



Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Tel: 01279 502174
Date: 31 March 2021

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE - 31 MARCH 2021

Please find attached the Additional Representations Summary, as circulated by the Head of Planning and Building Control prior to the meeting in respect of the following:

5. Planning Applications for Consideration by the Committee
(Pages 3 - 12)

Yours faithfully,

Peter Mannings
Democratic Services Officer
East Herts Council
peter.mannings@eastherts.gov.uk

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : ONLINE MEETING - LIVESTREAMED
DATE : WEDNESDAY 31 MARCH 2021
TIME : 7.00 PM

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East Herts Council: Development Management Committee

Date: 31st March 2021

Summary of additional representations received after completion of reports submitted to the committee, but received by 5pm on the date of the meeting.

Agenda No	Summary of representations	Officer comments
5a	<p>3. Notwithstanding the approved drawings a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency prior to relevant works commencing. The landscaping scheme shall include the following details:</p> <p>a) Specification to ensure successful establishment and survival of new planting. b) A schedule detailing sizes, species (native only) and number of all new trees/ plants.</p>	<p>Slight amendments have been made to the conditions listed within the committee report. The amended conditions are 3, 5, 6, 19 and 20.</p>

	<p>c) A biodiversity statement detailing how the landscaping scheme maximizes biodiversity.</p> <p>d) Proposed trees: their location, species and size.</p> <p>e) Soft plantings; including graded and turf areas, shrub and herbaceous areas.</p> <p>f) Specifications, plans, sections, plant species (native only) and detailing for the improvements to the eastern river bank.</p> <p>g) Enclosures; including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges, especially those located at the site boundaries and/ or buffers around water bodies.</p> <p>h) Hard landscaping; including ground surfaces, kerbs, edges, rigid and flexible paving, unit placing, furniture, steps.</p> <p>i) Details of any new habitats created on site.</p> <p>j) Timing for provision.</p>	
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	<p>The approved landscaping scheme shall be implemented in accordance with the specified timings and the landscaping shall be maintained in accordance with the details approved under condition 5.</p> <p>5. Prior to the occupation of the development a Landscape and Ecological Management Plan (LEMP), including long-term design objectives, shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the details of and responsibilities for the maintenance regimes and management responsibilities attached to the habitats created by the landscaping scheme submitted under condition 3. The LEMP shall be implemented in accordance with the approved details.</p> <p>6. Prior to the occupation of the development, a Lighting Strategy shall be submitted to and</p>	
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	<p>approved in writing by the Local Planning Authority. The report will include and consider, as a minimum, the following: a) Plans and elevations showing the location and direction of the proposed lighting, b) Specification of the lighting equipment to be installed including size, energy consumption, Lux levels, and light spillage c) Hours of operation, d) The final intensity, colour spectrum and transience of the illumination and the amount of light spill to the public realm, e) Details on how impacts on bat foraging will be minimised, f) Any additional measures that would be required to mitigate the potential for glare and light spillage. The approved lighting strategy shall be implemented prior to the occupation of the development and maintained in accordance with the approved details for the lifetime of the development unless otherwise approved in writing by the Local Planning Authority. No</p>	
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	<p>other external lighting shall be installed unless otherwise approved in writing by the Local Planning Authority.</p> <p>19. Notwithstanding the approved plans, prior to installation full details of the design, materials and colour of the proposed boardwalk shall be submitted to and approved in writing by the Local Planning Authority in consultation with Historic England. The boardwalk shall be installed in accordance with the approved details and made available for public use within 3 months of the development being occupied.</p> <p>20. The development shall not be occupied unless waymarking and direction signage to Hertford Theatre has been provided in Hertford in accordance with details previously approved in writing by the Local Planning Authority in consultation with the Highway</p>	
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	Authority.	
5a	<p>A letter has been received from a resident who has been heavily involved with the Theatre.</p> <p>1) Concerns regarding the Fire Risk and safe evacuation in a Fire or other emergency situation for any performers/helpers/chaperones from the main backstage auditorium, as one of the staircases appears to have been taken away leading to the upper dressing room, forcing anyone in that Upstairs Dressing Room to have one entrance in and out. There also appears to have been significant reduction in toilet facilities for all those backstage, children, performers and orchestra/band members. It is not clear to me if others from other parts of the proposed theatre/cinema complex would need to use them as well - not only causing issues of security and fire safety,</p>	<p>The agent has confirmed that <i>'Public safety has been an integral part of the proposals from the outset, and the design team has included a fire safety consultant to ensure that the scheme meets the necessary standards. The scheme has been designed to meet the requirements of Part B of the building regulations. Our specialist fire engineer has been involved in the project from the beginning and advice was sought prior to deciding to remove the stair. The proposed escape strategy takes into account the removal of the rear staircase.</i></p> <p>Should planning permission be granted, the proposals would be required to comply with building regulations.</p> <p>The scheme significantly increases toilet provision within the building. In terms of back of house facilities, the agent has confirmed</p>

	<p>but child protection.</p> <p>2) For the Studio Theatre area there is a distinct lack of backstage dressing room areas - an inability to separate genders and adults from children. Where and what toilets the users of this Studio Theatre audience and performers would use. You cannot increase capacity around the Theatre complex with audience members, staff members and children and yet cut down or cut out toilets.</p> <p>3) Concerns regarding security backstage.</p> <p>4) Three Cinema Complexes. Since we are still in a coronavirus lockdown is it not true and fair to say that supporting three cinema complexes is not going to be viable? People in a younger demographic tend to use Netflix and other online subscription services, older people like the cinema but I found I have used</p>	<p>that it is intended that those hiring the studio theatre will be able to use the accessible toilet directly opposite. Alternatively performers can use the audience toilets as per the current situation. Backstage toilet facilities (basement and/or stage level) can be shared as required and appropriate.</p> <p>The agent has confirmed that the studio space has been designed to work for a broad spectrum of users, rather than any one specific type of performance. Dressing room facilities for both the main house and studio can be shared as required increasing dressing room capacity overall. Strategic programming will mitigate any potential issues.</p> <p>The Hertford Theatre improvements would increase the offer that the Theatre can provide which in turn will be able to diversify the offer within the town.</p>
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	<p>Hertford Theatre when I wanted a cheaper experience or I missed the main distribution. I would not use it during the day as I am usually working and would not pay for parking when I can get a discount at Cineworld! There will, of course, be increases in ticket prices and I really think at a time when it will take a long time to get the country back on its feet that this planned refurbishment needs looking at and addressing the very real issues I mention here. If this is not looked at or corrected I fear it will never be the fabulous venue I know it could be.</p> <p>5) The spending of this vast amount of money, at a time when people are going to be losing more jobs etc. The town really needs to be able to bring in people to its shops, restaurants and other facilities, that the scale of what is proposed needs to be looked at</p>	<p>The theatre is located in the town centre and there are significant opportunities to encourage access to the facilities by means other than a car. Paragraphs 7.26 and paragraph 7.30 of the committee report sets out incentives within the Framework Transport Plan and to monitor car parking in the town.</p>
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	<p>again.</p> <p>6) Lack of additional car parking. I would like to suggest that car parking space at County Hall, especially in the evenings, could be used for free for everyone that needs to use the Theatre - The issues of late night safety, especially for women, is also something to actively consider for this complex. If I am performing the earliest I leave the theatre is usually 10.30 pm.</p>	
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