



Minutes of Committee meeting 7pm on 31st July 2023 by Zoom

1	<p>Apologies Anant Suchak</p> <p>Present Ashley Frank; Debbie Annells (Minutes); Patrick Lowe (Chair), Anne Marie Frank, and Jack Moxley.</p>	
2	<p>Minutes of Committee meeting on 6thth July 2023 Agreed by all. Matters arising will be dealt with at the 17th August 2023 Committee meeting apart from AECOM matters agreed below.</p>	
	<p>AECOM progress</p> <p>*Housing Needs Assessment Debbie issued a letter setting out the issues with the draft HNA report, as requested at the last Committee meeting, with a courtesy copy to Locality. The revisions subsequently proposed by AECOM were still considered to be unsuitable for purposes of the NP, and the Committee took the decision to cease this particular Technical Support grant. Locality, the funders have concurred with this decision.</p> <p>*Design Codes Survey The Committee agreed the timescales for the Design Codes Guide as proposed by Rose and Nicholas of AECOM are fine, and we shall advise them to continue. We expect the Design Code to be ready by 27th September 2023. It should be helpful to Coldean residents making future planning applications to BHCC.</p>	
3.	<p>S106 agreement for Bluebell Heights- action plan.</p> <p>This was the main reason for calling this meeting; considering such planning matters is within the scope of the objectives of the CNPF constitution, although not specifically mentioned in the Forum objectives recently agreed.</p>	

	<p>The Committee had taken advice from a retired Town Planner who had reviewed the s106 agreement received in May 2023. He advised we should call a meeting with the BHCC Planning officer and Highways Officer handling the development , to say we were disappointed that most provisions in the agreement had not been implemented in advance of the Occupation of the Site, as should have occurred according to the agreement. These provisions are conveniently summarised in Sch 8 of the agreement, see attachment 1, valued at over £1m. This includes moneys ringfenced for education at BACA. In particular we are concerned about the junction at Bluebell Heights and Coldean Lane and lack of traffic lights on Coldean Lane. Councillor Mitchie has also obtained a summary of the current s106 expenditure status. See Attachment 2.</p> <p>After some discussion our Committee plan of action is as follows:</p> <ul style="list-style-type: none"> *Patrick to set up urgent meeting with the two Council Officials mentioned above, by emailing Robert Davidson Head of Planning at BHCC. Hopefully a meeting can be set next week by Zoom. *Attend the Residents Association meeting on Tuesday 1st August to see if any further information is forthcoming on Traffic Management. No report will be made by CNPF on s106.. *Work on the results of our own Traffic Survey. *Contact Residents groups to discuss all requests for expenditures /actions under the s106 contract. We can insist these are executed asap, in advance of the Occupation Permit being issued. The developer would not want a delay in Occupation. *Contact BACA and Coldean Primary school heads, re any requests they have for road and safety expenditure etc. BACA may not even be aware of these contract provisions which benefit them. *Update Councillors Mitchie and Tobias with our plans/requests for expenditures. This may include Traffic lights on Coldean Lane, extra buses, move of Bins to Woburn Place area, EV charging points there, a Bike hire station, eco lighting, new playgrounds, pavement levelling and hedge trimming, central village feature, parking enforcement on match days, better bus stops, dropped curbs for disabled access and Health and Safety expenditures amongst other things. *Arrange a further Forum meeting on such s106 matters, shortly. 	<p>Patrick</p> <p>Attachment 1</p> <p>Attachment 2.</p>
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	No-one is aware of any local residents being employed by the developer at Bluebell Heights, as should have been offered under the s106 contract.	
4.	<p>AOB</p> <p>The grant application portal is now open; we have contacted Locality who say our application will be expedited as soon as submitted. Anant is currently on holiday, but has done the Budget for 23/24. We hope the grant application can be made soon after 17th August 2023.</p> <p>Debbie has started the Masterplanning Technical Support grant application but not submitted it yet; she will liaise with Anant re timing of our Grant applications. The Master Planning project is for Park Road. We may or may not use AECOM for that Package, and are not obliged to include the results in our NP.</p> <p>Jack raised the uncertainties faced in submitting a planning application to extend housing in Coldean. The Design Code should assist with this.</p>	<p>Anant</p> <p>Debbie</p>
	Meeting closed 8.30 pm	