million.

Small Business Saturday was preceded by the 3,000-mile UK-wide bus tour, which visited Brighton on 22 November with small business minister Kelly Tolhurst MP attending to see first-hand the impact local small businesses have on the community here in Brighton.

Ms Tolhurst met with the Mayor of Brighton and Hove, Cllr Dee Simson, the council's lead member for economic development, Cllr Nancy Platts, and representatives from Brilliant Brighton, British Business Bank, Federation of Small Businesses and others. For small business leaders in attendance, 11 mentoring sessions were held during the bus stop, provided by four local experts, all of whom had a unique understanding of the community and marketplace of Brighton.

Alongside the minister and this abundance of small business champions were 10 local businesses, exhibiting themselves to the public, including Present in the Laine, a boutique gift shop in North Laine and a member of this year's SmallBiz100 – a cohort of small businesses selected as representing the best in the country; each spotlighted for one day in the 100-day countdown to Small Business Saturday.

Finally, on Sunday 13th January, I attended the free open day at the Royal Pavilion where front line staff dressed in period costume and over 3000 visitors attended”.

55 CALL OVER

55.1 All items on the agenda were reserved for discussion.

56 PUBLIC INVOLVEMENT

(B) WRITTEN QUESTIONS

(i) Affordable Housing

56.1 Charles Harrison put the following question:

“I am aware that the B&HCC City Plan Part One has requirements for providing affordable housing on all sites of 5 or more homes.

How many private development sites in the City of Brighton & Hove have delivered these requirements for providing onsite affordable housing?”

56.2 The Chair provided the following reply:

“Policy CP20 Affordable Housing in the adopted City Plan Part One sets out the council's targets for affordable housing contributions in new residential developments. For sites of 15+ units, the target is for 40% affordable housing to be provided onsite; for sites of between 10 – 14 units, the target is for 30% affordable housing either as onsite provision or as an equivalent commuted sum (financial contribution) and for sites of between 5-9 units a 20% commuted sum is sought. The plan sets an overall implementation and monitoring target of 30% of all new residential development to be provided as affordable housing.

Annual monitoring data indicates that over the last 5 years a total of 2487 units of new housing have been delivered in the city (from all sites) and of this, 546 units have been delivered as affordable housing which is equivalent to 22% overall. It should be noted that these figures do also include direct provision of 173 new council homes by the council itself.

In terms of just private development sites of 5+ units, a total of 1320 housing units have been delivered over the last 5 years from a total of 73 sites. Ten sites delivered 306 units of affordable housing onsite. This is equivalent to 23% in overall terms. In addition, a total of £2.8 million has been collected as financial commuted sums. (NB: more detailed information can be provided in a table format).

It is acknowledged that affordable housing delivery in the city has proven more challenging in recent years due to changes in the way that affordable housing is funded and viability factors in scheme delivery. The government's National Planning Policy Framework (NPPF) allows a developer to make a case for less affordable housing to be delivered when it can be shown that delivering more would impact upon the overall viability of the development.

This Committee recently agreed a move to an "open book" approach on viability assessments. Where planning applications are not offering policy compliant quotas, viability statements will have to be presented at the time of application, and follow a standard methodology in terms of scope and type of information supplied. This will increase accountability and transparency for example where applications fall under the 40% quota. Where applications are determined with lower quotas of affordable housing, the council is also able to apply a 'review mechanism' so that the viability position can be re-assessed at a later date. Where viability is shown to have improved, then more affordable housing will be required".

(ii) City Urban Fringe Assessments

56.3 On behalf of Dave Bangs, Kim Turner put the following question:

"What planning and consideration has so far been given to the development of other City Urban Fringe Assessment sites apart from those currently subject to Joint Venture Board projects (at Whitehawk Hill, Coldean Lane, and Mile Oak)? Please answer on a site by site basis. For instance, what planning and consideration has so far been given to the development of the two Warren Road Downland sites: Site 32 & 32a, Land at South Downs Riding School and Reservoir; and Site 33, Land north of Warren Road (Ingleside Stables)?"

56.4 The Chair provided the following reply:

"Many of the urban fringe sites identified as having potential for housing development through the Urban Fringe Site Assessments are now proposed as site allocations in the Draft City Plan Part 2 in Policy H2. This includes the two Warren Road sites that you refer to.

This follows on from the allowance made in the adopted City Plan Part One for around 1,000 new homes to be provided from the city's urban fringe. The need to look at the city's urban fringe arose during the City Plan Part One examination when the Planning Inspector instructed the council to look much more positively at the city's urban fringe to find additional housing opportunities to help meet the city's significant housing shortfall. The proposed site allocations set out in Policy H2 of the draft City Plan Part 2 largely reflect the findings of the 2014 and 2015 Urban Fringe Assessments. The 2015 Further Assessment study included detailed landscape, ecological and archaeological assessments where the 2014 study indicated these were key considerations. It also sets out detailed measures to mitigate likely impacts.

Public consultation on the Draft City Plan Part 2 took place over the summer of 2018. In response the council received a wide range of comments on Policy H2 as a whole and on individual urban fringe sites. This included responses from statutory bodies, landowners and developers, local organisations, councillors and residents. A consultation statement summarising all the comments received will be published on the Council's website in February. The comments received will help to inform the next (Pre-Submission) version of City Plan Part 2 which is due to be published Autumn 2019. It should be emphasised that any development proposals coming forward will still be subject to detailed assessment at the planning application stage. The supporting text for Policy H2 emphasises that the urban fringe allocations are by their nature sensitive locations for development and it requires that planning applications are supported by detailed information/assessments on landscape, ecology and archaeology. We will provide you with a full written response which will detail the latest planning position on a site by site basis set out in a table. This will detail which sites already have planning permission; which are subject to current applications and those for which requests for pre-application advice has been sought. I would also like to clarify that the Mile Oak site is not part of the Joint Venture Scheme"

57 ITEMS REFERRED FROM FULL COUNCIL

57.1 The Committee considered a petition referred from the meeting of Full Council held on 13 December 2018 and signed by 1725 people requesting the council to improve access to the city's beach for disabled people and those with access needs.

57.2 The Chair provided the following response:

"Thank you for your petition and we fully appreciate that accessing the beach is a significant challenge for those with mobility difficulties. The Seafront Team have welcomed the opportunity to meet with yourself (Claire Nelson) and other members of the Scope project team together with representatives from Positive People to discuss this important issue. The meetings have been very helpful to identify the key challenges faced by disabled people and those with access needs, so that we can work together to improve the experience of visiting the seafront.

The council has introduced a range of improvements such as all-terrain wheelchairs and worked with partners on accessible design into new developments. The latter includes an external lift between the upper and lower promenade as part of the i360 development, and the restored seafront arches are on one level to improve accessibility. Each of the new seafront arches to the east of the i360 also includes an accessible toilet. Trials of beach matting and wooden walkways have not proved successful in the past, where a combination of the challenges of the shingle beach and weather conditions has rendered these measures unusable. However, we would like to work with you to identify new initiatives and explore the feasibility of their introduction on the seafront. Through advances in modern technology and the experiences of other beach resorts there could be new initiatives that would make a significant difference to individuals.

A further meeting is planned in the near future confirmed with your group on Friday 1st February to consider the area on the beach to the west of the Hove Seafront, which has been identified by all involved as a potential site for an accessible platform. Whilst securing funding for a project of this kind can be challenging, by working together we may be able to come up with an innovative solution for which bids for funding could be

made. I look forward to being part of this meeting together with my colleague Cllr Platts and for a report to be brought back to the committee on this issue in the future. We therefore look forward to working further with your group. The seafront is enjoyed by a huge number of residents and visitors and we would like to ensure that despite the challenging environment that enjoyment can be shared by as many people as possible”.

57.3 **RESOLVED-** That the Committee receive a report on the matter to a future meeting.

58 MEMBER INVOLVEMENT

(B) WRITTEN QUESTIONS

(i) Valley Gardens- Councillor Drutt

58.1 Councillor Drutt put the following question:

“Considering the importance of Valley Gardens to the city’s visitor economy, why have the Valley Gardens stage 3 proposals not been brought to this committee for discussion?”

58.2 The Chair provided the following reply:

“As a member of ETS Committee I am well aware of all the stages of consultation to date, with more to follow and listened to all the questions and responses given to people from the local tourism industry at the committee meeting of 27th November.

I am also aware of the series of workshops on the plans that have been held, including with the tourism sector, the 1-1 on site meetings and meeting with local amenity societies.

It goes without saying that if anyone from the tourism sector is unclear about any aspect of the plans or the stage they have reached they can contact us directly for factual information.

But I will see if the Executive Director wants to add anything”

58.3 The Executive Director, Economy, Environment & Culture stated that projects involving delivery of Transport and Public Space Infrastructure or related policies are reported to and agreed at the Environment Transport & Sustainability Committee as the main service committee. On this occasion, officers were following the previous decision-making process adopted for any other major transport scheme in the city centre, which includes Phases 1&2 of Valley Gardens, and have brought reports and recommendations to the Environment Transport & Sustainability Committee. The Executive Director, Economy, Environment & Culture explained that with respect to Valley Gardens 3, a comprehensive reporting and consultation process has been undertaken from 12 Oct to 25th November that has generated over 800 responses and representations from a range of respondents including the tourism sector. There were also additional representations made to the November Environment Transport & Sustainability Committee from local businesses. A number of workshops and meetings have also taken place with key stakeholder groups including public transport operators, walking and cycling as well as local businesses including estate agents, Doctors Surgeries and solicitors and visitor destinations such as Palace Pier and Sea Life

Centre. Officers had also met with representatives of the newly-formed Valley Gardens Forum with a further meeting planned with the group at the end of January.

The Executive Director, Economy, Environment & Culture stated that the results of the consultation process and subsequent meetings have influenced the preliminary design option that will be reported to the special Environment, Transport & Sustainability Committee on 7th February where officers would be seeking to agree to proceed to the next detailed design stage and subsequent further consultation.

59 BEACH HUTS LICENCE

59.1 The Committee considered a report of the Executive Director, Economy, Environment & Culture that set out the results of the public consultation with beach hut owners on the proposed modernised beach hut licence that recommended retention of the existing licence. The report also recommended an increase in the annual licence fee for beach huts from 20919/20.

59.2 Councillor Nemeth stated that the consultation had highlighted the unfairness of the existing contract and beach hut owners were unanimously against the proposed retrospective levy on sales. Councillor Nemeth stated that the whole process had been conducted unreasonably and had caused great distress to beach hut owners. Councillor Nemeth added that the one positive of the process was the formation of the Hove Beach Hut Association who would act as a force for good as a defender of the seafront and he hoped the Council would work with the group.

59.3 The Chair stated that there was no intention for sales licence and added that the report concerned the beach hut licence which should be the focus of the committee's debate and discussion.

59.4 Councillor Miller expressed his congratulations to Councillor Nemeth as his efforts had protected resident's interests.

59.5 RESOLVED-

- 1) That the committee notes the outcome of the consultation with beach hut owners on the proposed modernised beach hut licence.
- 2) That the committee agrees to retain the existing beach hut licence and not introduce a new licence at this stage.
- 3) That the committee agrees the increase in the annual licence fee for beach huts for 2019/20 as outlined in paragraph 3.6.

60 HOUSES OF MULTIPLE OCCUPATION - EXTENSION TO ARTICLE 4 DIRECTION AREA

60.1 The Committee considered a report of the Executive Director, Economy, Environment & Culture that sought approval to make an Article 4 Direction to extend the removal of permitted development rights citywide.

- 60.2 Councillor Mac Cafferty noted that the issue of a citywide Article 4 Direction had been raised when the original decision was made in 2013 and the advice at that point was that the Secretary of State may not view that as reasonable. Councillor Mac Cafferty asked the basis for why it was now deemed reasonable.
- 60.3 The Principal Planning Officer explained that there had been a significant rise in Houses of Multiple Occupation (HMO's) since the decision taken in 2013 so there was now significant evidence to extend the Article 4 Direction. Furthermore, national guidance on the matter was softening and there were also a number of precedents as Southampton City Council and Portsmouth City Council had similarly implemented citywide Article 4 Directions and the Secretary of State had not intervened on the matter.
- 60.4 Councillor Cattell welcomed the report and expressed her support for a citywide scheme. Councillor Cattell noted that it would likely lead to an increase in applications and asked if there was sufficient resource in place to cover an increased workload. Furthermore, Councillor Cattell asked if a fee was requested for processing applications.
- 60.5 The Head of Planning clarified that a fee charge had been introduced in January 2018 and staff resourcing would be reviewed should the report be agreed.

60.6 **RESOLVED-**

- 1) That the Committee notes the evidence presented in this report as a response to the decision of the June 2018 TDC Committee to support an evidence gathering exercise to assess the impact of HMOs in areas of the city outside the existing Article 4 Direction area.
- 2) That the Committee authorises the making of a citywide non-immediate direction under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to remove the permitted development right for the change the use of a building from a dwelling house (Class C3) to a House in Multiple Occupation (Class C4) for the reasons outlined in this report.

61 ROYAL PAVILION & MUSEUMS ADVISORY GROUP

- 61.1 The Committee considered a report of the Executive Director, Economy, Environment & Culture that sought approval for the Terms of Reference for a Royal Pavilion & Museums Advisory Group (RPMAG) to support the service as recommended by Arts Council England (ACE).
- 61.2 Councillor Platts thanked officers for their work and welcomed that progress with plans to prepare for a move to a Trust was ahead of schedule. Councillor Platts stated that she was pleased with the proposal that staff and union representatives would be members of the Advisory Group and their expertise would be very helpful as well as being an excellent demonstration of healthy staff employment relations.
- 61.3 In relation to recommendation 2.2, Councillor Miller asked if it would not be appropriate for opposition councillors to also be consulted under the delegated powers. Councillor Miller noted that the draft timetable ran to April 2020 and enquired as to the budget implications of that lengthy process to the council.

61.4 The Executive Director, Economy, Environment & Culture explained that the purpose of recommendation 2.2 was to ensure expediency and the committee would be kept updates as demonstrated with the commitment to bring a report back to the next meeting of the committee detailed in recommendation 2.2. The Executive Director, Economy, Environment & Culture explained that the pace of the transfer was not the subject of the report however, the transfer would be a complex process but was ahead of schedule and it was important to ensure every element was conducted correctly to benefit all.

61.5 RESOLVED-

- 1) That the Committee agrees to establish an advisory group of independent museums specialists, working to the Terms of Reference attached in the Appendix to this report.
- 2) That the Committee delegates to the Executive Director for Economy, Environment & Culture, in liaison with the Chair of the Committee, to seek and appoint appropriate individuals.
- 3) That the Committee notes that a further report will be brought on 7th March 2019 advising of the names of RPMAG members and seeking approval to appoint a Chair.
- 4) That the Committee notes that, as set out at paragraphs 2.1.7 and 2.1.8 in the report approved by PRG on 11 October 2018, it is planned that once the project reaches the Implementation phase, the Advisory Group will be superseded by a Board of Trustees for a charitable entity, recruited through an open process, and that a further report will be brought to Committee at this time.
- 5) That the Committee notes that progress with plans to prepare for a move to Trust is ahead of schedule.

62 ROYAL PAVILION GARDEN PROJECT UPDATE

- 62.1 The Committee considered a report of the Executive Director, Economy, Environment & Culture that requested adoption of the recommendations in the Royal Pavilion Garden Conservation Plan and approval of expenditure of £25,000 to complete work to support a resubmission of a grant application to the Heritage Lottery Fund (HLF).
- 62.2 Councillor Druitt stated that he was encouraged by the detailed response provided by the HLF and thanked officers for their work to date.
- 62.3 Councillor Miller stated that it was clear to him that changes were required to the Gardens and asked if there was an alternative plan for funding than the HLF and whether there was a risk of overreliance on that particular source of funding.
- 62.4 The Royal Pavilion & Museums Head of Enterprise & Business answered that alternative sources of funding were always considered and the Council had also made a commitment of £500,000 of capital funding for matched funding however that could be used to undertake improvement works if the application for funding was unsuccessful.

- 62.5 The Executive Director, Economy, Environment & Culture stated that the Royal Pavilion Foundation Trust was an important vehicle for raising funding and the HLF was not the only source of grant funding.
- 62.6 Councillor Morris asked if there was any consideration for moving the café and explained he was very supportive of it remaining in its current position. Councillor Morris added that there was clearly a night time anti-social behaviour problem in the Gardens and expressed his support for gating and locking the Gardens at night.
- 62.7 The Royal Pavilion & Museums Head of Enterprise & Business clarified that there was no proposal to move the café and there was an intention to improve the planting and layout in that area of the Garden. The issue of security had been a question in the Gardens consultation that had resulted in 46% of people being in favour of closing in Gardens at night and 46% against. The matter would be the subject of more specific consultation if the application for grant funding was successful.
- 62.8 Councillor Marsh noted that the public convenience located in the Garden was currently closed and asked when they would be re-opened.
- 62.9 The Executive Director, Economy, Environment & Culture answered that there had been a short delay in the scheduled work as it was the matter of an insurance claim and the non-instructed works should take approximately one to two weeks.
- 62.10 Councillor Druitt noted that there was an area of astro turf located on the southern side of the Garden and asked if there was an intention to remove it as it was not in keeping with the rest of the Garden.
- 62.11 The Royal Pavilion & Museums Head of Enterprise & Business explained that this was a practical solution as that specific area was very busy and was constantly eroded. The Conservation Plan identified the introduction of a stepped seating area to replace the astro turf.
- 62.12 Councillor Mac Cafferty noted that the consultation events highlighted that a high number of visitors to the city felt unsafe at night in the Gardens and asked if there could be an awareness campaign that promoted safety but did not deter visitors simultaneously.
- 62.13 The Royal Pavilion & Museums Head of Enterprise & Business replied that instances of anti-social behaviour would continue to be advertised publicly and work and discussions would continue with Sussex Police on the matter.
- 62.14 Councillor Nemeth stated that he too supported closure of the Garden at night as anti-social behaviour was a significant problem.
- 62.15 **RESOLVED-**
- 1) That the Tourism, Development & Culture Committee notes the progress made to date on Phase 2 work as laid out in section 4.1.

- 2) That the Tourism, Development & Culture Committee adopts the recommendations in the Royal Pavilion Garden Conservation Plan (an executive summary forms Appendix 2 of this report).
- 3) That the Tourism, Development & Culture Committee notes the next stages of the Phase 2 project and approves expenditure of £25,000 to complete work to support a resubmission of a grant application to the Heritage Lottery Fund as outlined in Section 4.3.

63 ROYAL PAVILION AND MUSEUMS COLLECTIONS POLICIES

- 63.1 The Committee considered a report of the Executive Director, Economy, Environment & Culture that sought approval to adopt policies relating to the management of the Council's museum collection to be applied by the Royal Pavilion & Museums service (RPM).
- 63.2 Councillor Norman asked for clarification on paragraph 16.2 on page 118 as the term 'legally free' was unclear.
- 63.3 The Head of Royal Pavilion & Museum clarified that disposal was a technical term that related to transferring of items.
- 63.4 Councillor Miller asked if collections were insured and for clarification on the disposal and sale process
- 63.5 The Head of Royal Pavilion & Museum clarified that all items were insured as well as borrowed or loaned items, that rules around disposal were every strict and very much a last resort and any funds raised by sale were mandated to be reinvested in collections.

63.6 RESOLVED-

- 1) That the Tourism Development and Culture Committee adopts the policies attached in the appendices to this report:
 - Loans Policy (new);
 - Rights Policy (new);
 - Digital Preservation Policy (new);
 - Human Remains Policy (updated);
 - Collections Development Policy (updated).
- 2) Notes the outcome of the Accreditation process for the RPM notified to the Council in September 2018, and the actions and timetable for achieving full Accreditation.
- 3) Delegates authority to the Head of the Royal Pavilion and Museums, in liaison with the Chair of the Tourism, Development & Culture Committee, to transfer and items to and from the city collections in accordance with the agreed Collections Development Policy for the reasons set out in 3.8 and 3.9 below.

64 MAJOR PROJECTS UPDATE

- 59.1 The Committee received an update on progress made on Major Projects since the previous meeting.
- 59.2 In relation to page 166 of the agenda, the Executive Director, Economy, Environment & Culture clarified a correction was needed and bullet point seven should read "Planning applications submitted for Coldean and Portslade".
- 59.3 Councillor Mac Cafferty stated that Historic England had submitted an unusually strong proviso to the Sea Lanes Development. Councillor Mac Cafferty stated that it was clear the development would be resubmitted for planning permission at some point and clarity was required on the potential redevelopment of Madeira Drive. Councillor Mac Cafferty added that a more robust plan for that area of the city and seafront was required.
- 59.4 The Executive Director, Economy, Environment & Culture stated that the Council required a clear approach in its duty and role as landlord. The Madeira Drive redevelopment framework did identify new development as a means to increase footfall in the area but that should be in a way that complimented the area and respected its status as a heritage site. The Executive Director, Economy, Environment & Culture added that planning policy took some time to develop and the current priority in the area was restoration of the Arches.
- 59.5 Councillor Miller asked if there was a need for a masterplan or Supplementary Planning Document (SPD) in the Madeira Drive area. Furthermore, Councillor Miller asked if there were two or three stages to the Royal Pavilion Estate initiative, whether a Conditional Land Agreement had been signed for Brighton Waterfront by January 2019, whether sufficient resource and capacity was available for the New England House development as the process had taken some time and how the total project value for Madeira Terraces had been identified as £24m as previous reports had identified a figure of £7m.
- 59.6 In response to the various queries, the Executive Director, Economy, Environment & Culture clarified that the Land Acquisition Agreement for the Waterfront had been approved by Policy, Resources & Growth Committee at its meeting on 6 December 2018 and the contract would be finalised by the end of the month, that there were three phases to the Royal Pavilion with phase 1 underway the focus turned toward phases 2 and 3, New England House was at planning permission stage and once that had been granted, a longer lease would be given to the owners of the state and the capital receipt could be used to invest in the site. In relation to the query raised on Madeira Terraces, Executive Director, Economy, Environment & Culture that the sum of £24m related to the total capital cost of the project.
- 59.7 Councillor Miller noted that there were many ongoing projects across the city and asked whether there was sufficient resource and capacity to ensure these were managed and implemented successfully.
- 59.8 The Executive Director, Economy, Environment & Culture answered that budget decisions were a matter for Members however, he was satisfied that the Major Projects team were managing projects well and effectively.
- 59.9 Councillor Morris stated that he had received many queries from residents relating to the crowdfunding for Madeira Terraces and asked for an update on progress.

- 59.10 The Executive Director, Economy, Environment & Culture stated that the crowdfunding had been delayed due to the bids to the HLF which was the best opportunity to redevelop the Arches. The three Arches specified would now be progressed and work was expected to begin in late spring following the necessary procurement process.
- 59.11 Councillor Druitt asked if there would be a project director appointed to the Waterfront project, whether there were any risks associated with the King Alfred Development Agreement being signed by February 2019 and whether the Bevendean industrial site could be used as an alternative to the controversial Whitehawk site in the Living Wage Housing Joint Venture.
- 59.12 The Executive Director, Economy, Environment & Culture clarified that Waterfront project manager would be appointed by the council given the significance and size of the project, clarified that the King Alfred redevelopment project would be on track subject to the approval of a report to be considered by Policy, Resources & Growth Committee on 24 January 2019 and confirmed that the Bevendean Industrial Site could be reviewed by the LWJV Board.

65 ITEMS REFERRED FOR FULL COUNCIL

- 59.1 No items were referred to Full Council for information.

The meeting concluded at 6.15pm

