



## Minutes

'Open Forum meeting 16th April 2024 held at St Mary

Magdalen Church 7.30pm.

1	<p><b>Registrations - see Register</b></p> <p><b>Apologies</b> Ashley Harrison at PMR, Anant Suchak (Committee), Jack Moxley (Committee), and Rev Betsy Gray-Hammond.</p> <p><b>Present</b> <b>18</b> attendees in person including Councillors Mitchie Alexander and Tobias Sheard and PCSO Lee Daubeney; and Committee members: Debbie Annells (Minutes); Patrick Lowe (Chair), Manish Suchak and Jean Thomas.</p>	
2	<p><b>Minutes of the last Open Forum Meeting held on 23rd January 2024.</b></p> <p>These minutes were agreed unchanged. Jean Thomas commented that she had attended the meeting, but was not on the Committee at that time. A Member queried whether the Minutes could be circulated before the meeting, with the Agenda. Traditionally, however Minutes have been produced at the meeting, and this matter had not been raised before.</p>	
3.	<p><b>Introductions</b></p> <p>Chairman Patrick Lowe welcomed our two Councillors and PCSO Lee to the meeting, and all Forum members and guests. This Open meeting was called to go through the main comments raised informally by BHCC Planning Officer Robert Davidson and his team on our February 2024 draft of the Neighbourhood Plan.</p>	
4.	<p><b>Informal Council Feedback on draft Neighbourhood Plan with particular focus on:</b></p> <p><b>A) Local Green Spaces.</b></p> <p>Chairman Patrick Lowe explained that as planning permission had in principle been given for dwellings to be built on Site 21a, before the Forum had been set up, we had been advised by BHCC that we could not agree to designate Site 21a space as Local Green Space under the NPPF.</p>	

Therefore we need to amend the agreement made last year by the Forum to instead reclassify Site 21a as a Red category in the summary which otherwise remains the same as it was agreed. To protect the site 21a, we have instead created some house building policies to be fulfilled, following new criteria allowed on limiting Biodiversity and Ecological impacts, and as advised by our Consultant, Ashley Harrison of PMR. It was agreed we would circulate details of these criteria, to be included in the Plan as housing planning application requirements in Coldean, soon after the meeting as Ashley Harrison had not been present to explain this in more detail.

**B) HMO's**

The Council had asked us to reduce the text in this part of our draft Plan, and to consider including more policies for landlords for handling of Anti-Social behaviour by tenants. In addition, Ashley Harrison is still to have the meeting with Cllr Liz Dean at the Council which will also address enforcement matters regarding tenancies of HMOs. The Plan will add satisfactory handling of Complaints by Landlords as one of the criteria to be fulfilled before any HMO planning application can be accepted in Coldean, in addition to the criteria already set out after the Consultations on HMOs. In essence the Police check the background of Landlords and comment on HMO applications made, including on suitability of individual Landlord licensing. Licences may therefore be harder to obtain, and Planning Permissions for HMOs. Additionally, Coldean wishes to encourage subdivision applications involving HMOs.

**C) Antisocial Behaviour Policies**

The Council had asked us to include a separate Part in our Plan on this, as it is one of our stated objectives, to reduce Anti-Social behaviour and work in partnership with Agencies in these matters. We had written to the Sussex Police, the Police and Crime Commissioner and gathered several policies from their suggestions. In particular, HMO landlord licensing approvals and planning permissions can be made to fulfil more stringent requirements. And for other private or Council tenancies, the Police have suggested involvement of the Anti-Social Behaviour Policing Team, the Safer Neighbourhoods Team and Neighbourhood Patrols to be called out to crime Hotspots. Where there is Criminal damage of property or nuisance behaviour or suspected drug dealing, PCSO Lee explained how these should be reported with evidence ie photos of car number plates or incidents. Often these reports are married up with other intelligence the Police hold on individuals with warnings or Orders made against them. Where such Orders are breached ie an ASBO is breached, suitable evidence of the breach is needed to take a prosecution to the next level. This

	<p>is often where the problem arises, suitable evidence is not filed timely, and the Anti- Social Behaviour continues.</p> <p>A Forum Member asked if such Policies were really meant to be part of a Neighbourhood Plan. As far as they relate to permissions and approvals of licencing or HMO developments clearly, they are. In any case the Council had asked us to include this as a separate section of the Plan.</p> <p>Liaison with Coldean Residents Association to help file correct evidence of breaches is also suggested. Jean Thomas has also joined the Forum Committee, with many years of experience of living in Coldean and dealing with the Council in regards to Anti-Social Behaviour issues.</p> <p>Improvements to damaged or detrimental sites can improve the environment and discourage Criminal damage, ie destruction of Bus stops. Both Universities can provide grants for Neighbourhood Improvements, and also the PCC.</p>	
5	<p><b>Update on Committee Membership</b></p> <p>Jean Thomas was introduced as the new Residents Representative on the Forum Committee. Arthur Smith had ceased business at The Burger Barn in Coldean, and Forum Membership Secretary Debbie Annells advised he was no longer eligible as a Forum or Committee member, and had stepped down. The Committee thanked him for his assistance. Manish Suchak has assumed the role as Business Representative on the Forum Committee in his place.</p>	
6.	<p><b>Strategic Environmental Assessment (Council Summary Attachment).</b></p> <p>The 25 page Council Screening of our draft Neighbourhood Plan confirming the Forum did not need to undertake a full Strategic Environmental Assessment was circulated. As there is no significant new building planned, no SEA is required. The Council have sent their Screening document to Natural England, Historic England and the Environmental Agency for confirmation of same. We expect to hear back by 25<sup>th</sup> April 2024.</p>	<b>Attachment 1</b>
7.	<p><b>Timescale for Plan- Reg 14 Consultation</b></p> <p>Secretary Debbie Annells explained we can now update the Plan for the matters above, and make other formatting and minor changes to the draft Plan, so that it can be reviewed again by the Council and hopefully go out for the 6-week Regulation 14 Consultation to Members and Consultees by end of April or in May 2024.</p>	
8.	<p><b>AOB</b></p> <ul style="list-style-type: none"> <li>• A Forum member raised the Council’s new Strategy on Housing Review document , and wondered if it would affect our Plan. As the Review is in the early stages, we have referred to that Review in the draft Plan, but can do nothing until the Housing Strategy is updated. We do not, at this stage, believe it will</li> </ul>	

	<p>impact the Coldean Neighbourhood Area, nor the area near the Lewes Road side of Stanmer Park.</p> <ul style="list-style-type: none"> <li>• A Forum member asked whether we should have a Plan policy encouraging buybacks of former Council property or other properties on sale in Coldean. As this matter was not raised previously in any Forum meeting or otherwise, we have not articulated any policies for this.</li> <li>• We had made some amendments to student numbers in our draft Plan following Feedback from Brighton University, who had responded to our Consultation on HMOs.</li> <li>• Councillor Mitchie advertised a meeting next week re Daily Parking Permits in Coldean, at 7pm on 23<sup>rd</sup> April 2024 in the Church Hall. It is a workshop and Councillors Charles Field and Trevor Newton will also attend. The Workshop in Moulsecombe on this subject had not agreed that Daily Parking Permits were the correct answer to the withdrawal of the ANY parking permit.</li> </ul>	
	<p>Email <a href="mailto:contact@cnpf.co.uk">contact@cnpf.co.uk</a>  Website <a href="http://www.cnpf.org.uk">www.cnpf.org.uk</a>  FB group Coldean Neighbourhood Planning Forum</p>	
	<p><b>Meeting closed 8.30pm, followed by refreshments</b></p>	