

AMENDMENT SHEET

Planning Committee
19 October 2017

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

7.1 151004 – 16 Crouch Street, Colchester

An additional representation letter has been received in respect of application 151004, the content of which are set out below:

Regrettably although the Regal Theatre/ Odeon building (case No 151004) is very suitable for viable conversion into a much needed venue for visiting bands and orchestras to rival the Regent Ipswich, I have to agree that this is very unlikely to happen and therefore I have no grounds for any objections to make. However I would request that you ask that the proposed S106 contributions as detailed at 15.47 in the planning documents include an additional or adjusted figure of £10,000 to provide a permanent display within the common circulation areas and on a pair of cinema- style notice board on the exterior of the fascinating history of the building, and that this be accessible by condition to members of the public,

I would also remind you that although the opinion of the Cinema Theatre Association has been duly sought, there is also an obligation to seek the opinion of the Theatres Trust as the building was originally designed as a theatre for stage plays and they are a statutory consultee.

Officer Comment: The Theatres Trust are required to be consulted on applications affecting theatres. It was originally understood that Regal Cinema was a purpose built cinema and as such there was not a requirement to consult the Theatres Trust. Having spoken to the Theatres Trust, officers have been advised that many cinema that date from pre 1939 were built as Ciné-variety theatres and for this reason, the Trust should be consulted on this application. The Theatres Trust have now been consulted and their formal response awaited (consultation expiry date: 2 October 2017).

The request for a display board providing history of the site / building is noted. This has been discussed with the agent and there is not an objection for this to be secured by condition.

Additional Condition:

Prior to the occupation of the building an interpretation scheme shall be submitted to and approved in writing by the Local Planning Authority. The interpretation scheme shall take the form of a pair of cinema- style notice boards, providing details of the history of the building and shall include details of their location and be accessible by the general public. Reason: To provide a scheme for the interpretation of the history / record of this locally important building.

New recommendation:

In view of the above, the recommendation in respect of this application will need to be amended to allow any comments from the Theatre Trust to be fully considered. The amended recommendation is now as follows:

It is recommended that this application is deferred to allow the opportunity for the Theatres Trust to comment on this application. Subject to no objection being received from the Theatres Trust (or comments that cannot be satisfactorily addressed through amended plans or additional condition(s)) the application is approved subject to a s106 agreement and the condition set out in the report and above.