

**COLDEAN NEIGHBOURHOOD PLANNING FORUM**  
**MINUTES OF THE FOURTH ANNUAL GENERAL MEETING**

**Held on**

**10<sup>th</sup> December 2025, The Ruby Pub & Hotel, Coldean  
at 6 pm**

**1. Welcome, introductions and apologies.**

**Chairman Patrick Lowe welcomed everyone to the meeting.**

**Present:** Patrick Lowe, Anant Suchak, Manish Suchak, Jack Moxley, Deborah Annells, Jean Thomas, Eileen Jenkins, Philip Jenkins, Cllr Tobias Sheard, Jay Dearling, Ralph Stratton, Patrick Smith, Lorraine Smith, Les Hayden, Denise Hayden, Emma Beacroft, Cat Lowe.

**Apologies:** Cllr Mitchie Alexander, Erica Verrall (Deputy Chair Coldean Residents Assn), Anna de Witt.

**2. Approval of the Minutes of the last Annual General Meeting.**

The Minutes of the last/third Forum AGM on 10th December 2024 were circulated. Proposed: Anant Suchak. Seconded: Jack Moxley, and unanimously approved.

**3. Chairperson's report**

Patrick Lowe, Chair, gave his Annual Report for 2025. Patrick explained that since the Forum had been established over 4 years ago, a lot of really hard work has been undertaken, often in difficult circumstances, to create and consult on all elements of the draft Coldean Neighbourhood Plan. The Forum Committee were pleased that earlier in the year all documents had been agreed with Brighton & Hove City Council and they had recently completed the statutory and public 6-week Regulation 16 Consultation, including consultee feedback, all through the Council's Your Voice on-line Portal. This Consultation had just ended on 4<sup>th</sup> December 2025. This is the final Consultation before the

Independent Examination, expected in February 2026, and the Referendum vote on the draft Plan, expected sometime next year. This is good progress compared to many other local Neighbourhood Plans, which take around 8 years to complete.

#### **4. Update on Neighbourhood Plan and on the Regulation 16 Consultaion and Referendum/vote next year.**

Debbie Annells (Secretary) explained that the CNPF Facebook page and our website ([ww. cnpf.co.uk](http://www.cnpf.co.uk)) are regularly updated, with all Plan documents and Forum Committee meeting and other Forum minutes, and received a lot of engagement. For example, during the Regulation 16 Consultation, the CNPF Facebook page was getting on average about 30 person views per day. There are around 3000 regular residents in Coldean. We also monitor Coldean Social and Village Facebook pages. We believed that about 30 detailed responses, online, directly or via paper surveys, were received by the Council during the recent Consultation which will be reviewed by the Independent Examiner. The Council documents are accessible into other languages as needed

The Forum membership continues to grow and currently numbers over 200 Forum members, in addition to our 80 Statutory and other organisations/Consultees. The Council had consulted their 800 plus Statutory Consultees during the Regulation 16 Consultation.

When the Referendum /vote is held, in 2026. It is a First Past the Post system. If there are more Yeses, by postal or in person voting, than Nos, accepting the Plan, it will be adopted. This is the Statutory mechanism for creating and adopting the Coldean Neighbourhood Plan as part of the local Councils Planning Policy Framework, and this mechanism applies nationwide.

We expect the lifespan of the local Council Plan, and therefore our Coldean Neighbourhood Plan, to be extended to 2041, from its original period end of 2030, because the Council are reviewing and extending CityPlan One for new housing targets nationwide arising from changes announced by the new National Government elected last year.

## **5. Treasurer's Report and approval of accounts for the period to 30<sup>th</sup> September 2025 for CNPF Limited and also Coldean Neighbourhood Planning Forum – the designated body**

Anant Suchak (Treasurer) briefly explained that the Limited Company - CNPF Limited is the holder of funds that are given by Groundworks (on behalf of the new Ministry for Housing, Local Government and Communities) to the designated body – Coldean Neighbourhood Planning Forum.

Anant Suchak presented the accounts of Coldean Neighbourhood Planning Forum - which showed that the Forum had obtained a cash grant of £5,687 for 2024/25 to progress the Neighbourhood Plan for Coldean. Most of this cash grant had been spent on professional advice, with £95 returned to Locality. Approx £50 is retained to keep the Bank account alive. We had received 4 professional/technical support grants during the creation of the Plan, worth many thousands of pounds.

Anant explained that obtaining funding was a complicated process as each item had to be budgeted and spent accordingly. All this required professional skills and he could report that the Forum's financial affairs were in order and legal.

The overall maximum cash grants available per Neighbourhood Plan are £18,000. A new set of grants may be available if the Agreed Plan is extended.

The Forum unanimously approved the accounts to 30<sup>th</sup> September 2025 for both the Forum, and the company CNPF Ltd. See attachment 1.

## **6. Election of Committee Members for the coming year 25/26.**

Deborah Annells as Membership Secretary, reported that she had received nominations for the following Committee posts in good time, and that all nominees had confirmed their acceptance:

### **Chairperson.**

PATRICK LOWE. Proposed by Jack Moxley and Seconded by Deborah Annells

### **Secretary and Membership Secretary.**

DEBORAH ANNELLS Proposed by Jean Thomas and Seconded by Anant Suchak  
**Treasurer.**

ANANT SUCHAK Proposed by Patrick Lowe and Seconded by Deborah Annells  
**Residential Representative**

JEAN THOMAS Proposed by Deborah Annells and Seconded by Anant Suchak  
**Business Representative**

MANISH SUCHAK Proposed by Patrick Lowe and Seconded by Deborah Annells  
**Press, Publicity and Media Secretary**

JOHN MOXLEY . Proposed by Patrick Lowe and Seconded by Deborah Annells

Nominations for the following posts have not been received and these posts remain vacant

- Environmental Representative

Deborah Annells confirmed that she received no other Committee nominations within or outside of the time limit.

**All nominees were unanimously elected to the Forum Committee unopposed.**

## **7. AOB**

\*Councillor Tobias confirmed that there were fewer student lettings this year, it was a citywide issue. Fewer students were taking up places whilst more Purpose Built Student Accommodation blocks had come on line.

\*HMOs in Coldean were believed to have declined to 84, from 98, when the Forum was set up. It is believed there is a 12 bed HMO on Hawkhurst Rd. The Forum had objected to the last 7 Planning applications submitted to create or extend HM)s in Coldean and all those planning applications failed; one was appealed (appeal failed) and is now going to the Secretary of State for review.

\*Councillor Tobias also confirmed 90 family houses will be purchased by the Council in Coldean, Moulsecomb and Bevendean, as much needed family council houses. It was noted that there is no apparent Council enforcement at present against illegal use of property in Coldean ie where self contained

Garages, supposedly converted for office use, were in fact used for accommodation. Such issues can be raised with Cllr Tobias and the Forum. Patrick asked that Cllr Tobias contact the relevant Council enforcement officers to arrange a meeting with the committee which was agreed.

\*It was noted that there were some more incidents of overt racism in Coldean, which is now 25% Global Majority. The Forum were pleased to report that its membership reflected this nationality spread, and it's Committee too.

\* The Forum is planning to submit a grant application jointly with Coldean Community Organisation to the Better Brighton Fund to spend all the £22,000 allocated to Coldean, on two road crossings (crossing Coldean Lane at Denman or at Varley, and across Hawkhurst Rd by the Beatty Avenue shops) and for an accessible toilet at Coldean Community Corner, with ramp from the pavement to improve Coldean. Patrick raised the issue of S106/Cil money not being spent in Coldean with Cllr Tobias who agreed to raise the issue with the relevant Council officer and arrange a meeting with the committee.

**The meeting closed at 7.10pm, and all Members present enjoyed themselves with Christmas refreshments, kindly provided by the Chef at the Ruby Pub.**